

Signing

- › Before you sign anything, make an appointment with the Attorney for Students to have them review the lease with you: attorney.dos.txstate.edu
- › Read, think, review, and then sign a lease. There is no rush to sign right away.

Important Information

- › Keep written copies of everything, including:
 - Promotions and special offers in writing**
 - Lease**
 - Move-in inventory report**
 - Repair requests**
 - Notice to vacate letter**
- › Be aware of the upkeep of the property. Noise, parking and trash are the most common neighborhood complaints.
- › If you are planning to live in a house, be familiar with the city's "single-family" zoning versus "multi-family" zoning districts. In a "single-family" zoning district, the number of unrelated people who occupy a home is limited. Be sure to check the zoning laws in the community you are considering living.



CONTACT INFORMATION

Email: offcampusliving@txstate.edu

Phone: 512.245.5595

TEXAS  STATE
HOUSING AND
RESIDENTIAL LIFE

MEMBER THE TEXAS STATE UNIVERSITY SYSTEM

This information is available in alternate format upon request
from the Office of Disability Services.

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THINGS TO KNOW AND ASK **BEFORE** **SIGNING A LEASE**



Texas State University Off-Campus Living
Department of Housing and Residential Life

Cost of Living

- › Will I need a co-signer/guarantor?
- › How much is the application fee?
- › Is it an individual lease or traditional /conventional?

Individual Lease: Each individual in the apartment has their own lease. Each person is responsible for only their installment/rent, even if a roommate moves out. These are typically divided into monthly installments.

Traditional/Conventional: Roommates split the rent amongst themselves. If a roommate leaves, the remaining roommates are responsible for the rent.

- › How much is rent? Is it reduced for partial months (such as move-in for August)?
- › Will I have to pay the first and last month of rent at move in?
- › How much money will be due at move in?
- › When is rent due and how do I pay? Are there any additional fees if paid a specific way? (i.e., by using a credit card versus a check)
- › What utilities are included? (If not included, what is an average rate for each?)

Electricity
Water
Internet

Cable
Garbage
Any other fees?

- › If utilities are not included, can I use a utility sharing service?
- › Are there monthly caps on the included utilities?
- › Under what circumstances would my security deposit NOT be refunded?

Calculate Your Budget

- › Tuition, Fees and Supplies _____
- › Rent, Insurance, Utilities, Cellphone _____
- › Food, Meal Plan _____
- › Transportation _____
- › Clothes/Shoes and Hygiene Products _____
- › Child Care/Pet Care _____
- › Entertainment _____
- › Savings, Misc. Expenses _____
- › How can I use my financial aid to pay rent?

The Lease

- › What are the lease lengths? Are shorter or longer leases offered?
- › What's the move in/out date; is it negotiable?
- › Can I get approval in writing if I need to extend my lease or move in early?
- › How much written notice is required to notify management when moving out?
- › What is the penalty if I break the lease or move out early?

Visit

- › Would you feel comfortable living there? Some properties can be quiet during the day and noisier in the evening.
- › Check the lighting of the property at night to ensure there is ample lighting.

Amenities and Policies

- › Do you provide roommate matching? What if I don't get along with my roommate?
- › Is the apartment pet friendly, and what is the pet deposit/rent?
- › If furnished, what are the furnishings?
- › Are there washers and dryers inside the apartment? (Are they full size appliances?)
- › What are the rules for modifying the apartment? (Can I paint, install curtain rods, photos on the wall?)
- › Is it quiet or an active community?
- › What is the guest policy?
- › Is there ample parking for tenants and guests and is there an additional charge?
- › Does the rent rate include a security system or do you have to pay extra for one, if applicable?
- › Is there on-site management and maintenance?
- › What are the emergency/on-call protocols?
- › What is the lock out or lost key policy?
- › Is the apartment complex within walking distance of campus or on the Texas State bus route?
- › What is the proximity to the closest grocery store?
- › How and where will mail/packages be delivered?
- › How do you communicate with your residents (email, text, mail, social media, etc.)? What is your preferred method of contact?