OFF-CAMPUS HOUSING IN SEVEN EASY STEPS

STEP ONE:
Prioritize what type of housing you want to live in:
- Apartment/Condo
- House/Townhouse
- Room in Private Home – individual rooms available for rent in private or student homes
- Shared/Roommates – share room(s) with others in an apartment or house
- Short-Term/Furnished – summer and winter sublets
- Suite/Apt. in House – each room has its own entrance

Begin with broad options and narrow down as you go. Have an idea of what you are looking for.

STEP TWO:
Consider not only rent, but utilities, food, transportation, entertainment, emergency costs, etc. Living off-campus without a meal plan is about $6000-$10,000 per academic year (gas, utilities, rent, etc.--not including food). The cost of living in Biola-owned Apartments without a meal plan is approximately $5,222. The cost of living in the residence halls with a meal plan is approx. $8000-10,000 per academic year. Living in a house with roommates is usually cheaper than living on your own. See OCHS Money & Budgeting Worksheet for budgetting.

Typical Area Rents

<table>
<thead>
<tr>
<th>Condos</th>
<th>$1,425</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houses</td>
<td>$2,263</td>
<td>Studio</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$1,100</td>
<td>1 Bedroom</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,750</td>
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</tr>
<tr>
<td>3 Bedroom</td>
<td>$2,200</td>
<td>3 Bedroom</td>
</tr>
<tr>
<td>4 Bedrooms</td>
<td>$2,325+</td>
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</tbody>
</table>

STEP THREE:
Consider if you will live alone, or with roommates.
Factors to consider:
• Know what’s important to you!
• Take the initiative!
• Discuss expectations
• Who will look for a place to live?
• Decide how financial decisions will be made
• How many roommates would you prefer to live with?
• Even “close” friends often find that they cannot live together...

Need a roommate? Check out Biola Classifieds or http://www.biola.och101.com/
STEP FOUR:
Consider your transportation needs:
• Within walking distance
• Within biking distance
• Proximity to community resources (shopping, etc.)
• Use of public buses
Check local bus schedules.
Consider the cost of driving & parking. Do not put yourself at risk for an expensive ticket! A permit for the semester is $120.00. The cost for the permit is prorated by month. Temporary permits may be purchased for $35.00 per month, $10.00 per week and $3.00 per day.

STEP FIVE:
What features are essential?
• Private room and/or bath?
• Dishwasher?
• Washer/dryer unit in house?
• Air conditioning?
• Private parking?
• Cable and Internet capabilities?
• Pets permitted?
• Furnished?
• Handicapped accessible?
• Pets permitted?
• First floor? Second? (what’s your preference?)
• Guest parking?

Begin your search using the widest criteria possible. Narrow choices as you go.

STEP SIX:
It’s time to begin your search!
Biola Classifieds and www.biola.ochoh101.com are great places to start!
• Look at several possibilities and compare
• Check the property well
• Take a list of questions with you to ask the landlord
• Take notes about each property that you see—note surroundings, professional manner of landlord, willingness to answer questions
• Investigate lighting, laundry services, utilities, locks, yardcare, decorating options, parking, guest privileges, and fire safety (2 exits from building)
• Leases are legally binding documents and should be read carefully before signing. Always put your lease in writing!

STEP SEVEN:
Steps to Moving in:
• Inspect the actual unit you intend to occupy. You don’t want to be charged for damages that existed prior to occupancy.
  • Complete a thorough inventory of your apartment
  • Turn in repairs list to Landlord
  • Arrange for telephone & utilities to be turned on
• Clean unit prior to occupancy
• Purchase Renter’s Insurance [It is typically less than $20 per month, depending on the extent of the coverage.]
• Purchase fire safety equipment (i.e. fire extinguisher)
• Always get a receipt for your deposit and rent payments!