

Yale University

OFF CAMPUS

HOUSING GUIDE

CollegePads
NOW PART OF STARREZ

Yale

RESOURCES

3 What is College Pads?
6 Off-Campus Insights
7 Budgeting
8 Finding a Property
9 Rental Scams
10 Understanding Leases
11 Questions to Ask Properties
13 Move-in

MAP PROPERTIES

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UNIVERSITY OFF-CAMPUS MARKETPLACE

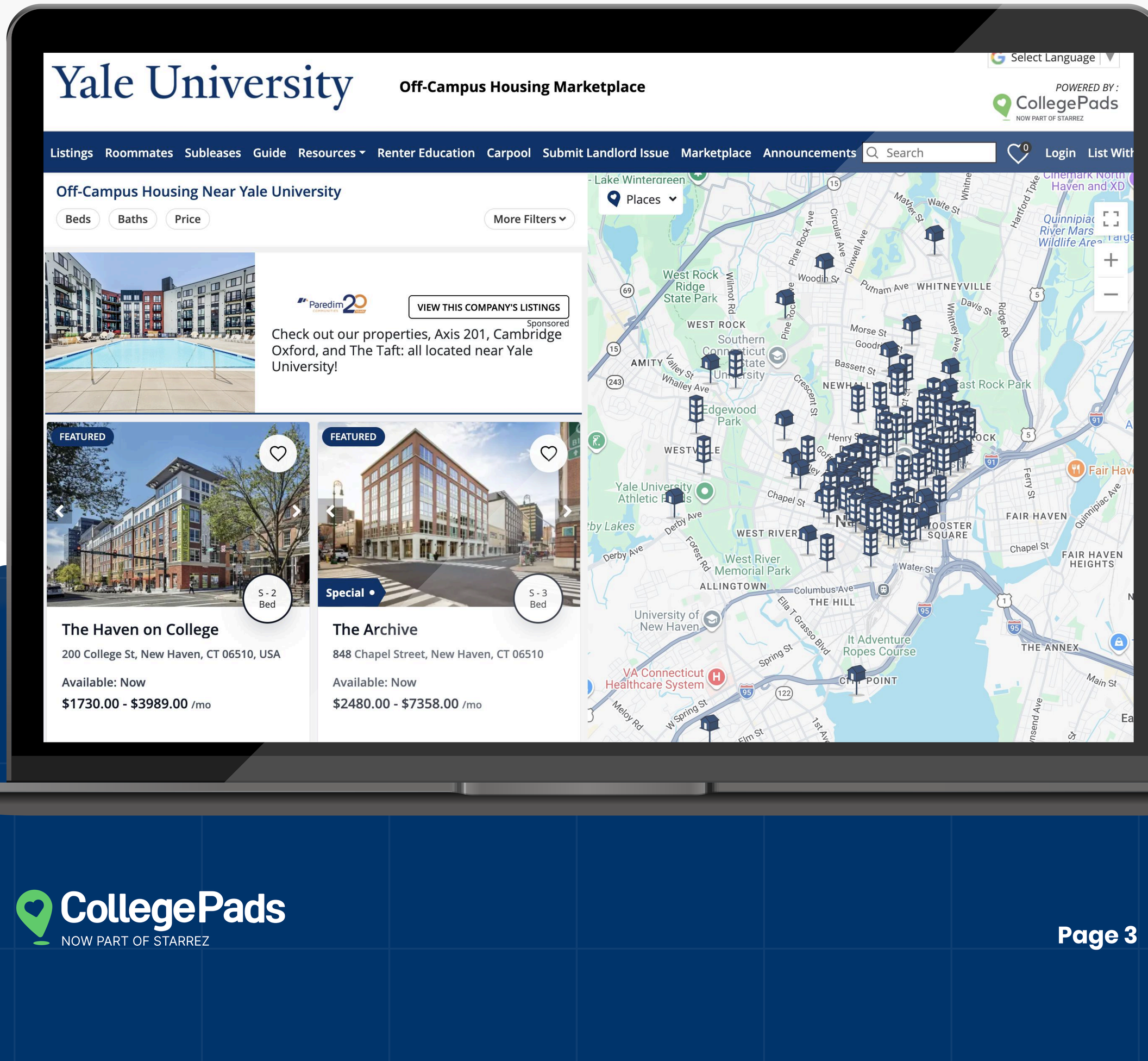
Yale is partnered with
College Pads to create an easy, safe, and reliable website
for students to find off-campus housing and more!

Compare Rentals

Browse Renter Resources

Find Roommates

Post Subleases



COMPARE RENTALS

The properties listed on the off-campus housing marketplace are vetted before showing up on the site. You can easily search for and compare properties close to campus and use filters to find the place that bests fits your wants and needs, then reach out directly to different property owners in only a few clicks.

