Welcome Families!
Department of Housing and Residential Life

2018-19 On-Campus Housing Options

• Contracts will be available in October for current residents in a limited supply

• Students who are currently residing in On-Campus Housing locations are obligated through May, 2018
In short, we are to help you!

Located in the Housing and Residence Life Office, the Off-Campus Living Staff is available to provide educational information to enhance your knowledge of San Marcos City laws, rental leases, and basic move in and move out guidelines.
Off-Campus Living Events

Residence Hall Presentations (Weekly)

Family Day Presentations

Chat N’ Chews (Weekly)

EVENTS

Fall Flier Fair, Thursday, 11/9/2017

Spring Off-Campus Housing Fair, Monday, 1/29/2018 10am-3pm
Achieving Community Together, ACT, and ACT Ally

• ACT is a collaborative program with the City of San Marcos and Texas State University together.

• Together we improve the quality of life through teamwork and by promoting positive relations in our community.

• ACT Ally are businesses that join and commit to promoting a healthy living environment through community awareness, responsibility, cooperation and good neighbor practice.
Important Preliminary Questions about Off-Campus Living.....

• Is a house or an apartment the best option?

• What is the BUDGET?

• Will the student lease by the bed (individual lease) or use a conventional lease?

• Should the student lease with a friend or go “potluck”?

• Does the student need renters insurance, general liability insurance, and flood insurance?
House or Apartment?

House:
- Usually more space
- Usually more privacy
- Usually has a yard
- Utilities & cable usually are not included
- City of San Marcos has occupancy restrictions
  - “Single Family Zoning”
  - Sanmarcostx.gov then search “Unrelated Persons Occupancy”

Apartment:
- Amenities are included
- Maintenance is included
- Management is on site
- Some utilities may be included
- Most are on a bus route, or within walking distance to campus
- Community environment
- Most are “by the bed lease”
Know Property Requirements

• Many properties may require the student to have:
  • Good and established credit history
  • Monthly income of 3 times the rent

If not, the student will probably need a **GUARANTOR**

• A guarantor: “a person that agrees to be responsible for another's debt or performance under a contract, if the other fails to pay or perform.”
  (legal-dictionary.thefreedictionary.com)

• Your guarantor may need:
  • A good and established credit history
  • Monthly income of up to 5 times the rent, depending on the property.
Will a Security Deposit be REQUIRED?

If possible, it is better to put down a Security Deposit

**WITH** a Security Deposit

✓ Landlord has **30 days** to inspect after move–out and return to you, minus any charges

**WITHOUT** a Security Deposit

✓ Landlord has an **extended time** to charge for damages after you move out!
Traditional vs. Individual Leases (by the bed)

**Traditional** = all roommates over the age of 18 sign one lease and are responsible for all the rent

(Offers more flexibility with move-in & move-out dates)

**Individual** = each roommate signs their own lease

(Move-in and move-out dates are pre-set. Rent payment is broken up into 12 equal installment plans.)
Installment Plan vs. Monthly Rent

**Installment Plan:** Most of the rent for *individual leases* are paid in installment plans. The total rent is divided into the contracted months and divided out evenly among the number of months of your contract. Each installment is usually due on the 1\textsuperscript{st} of every month, even if you haven’t moved in yet.

\[
\frac{1}{12}
\]

**Monthly Rent:** Most of the rent for the *conventional or traditional leases* will be pro-rated in, by your move-in date. The following months rent is usually due on the 1\textsuperscript{st} of every month.
Is Your New Apartment Move In Ready?

• Be cautious if your student is considering signing a contract on an apartment that is not completely built.

• You will want to make sure that the construction will be completed before school starts!
Before Signing a Lease

Research the property!
Look now...sign later!

• Have your student ask their friends where they live
• Read *current* reviews on line
• Visit several properties
  • Model apartment vs regular apartment
  • Ask about roommate matching services
  • Know your move out dates, be aware of lease gaps when changing to a different property.
• Look now, but don’t sign immediately
Texas State University
Attorney for Student’s Office

• A portion of each student’s service fees includes access to services from the Attorney for Students.

• Services include reviewing apartment leases with students, prior to them signing.

• The student must make the appointment, but parents are welcome to attend the consultation.
Roommate Management
(Is a best friend really the best person to live with all the time?)

Establish standards everyone agrees upon:
• Cleanliness
• Quiet Time
• Space
• Groceries
• Visitors
• Respect

Create or download a roommate agreement and have everyone sign.

http://templatelab.com/roommate-agreement/
Is Insurance Necessary?

• YES! Insurance is very important, and required at many complexes! Make sure the student’s belongings are protected! Renters insurance is very economical.

• Inquire about renters insurance, general liability insurance and flood insurance.

• You may be able to bundle it as well.
Before Unpacking...

• Make sure you have renter’s Insurance

• Make sure water, electricity and gas is turned on in the student’s name. When setting up utilities, consider using a utility sharing service to divide up the bills between roommates.

• Take pictures and a video of the apartment and email it to the guarantor

• If the apartment is furnished, look thoroughly to ensure there are not any bed bugs

• Make sure all the appliances work and be detailed and specific when completing the apartment condition form (keep a copy)

• Report maintenance items separately from the apartment condition form (keep a copy)
Bobcat are encouraged to take pride in the community and be a good neighbor...

- After moving in, meet the neighbors

- As guests come over, make sure they park in the appropriate areas, i.e. visitor spots, not on the grass

- Don’t be too loud. Any noise heard outside the walls can be considered too loud.

- Call and schedule bulky waste items to be picked up (old couches, mattresses, etc.)
Bobcat Safety is Important

- Things students should always do...
  - Sign up and use Bobcat Guardian
  - Lock the doors & windows
  - Know their surroundings
  - Let someone know when they are leaving and when they will be back
  - Don’t go out at night alone
  - Wear bright/reflective clothing when they are walking or running after dark.
Helpful Tips

• Don’t allow the student to sign multiple leases at different complexes/on campus

• Document everything and keep a copy of everything

• Know the length of the lease, before signing

• If the student chooses another apartment complex for the “following year,” what are the move out/move in dates? ...Is there a gap between the leases?
Is your student considering moving to a different apartment complex? Check the move-out/in dates and plan accordingly...

- Many individual lease move in dates are not flexible!
  - Know the length of the lease, before signing
  - When are the move out & move in dates, is there a gap in time?
- Plan ahead and prepare if there is a gap in between leases:
  - Where will your student stay?
  - Where will the student store their belongings?
Moving Out Checklist

☑ Know when the lease ends

☑ Submit a notice to vacate letter, if required

☑ Call to have bulky waste picked up

☑ Clean the apartment completely

☑ Take video and pictures of final condition & email to the guarantor

☑ Schedule a walk-through, even if not required
Useful Information

Handouts:
- Ally At A Glance, also available online
- Things to Know and Ask Brochure
- Guide to Living Off Campus Book
- Budget Sheet

We encourage students to know their budget now, and for the future.
Off-Campus Living Office
Department of Housing & Residence Life Office

http://www.reslife.txstate.edu/OffCampusLiving
OffCampusLiving@txstate.edu
512-245-5595