



Housing Tips for International Students

On-campus Housing

On-campus housing at FAU is available on the Boca Raton Campus and the MacArthur (Jupiter) Campus. On-campus housing (“dorms”) includes residential halls and apartment-style living.

Living on campus can be very convenient. Most university buildings are about 5-10 minutes walking distance from the residence halls. If you live on campus, you don’t have to worry about parking or getting to class on time. You also have a great community of friends and access to all campus activities. You have greater opportunities to become involved with the university, make friends, and have the full university life experience.

You must apply early! Housing is limited and allocated on a first come, first serve basis (especially for Graduate students who mostly reside in only 2 of the on campus housing facilities). Completing an on campus housing application does not guarantee housing, so be sure to check your application status regularly.

To learn about the application process, deadlines, and cost, visit the Department of Housing and Residential Life website www.fau.edu/housing.

Off campus Housing

If you would like to live off campus, locating your apartment will be your responsibility. Finding an apartment sometimes takes time; do your research in advance and arrive to Boca early.

Suggestions to consider when renting an apartment:

- Renting an apartment long-distance (without being physically present in the area where you wish to rent) is very difficult. Some landlords prefer to meet the student in person before agreeing to rent the space. Be prepared to meet your landlord and potential roommates in person before signing the final lease agreement.
- Typically, landlords require a “deposit” equal to two months worth of rent (the amount may vary and number of months may vary). The deposit is returned at the end of the lease if the apartment is in good shape and there are no major damages when the contract expires. Renters must review the rental contract carefully to understand the agreement and responsibilities of both parties.
- Some landlords may require a U.S. social security number. If this is the case, you may contact ISSS and we can explain to the landlord that most international students do not have this number. However, it is ultimately the decision of the landlord to accept a student without the social security number.
- Keep reviewing apartment listings on a regular basis as apartments are constantly added and removed from the market. Starting in Mid-August the offerings will increase as landlords know FAU students are coming back to campus.

- Apartments can be furnished or unfurnished, but unfurnished apartments are more common. Renting an unfurnished apartment means you will have to buy furniture (sofa, bed, TV), kitchen items to prepare meals (pans, pots, forks, plates, etc) linens (bed sheets, towels) and all cleaning supplies. Some apartments include all utilities (electricity, internet, cable, water).
- If the apartment you select does not include all or some of the utilities this is an added expense you must pay each month. You will also need to pay for laundry service if the apartment does not include a washer and dryer. Cleaning the apartment is the renter's responsibility.
- To find out how close an apartment you are considering to rent is to FAU, go to <http://maps.google.com> and click on the get directions link (Point A would be the address of the housing location you are interested in and Point B would be FAU (777 Glades Road, Boca Raton, FL 33431)).

Resources for locating an off-campus apartment:

www.fauoffcampus.com: **The FAU Official website for Off Campus Housing**, this is a FREE service which requires you to register with a password and log in ID. This site contains a “Message board” where students can post a message to locate roommates. Students can also look for listings for roommates under the “Find Roommates” tab. Under the “Advanced Search” feature, students can select boxes such as “near bus stop” or “individual leases” meaning each student only pays for their portion for the rent. You can also locate Furniture to purchase on this website if your apartment is unfurnished. This website is managed by an affiliate for FAU and not by FAU directly. FAU has no direct involvement with arrangements made or secured through this site.

www.studenthousingoffcampus.com: **A website created especially for college students looking for housing and is operated by an FAU alum.** This is a FREE service. You can review available listings on line, submit a request and a representative will get in touch with you to assist. In some cases, the agent can serve as your liaison to the apartment landlord or owner in advance of your arrival. This site does not provide roommate matching services, but does have a service for renting furniture on a short-term basis for “unfurnished” apartments. Also, when you arrive to Boca Raton, if agents are available, they can drive you to visit the apartment(s) you wish to rent. When searching for listings: select “rental” as your property type and use the “cities with zip code” feature to select “Boca Raton 33431.” This will ensure you are looking at apartments close to the FAU campus.

In addition, you can use other search engines to find online listings that may be close to FAU but the university has no direct relationship with these websites.

www.apartmentguide.com

www.move.com

www.apartments.com

www.apartmentList.com

You can also email ISSS at iss@fau.edu to find out of any rental postings submitted to ISSS. We keep a hard-copy binder in the office for any rental information we receive from landlords in the area. Please keep in mind that this list is not extensive, and students are responsible for contacting the landlords on their own.

Roommates: If you are looking for a roommate, please note that FAU does not have an off-campus roommate matching service. Here are some ways to connect with other students who may also be interested in finding roommates:

- ✓ Ask the leasing agent/landlord if s/he is aware of other individuals looking for roommates
- ✓ Join the International Students @ Facebook Group and post a message. You can connect to this Facebook group from the ISSS main web page at <http://www.fau.edu/iss>
- ✓ Seek help from a relative or a friend who already lives in the area
- ✓ Contact ISSS at iss@fau.edu. We occasionally get inquiries from other students who are looking for roommates. With students' permission, we can provide you with each other's contact information.