RENTERS EDUCATION

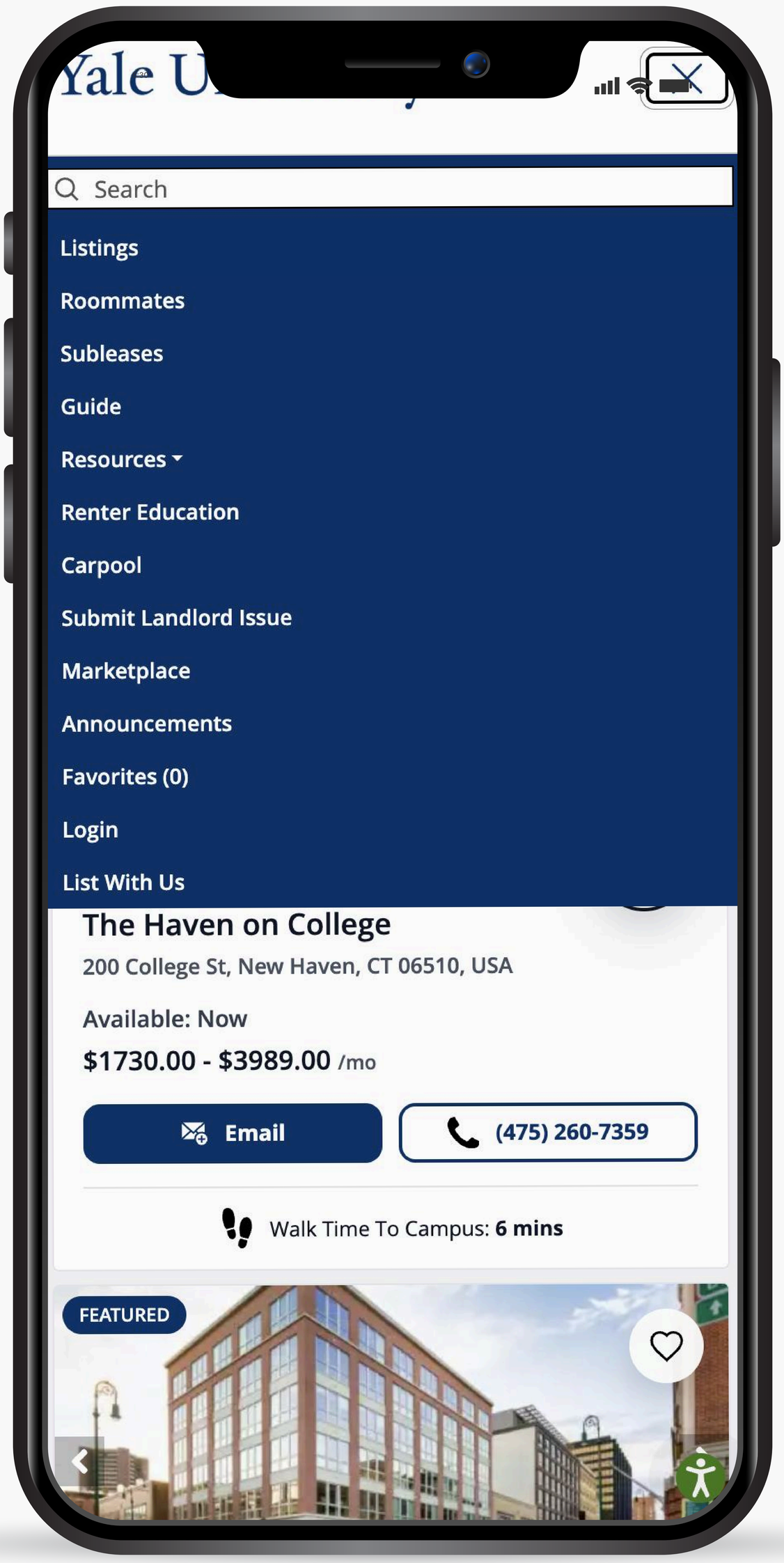
Watch a series of videos to help you prepare for what you may encounter when renting. Know what to look for on a lease, how to keep a security deposit, and everything else to consider when moving off-campus!

FIND ROOMMATES

Whether you're looking for a roommate before signing a lease or need someone to share your current rental, the roommate board is a great place to start. Browse profiles, connect with other students, and find someone whose living preferences match yours.

POST SUBLEASES

If you need to vacate before your lease is up, or if you're looking for short-term housing, subleasing to/from another Yale student can be a smart way to go. You can find listings for those looking to sublet on the off-campus site.



