

# Advice

from

## *Northeastern Students*



### **USE OUR APARTMENT SEARCH TOOLS**

Visit [www.northeastern.edu/offcampus](http://www.northeastern.edu/offcampus)! See helpful checklists on the "Get Started" tab and find apartments and roommates on the "Apartment Search" tab.



### **FIND A REALTOR/LANDLORD/PROPERTY MANAGER YOU TRUST**

Use our Housing Database to find a reputable realtor; however, trust your instincts. If you get a bad feeling or they have a reputation of poor performance, questionable practices or problems in the past, move on!



### **TALK TO CURRENT TENANTS**

No one knows more about an apartment than the current occupants. Ask about any problems, cost of utilities, and the landlord or property manager.



### **ASK ABOUT THE NEIGHBORS**

Consider possible conflicts between your lifestyle and those of the neighborhood; **BE CONSIDERATE** of your new neighbors. Excessive noise, (loud music and parties) can lead to fines and potential eviction, as well as violations of NU's Code of Conduct.



### **CHECK CONDITION OF APARTMENT**

Before signing a lease, physically look at the apartment. Be sure the condition of the apartment meets safety standards and you will feel comfortable living there.



### **MAKE SURE ALL TENANTS ARE ON THE LEASE**

If you're not on the lease, you don't have tenant rights; protect yourself! Per the City of Boston, no more than 4 undergraduates can live together. Don't sign a lease that breaks this rule as the 5th person could be evicted!



### **GET EVERYTHING IN WRITING**

Make sure any amendments or additions to the lease are made **BEFORE** signing, and get receipts for **ANY** money you pay to your landlord and realtor. **READ** everything carefully! Once you sign the lease, you must abide by what is written.



### **LEGAL AND ILLEGAL FEES**

When you move into an apartment, a landlord can charge you first month's rent, last month's rent, a security deposit and a lock fee. A landlord can't charge you any other fees such as a holding fee or a pet fee. Only a licensed realtor can charge a realtor/broker fee.



### **RENTERS INSURANCE**

You have probably invested more in personal property than you realize. Computers, TVs, clothing, jewelry and furniture are expensive to replace in case of fire or theft. Renters insurance is a good idea and can be surprisingly affordable. Don't assume that your landlord or your parents' insurance will cover your belongings. For more information visit [www.northeastern.edu/offcampus/rental-insurance/](http://www.northeastern.edu/offcampus/rental-insurance/)



### **UNDERSTAND YOUR RIGHTS**

Go to [www.cityofboston.gov/rentalhousing](http://www.cityofboston.gov/rentalhousing) to learn your rights and responsibilities as a tenant and avoid future problems!



OFF CAMPUS STUDENT SERVICES