

## Off-Campus Housing Search Tips

Finding off-campus housing can be challenging, but planning ahead can make the process smoother. Whether you're looking for affordability, convenience, or a specific living situation, these tips will help you secure a place that meets your needs.

### 1. Start Early

- Off-campus housing fills up quickly, especially near universities.
- Begin your search early to have more options and avoid last-minute stress.

### 2. Set a Realistic Budget

Factor in all housing-related costs, including:

- Rent
- Utilities (electricity, water, internet)
- Transportation
- Groceries
- Upfront costs (first and last month's rent, security deposit)

### 3. Consider Location and Transportation

- Look for housing close to campus or near public transit.
- Consider commute time, safety, and access to stores or amenities.

### 4. Use Multiple Search Resources

- Rental websites: Zillow, Apartments.com
- Social media and community boards: Facebook, local student forums
- Word of mouth: Ask fellow students, check university housing boards

### 5. Understand Your Lease Agreement (*Read before signing!*)

Look for details on:

- Lease duration (12-month vs. month-to-month)
- Security deposit and refund policies

- Subleasing rules
- Maintenance responsibilities
- Whether utilities are included or separate

### 6. Visit in Person (If Possible)

- Tour the property to check for cleanliness, security, and functionality.
- Be cautious of online scams—never send money without verifying the rental.

### 7. Ask About Roommates & House Rules

If sharing a place, discuss:

- Cleaning responsibilities
- Guest policies
- Bill-splitting arrangements
- Noise levels and shared spaces

### 8. Consider Renter's Insurance

- Protects your belongings from theft, fire, or damage.
- Affordable coverage is available through many insurance providers.

### 9. Document Everything

- Take photos/videos before moving in.
- Report pre-existing damage to avoid being charged for it later.

### 10. Know Your Tenant Rights

- Research local tenant laws regarding evictions, repairs, and lease breakage.
- Some universities offer legal aid or housing assistance—check with student services.

By following these tips, you can make your off-campus housing search less stressful and find a place that fits your needs. To search for housing near campus, use "**Cal Poly Pomona**" or the university's address: **3801 West Temple Ave., Pomona, CA 91768** in search platforms.