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
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 rules for modifying the apartment?
- 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?