

RENTAL INFORMATION TIPS



Here are some things that you may want to do to get started. Good luck in your search!

Things to consider:

- How much rent can you afford?
- What style of living do you want? An apartment? A house? A quiet or social atmosphere or a bit of both?
- What area of the community would you like to live in?
- What kind of transportation will you need?

Get organized:

- Plan a realistic budget so that you can determine how much rent you can afford to pay.
- Keep thorough notes and use checklists when looking at rental properties.
- Consider keeping all of the information in one notebook or folder so that you know where it is.
- Get a good map of the area.
- Have checkbook available to make deposits, pay application fees, etc.

Gather tenant information:

- Be prepared to provide information regarding your income, your rental history (if any), your credit and possibly personal references.
- If your income will not qualify you to rent a property, ask if the landlord will accept a co-signer who can show adequate income and will also assume responsibility on the lease.

Where do you want to live?

- Check out publications, local newspapers, internet to find out more about the various neighborhoods.
- It is strongly recommended that you drive around the area and check out the neighborhoods. Remember to visit the area both during the day and at night. The atmosphere could be very different.

- Driving around can also assist in finding those rental units that are not advertised. You may see for rent signs in the yard or see someone moving out.
- What transportation options do you have in the area? Is public transportation available? Near the bike path? Within walking distance?
- What is the commute time to campus?

Put your best foot forward!

- Some landlords may be hesitant to rent to students due to frequent turnover, loud parties, lack of steady income, etc. California law forbids discrimination solely on the basis of student status, but it is still your job to convince the landlord that you are a responsible person and preconceived stereotypes about students do not apply to you!
- Be clean and neat in your appearance.
- Make appointments to see rental units. Be on time for your appointment. If you are delayed or need to cancel, make sure to notify landlord in a timely manner.
- Be honest and positive when answering questions.
- Be prepared to sell yourself as a good tenant!