LIVE LIKE A BOBCAT
Off-Campus
Off-Campus Living

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.

In short, we are here to help you!
One Aspect of Off-Campus Living is Achieving Community Together, ACT, and ACT Ally

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

- 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.
Off-Campus Living Events

Chat N’ Chews
Residence Hall Presentations

Family Day & Bobcat Days

Fall Flier Fair
Housing Fair, Monday, 1/29/2018
10am-2pm

CHAT N’ CHEWS
GOING UP ON A TUESDAY
When does your current residence hall contract end?
Your on-campus contract ends 24 hours after your last final in May 2018!

(Don’t sign a contract with a move in date that starts until after May 2018)
On-Campus Residence Hall Contracts

If you did not re-sign to live on-campus on OCTOBER 24th, you must live Off-Campus next year.

- The on campus spaces are full and the wait list is at the limit.
- Most residence hall spaces are reserved for Freshmen, just like it was for you!
Steps in Looking for Housing

1. What are your priorities?
2. Before You Sign A Lease
3. Moving In
4. Life Off Campus
5. Moving Out
1. What is your Budget?
   - Most students will need a guarantor

2. What is the location? Is it on a bus route or within walking distance to campus?

3. What amenities are offered?
   - Are there security officers on site?
   - Is there a security device inside?
   - Are utilities included?
   - Is there on site maintenance?
   - Are pets allowed? Extra fees?
   - Yard Work included?

4. Do you prefer an apartment or a house?
Know Property Requirements

- Many properties may require you to have:
  - You to have good and established credit history
  - Monthly income of 3 times the rent

If not, you 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.
Do I need to PAY a Security Deposit?

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 and extended time to charge for damages after you move out!
House or Apartment?

House:
- Usually more spacious
- 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 are usually included
- Usually on a bus route, or within walking distance to campus
- Community environment
- By the bed leases available
Application vs. Lease

**Application**
The rental application is a form that requests preliminary information about the potential tenant including the income, background and credit check.

**Lease**
The rental lease is a legal binding contract. Once you sign it, you are financially responsible for the entire term of the lease.
Traditional/Conventional vs. Individual Lease (by the bed)

Traditional /Conventional = all roommates sign 1 lease

Individual = each roommate signs their own lease
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.

- \(\frac{1}{12}\) of the rent is due on the 1\textsuperscript{st} of every month.

**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.
But Wait!

WAIT. JUST WAIT.
Before You Sign a Lease

Research the property

- USE YOUR RESOURCES!!
  - Ask friends or classmates
  - Read *CURRENT* reviews online
  - Go visit the properties
  - Know the difference between a “model apartment” and a “regular apartment”
  - Ask about roommate matching services

- Don’t be in a hurry to sign!
  - Look now, but don’t sign immediately
  - Know your move in and move out dates
Use the Attorney for Students in LBJSC

- You already paid the Attorney for Students fee in your Texas State student service fees

- BEFORE you sign your lease, get the following and make an appointment and meet with them to review:
  - An unsigned lease
  - A list of move-in costs
  - A list of move-out costs
  - A copy of all addenda
Is Your New Apartment Move In Ready?

- Be cautious if you are considering signing a contract on an apartment that is not completely built.

- You will want to make sure that it will be ready for you to move-in, when you need to move-in, before school starts!
Is Insurance Important?

- YES! Insurance is very important, and required at many complexes! Protect your belongings! Renters insurance is very economical.

- Inquire about renters insurance, general liability insurance and flood insurance. You may be able to bundle it as well.
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

http://templatelab.com/roommate-agreement/
Moving In
Before You Unpack

- Take pictures and a video of the apartment and email it to yourself

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

- Be detailed and specific when completing your apartment condition form and report maintenance items separately. (keep a copy)

- Make sure all the appliances work

- Make sure water, electricity and gas are turned on in your name; when setting up utilities, consider using a utility sharing service to divide the bills between roommates.
Life Off-Campus
Maintenance and Repairs

When submitting maintenance requests, send them in writing through the US Postal mail: this is the only way Texas law recognizes your request. **Never withhold rent.**

Health & Safety required fixes include...

- Gas leak
- Broken security devices
- Flood
- Exposed electrical wiring
- Rats
Commuter Meal Plans

Save with a Commuter Meal Plan!
Build your perfect Meal Plan & save with every swipe!

1. Choose your Meal Swipes

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2. Choose your Dining Dollars

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You can visit the Dine on Campus website at [https://new.dineoncampus.com/txstate](https://new.dineoncampus.com/txstate) for more information or to purchase a meal plan.
Bobcat Pride In the Community, Be a Good Neighbor...

- After you move in, introduce yourself to your neighbors!
- When you have people over, be sure they park in the appropriate areas, i.e. visitor spots, not on the grass, not in front of your neighbor’s house!
- What do you do with bulky waste?
- How loud is too loud?
Bobcat Safety

- Things to do...
  - Sign up and use Bobcat Guardian
  - Lock your doors
  - Know your surroundings
  - Let a friend or roommate know when you are leaving and when you will be back
  - Don’t go out at night alone
  - Wear bright/reflective clothing when walking or running after dark.
Helpful Tips

- Don’t sign multiple leases at different complexes, or on campus
- Don’t sign an “As-Is” lease
- Know the length of the lease, before signing
- Document everything and keep a copy of everything
Moving to a different 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 you store your belongings?
  - Where will you stay?
Moving Out

Should I mop the refrigerator?
Moving Out Checklist

✓ Know when your lease ends

✓ Complete a notice to vacate letter, if required. (Some may require this up to six months in advance.)

✓ Schedule your bulky waste pick-up

✓ Clean your apartment

✓ Take video and pictures of the final condition

✓ Schedule a walk-through, if required
Moving Out

- Most apartments will give you a detailed list of what needs to be cleaned.

- Patch up any scuffs or marks on the walls. You can go to a paint store (telling them your apartment complex) and ask for your specific color paint to buy for approximately $10.

- DO NOT leave anything in your apartment after you move out. You will be charged a haul out fee.

- Ask the apartment for a itemized list of all charges.

- **Remember! Schedule a walk through!!!**
How to find Ally-At-A-Glance Sheet online

**Step 1:** Go to the Off-Campus Living home page:
http://www.reslife.txstate.edu/OffCampusLiving

**Step 2:** Scroll down to the bottom of page

**Step 3:** Click the “I’m looking for Information on Off-Campus Housing: Click here for an ACT Ally-At-A-Glance”
Budget & Location

What is your budget and where are you going to live?

Handouts:
- Budget Sheet
- Ally At A Glance
Off-Campus Living Office
http://www.reslife.txstate.edu/OffCampusLiving
OffCampusLiving@txstate.edu
512-245-5595