

APARTMENT HUNTING 101

University Apartments & Off-campus Student Services
Marquette University

About our office

- Manage the University-owned apartments
- Maintain the off-campus housing website
- Conduct educational workshops
- Follow up on serious incidents
- Provide dispute resolution services
- Provide general assistance and referrals
- House the Marquette University Global Village

Global Village Applications

- Current undergraduate students are paired with international exchange students to help adapt to life at Marquette
- Housed in Campus Town West 2 bedroom apartments
- Available on University Apartments Website
- Applications are being considered on rolling basis
- Direct questions to eric.hetland@Marquette.edu

Why are we talking about this now?

Neighborhood Leasing Timeline

Occurs in three general phases:

- ▣ **September:** early-decision houses and a few larger complexes
- ▣ **October-November:** University Apartments
- ▣ **Spring semester process**

Why wait?

- The first deal isn't always the best deal
- Your plans may change
- Your friends may change
- Give yourself time to explore your options
- A lease is a *legally binding* document

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University Apartments

University Apartments

The Marq, Campus Town East and West, McCabe, Gilman, Frenn

- The assignment process begins in October of the preceding year for which housing is desired
- Students deposit \$300 to participate in the selection process
- Randomly assigned sign-up times
- Deposits will not be accepted after the deadline

Assignment Process Information

First Step: Deposit collection (\$300), Oct 18-29

Second Step: Returning resident assignment, Oct 25-
Nov 3

Third Step: New resident selection (evening), Nov 8

<http://www.marquette.edu/apartments/>

It's cheaper to share a bedroom

Campus Town 2bed/2bath

- \$1620/month*
 - 2 people: \$810/month
 - 3 people: \$540/month
 - 4 people: \$405/month

Campus Town 3bed/2bath

- \$2080/month*
 - 3 people: \$693/month
 - 4 people: \$520/month
 - 5 people: \$416/month
 - 6 people: \$347/month

CTE & CTW: fully furnished, cable & internet, microwave, dishwasher, all utilities except electricity

McCabe: partially furnished (beds, desks & dressers), all utilities included

*Rates for 2021-2022 leasing periods

What if I don't get in?

- Place your name on the waiting list
- Waiting list is ordered according to original assignment time
- Give yourself a deadline

- Explore your options in the off-campus neighborhood
- Marquette.edu/offcampus will have updated availability

Finding an apartment off-campus

Marquette Police: Services

- Patrol the off-campus neighborhood
- Respond to all calls from students living in the neighborhood
- Over 450 blue light phones located on- and off-campus
- Free home security surveys
- Vacant house watch
- LIMO service within patrol area

MUPD Patrol Area

It is a good idea to ensure that any property you rent is within the MUPD patrol area.

- ❑ East boundary: James Lovell St
- ❑ West boundary: 24th Street
- ❑ North boundary: Highland Avenue
- ❑ South boundary: Clybourn Street

(Also LIMO service area)

Off-campus housing website

<http://www.marquette.edu/offcampus/>

- Things to consider before renting
- Safety & home security information
- Local resources
- Downloadable forms

www.RentCollegePads.Com

- Website serving the Marquette area
- Searchable by distance, cost, bedrooms and bathrooms
- Updated availability provided by landlords
- MUPD patrol area delineated on home page
- Roommate and sublessor listings
- Can help students shop around “virtually” first

What to look for in an apartment

- Monthly and one-time costs
- Security
- Amenities
- Subleasing policies
- The Landlord

Look up property information including ownership, complaints, and code violations on the City of Milwaukee website ([My Milwaukee Home](#))

Off-campus budget

Sample budget can be found online

What you pay varies depending on:

- ▣ Location
- ▣ Number of roommates
- ▣ Efficiency of unit
- ▣ Parking & amenities

Deposits

Landlords may require a variety of different deposits upon application or lease signing

- ❑ Earnest money (application fee)
- ❑ First month's rent
- ❑ Last month's rent
- ❑ Refundable security deposit usually equal to one month's rent

Renter's Insurance

You may never need renter's insurance, but if you do it will be well worth the cost!

- ❑ Landlords are not responsible for property damage or loss in the event of fire, theft, flood, etc.
- ❑ Tenant is responsible for providing insurance for their personal property
- ❑ Students may be covered under parent or guardian's insurance
- ❑ Available through most insurance companies at a relatively low cost

Before you sign a lease...

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- ❑ Explore all of your options
- ❑ View the ACTUAL apartment
- ❑ Talk to current residents
- ❑ Ask questions
- ❑ Get promises in writing
- ❑ Read & understand the lease BEFORE you sign
- ❑ Don't be pressured!

AFTER YOU SIGN A LEASE

**OBTAIN AND KEEP FOR YOUR RECORDS A COPY OF
YOUR SIGNED LEASE**

Breaking a lease

Reasons you cannot break a lease:

- ▣ Roommate conflicts
- ▣ Transferring schools
- ▣ Withdrawing from school
- ▣ Studying abroad/co-op
- ▣ Don't like the apartment anymore
- ▣ Found a better/cheaper place
- ▣ Minor repair problems
- ▣ Utility bills are too high

Breaking a lease

Two ways to get out of a lease:

- Find a sublettor to take your place
 - ▣ Consult with landlord on sublease procedures
- Roommate(s) may agree to assume your share of the cost

This is also true in University Apartments

Student responsibilities

- Abide by the terms of your lease
- Alcohol – be responsible hosts and guests
 - Invite only people you know
 - Keep your gatherings small
 - Don't serve underage drinkers
 - Avoid hosting if you are underage
 - Don't charge for parties
 - Call MUPD at the first sign of trouble

Accountability for actions

Students can be held accountable three ways for inappropriate behavior in the off-campus neighborhood:

- ▣ University conduct system
- ▣ Lease action (loss of security deposit and/or eviction)
- ▣ Municipal action

That said, students should NEVER hesitate to contact MUPD if there is a concern for safety. Any of the above consequences are a small matter relative to your own or another person's well-being!

Family Weekend (October 9)

Information sessions for students and families:
10:00 AM and 11:00 AM

Tours will occur 10am-2pm and leave every
15 minutes for Campus Town East and West,
Gilman, McCabe, and The Marq

University Apartment Tours

Saturday, October 9: 10am – 2pm

Thursday, October 14: 5 – 7 pm

Tuesday, October 19: 5 – 7 pm

**Tours run every 15 minutes from building lobbies
(Gilman tours start at McCabe)**

NOTE: Showing vacant units only, limited styles

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www.marquette.edu/apartments

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