Suggested questions to ask before renting:

- ✓ How much is the rent per month?
- ✓ When is the rent due? How often is the rent due?
- ✓ What is included in the rent payment? Utilities? Electricity? Phone? Cable?
- ✓ Who do you call for emergency repairs?
- ✓ Do you require a Security Deposit? If so how much?
- ✓ Lease questions:
 - Will you return my Security Deposit when I leave? How long is the lease? How will I be penalized if I break the lease? Does the lease renew automatically or do I need to request a renewed lease?
- ✓ How much notice needs to be given before I can terminate the lease agreement?
- ✓ Is parking available and what kind is it? Garage? Parking lot? On-the-street parking? Are there charges for parking?
- ✓ Do you allow children? What ages are allowed? Are there additional charges? Where is the nearest childcare, kindergarten, elementary, junior high or high school?
- ✓ Are storage facilities available? Are there additional charges?
- ✓ Do you allow pets (and what size pets)? Are there additional charges?
- ✓ Are there laundry facilities in the apartment/rental complex or near the apartment?
- ✓ Is the apartment furnished or unfurnished?
- ✓ Do you permit pictures to be hung on the walls or allow any type of improvements to be made?
- ✓ Where is the nearest grocery store?
- ✓ How, when and where do you dispose of trash?
- ✓ Is there anything you do not allow to bring/have in the apartment?
- ✓ How early in advance do you need to know that I will be moving to another apartment?

Housing Vocabulary (Off Campus)

Navigating the off-campus housing process can be a challenge. We encourage you to familiarize yourself with these terms before you sign a rental agreement.

Efficiency/Studio apartment- Large, one-room apartment with bathroom and small kitchen area.

Furnished apartment- An apartment that is rented with furniture. Usually costs more than an unfurnished apartment and can be harder to locate.

Unfurnished apartment- An apartment that is rented without furniture. Less expensive than a furnished apartment, but you must buy or rent your sofa, bed, table, TV, etc.

Landlord - The leasing Agent, person, or company who owns and/or manages property that is leased or rented to others.

Tenant - The person who is living in the apartment.

Manager - A person who manages the property for the Landlord and collects rent payments.

Lease -A legally binding contract between a Landlord and Tenant that specifies the terms or conditions for renting and living in the apartment (also known as property).

Month-to-month lease - This type of lease commits the Landlord and Tenant to a 30-day time period for use of the rental apartment. The Tenant is free to terminate the lease as long as proper notice has been given to the Landlord. The Landlord is free to change the terms of the lease each month, like raising the rent or asking the Tenant to leave.

Six-month lease - This type of lease commits the Landlord and Tenant to a six-month time period for use of the rental apartment. The Tenant is free to terminate the lease at the end of the specified time period as long as proper notice has been given to the Landlord. Short-term leases are generally more expensive.

Yearly lease - This type of lease commits the Landlord and the Tenant to a 12-month time period for use of the rental apartment. The Tenant can only terminate this lease at the end of the specified time period and must give at least a 30-day notice stating Tenant's plans to move out of the apartment.

Occupancy regulations - Rules and restrictions that allow the maximum of a certain number of people to live in the rental apartment during the specified time period of the lease.

Renter insurance- Insurance that allows a Tenant to insure his or her possessions against loss through theft or fire. Renter insurance is usually available at inexpensive rates through major insurance companies.

Repairs - A lease should specify whether the Tenant or Landlord is responsible for repairs on the rental apartment. Without a provision for repairs in the lease, it may be very difficult to persuade a Landlord to make needed repairs.

Security deposit- The advance payment of a sum of money (usually one month's rent) to a Landlord or Manager before renting the apartment. The deposit may or may not be refunded or returned at the end of the specified lease period, depending on the policy of the Landlord or Manager, local laws, and how well you maintain the rental apartment during your stay.

Subletting - When a Tenant leases property that he, himself, is renting to another Tenant. A lease should outline whether this is allowed, and if so, what the rules are. Subletting usually requires written permission from the Landlord or Manager. Subletting without permission may involve significant legal penalties.

Utilities - The name given to services such as electricity, gas, and water. Some rents include the cost of utilities, some do not. If utility costs are not included in the rent, the Tenant is expected to arrange and pay for utility services directly with the utility companies.

Temporary Housing

FAU does not offer temporary housing facilities at this time. Until you locate a place to live, you can stay in a local hotel close to the university. To ensure availability of rooms, make early reservations directly with the hotel you select. When making reservations mention that you are attending FAU's Orientation program to receive the special discounted price. When calling for rates, please mention Florida Atlantic University.

Hotels near FAU – Boca Raton

- **Fairfield Inn and Suites**
3400 Airport Road
Boca Raton, FL 33431
-FAU Discounted Rates: \$69
-Closest hotel to FAU Campus
Complimentary Deluxe Hot Breakfast Buffet
(561) 417-8585 or (800) 228-2800 ~ www.fairfieldinnsuitesbocaraton.com
- **Boca Raton Plaza**
2901 North Federal Highway
Boca Raton, FL 33431
-FAU Discounted Rate: \$49
1-866-425-5130 ~ <http://www.bocaratonplaza.com/>
- **Marriott Boca Raton at Boca Center**
5150 Town Center Circle
Boca Raton, FL 33486
Individual reservations can be made through your preferred travel agency, or their reservation department (888)888-3780 by requesting Florida Atlantic University rate or online with a direct link to their reservation system at www.marriot.com/pbir
- **Best Western University Inn**
2700 N. Federal Hwy.
Boca Raton, FL 33431
(561) 395-5225
-Free hot breakfast buffet and free wireless internet
-Courtesy shuttle
www.bestwestern.com/universityinnbocaraton