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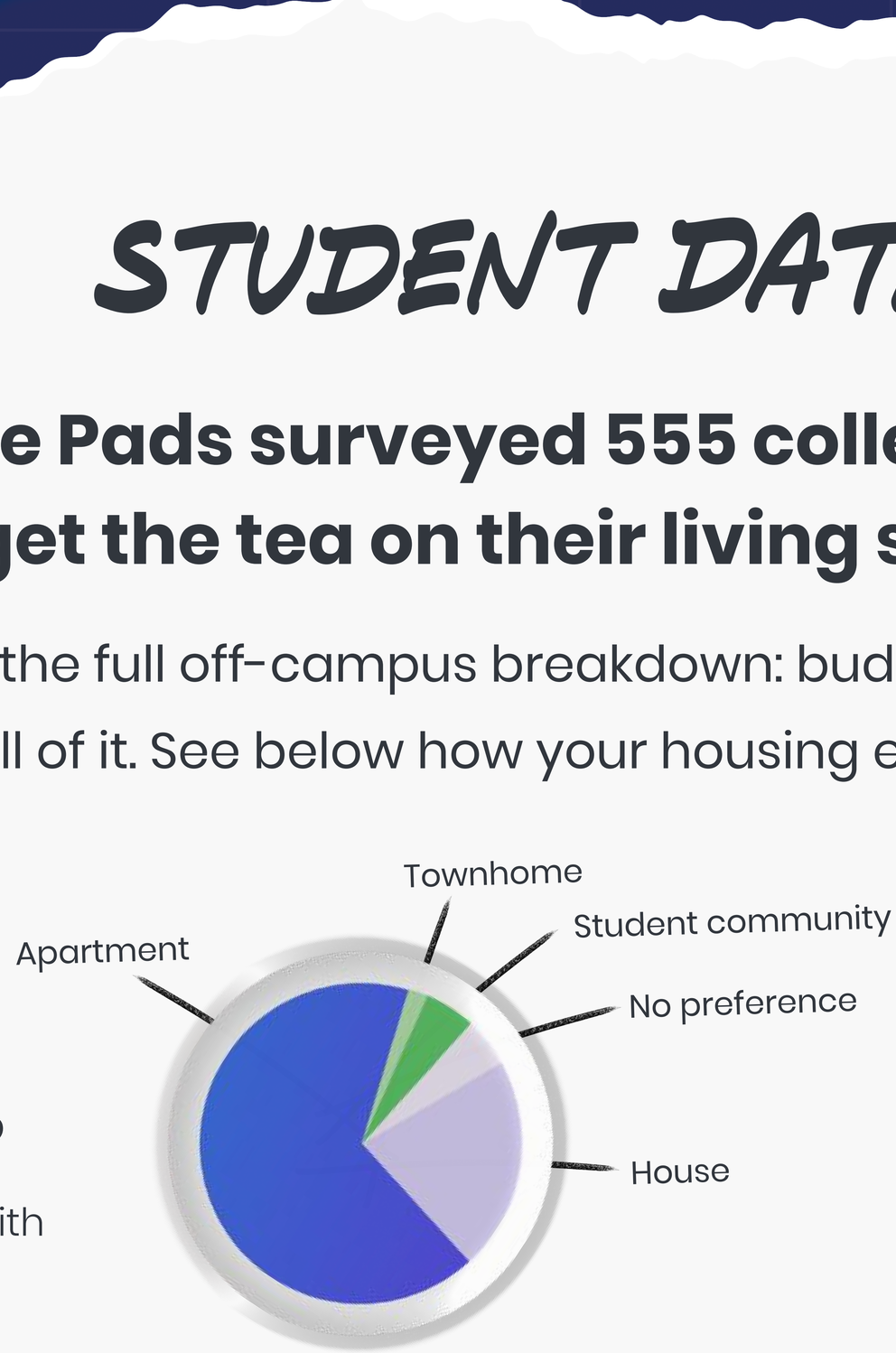
STUDENT DATA

College Pads surveyed 555 college students to get the tea on their living situations.

They collected the full off-campus breakdown: budgets, safety, stress levels, amenities, all of it. See below how your housing experience compares!

STUDENTS IDEAL SETUP

Apartment living with few roommates.



The Vibe?

65% of students surveyed said they are **looking for an apartment**, while **55%** said they **prefer 0-1 roommates.**

ITS TIME TO BREAK UP WITH STRESS

Now that we know what students prefer, **let's talk about what's not the vibe: STRESS**

If housing feels overwhelming, that unfortunately tracks.

95% of students have experienced housing stress.

74% say it impacts academic or mental health.

College Pads helps take the stress out of the housing journey.

APPLY FILTERS. AVOID CHAOS.

We are not carrying housing stress into another semester. ***You deserve housing that feels calm.*** With College Pads, you can filter the amenities you need, so you don't accidentally rent a place that has no washer or dryer!

Top 3 amenities students want:

78% Laundry

77% WiFi

45% Parking

YOU DESERVE THE BEST

We ended the chaos with filters. Now let's raise the standard. **FYI, safety is NOT a bonus feature!**

64% of students rank safety as extremely important

63% prefer housing with security features

And 1 in 4 feel stressed about safety concerns.

Click here to view full infographic

College Pads provides vetted properties and allows you to see key security features, so you're not risking your safety from a sketchy Facebook listing.

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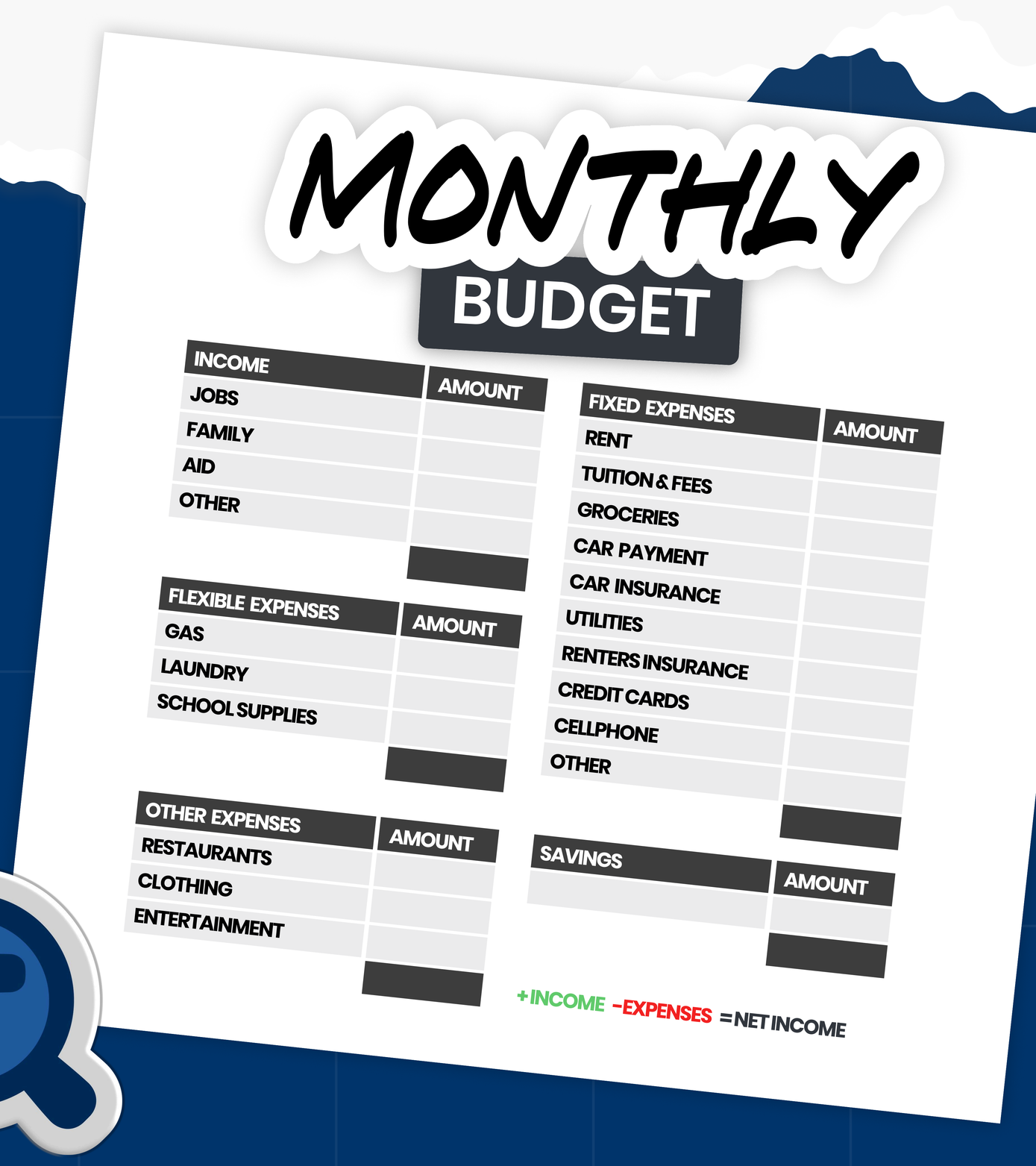
BUDGETING

Before you start applying for apartments, figure out what you can actually afford. Your future self (and your bank account) will thank you. Check out these budgeting tips and use the template below to build a monthly budget that works for you.

COSTS TO CONSIDER

- Rent
- Pet Fees
- Trash
- Water
- Electric/Heat
- Renters Insurance
- Parking
- Splitting Costs with Roommates



*FINDING A PROPERTY



Now that you've got a budget set, it's time to start looking for properties! Below are questions and things to think about when finding the right property for you. If you're going to have roommates, consider putting together a list of needs, wants and nice-to-haves together.

QUESTIONS TO THINK ABOUT...

WHAT AMENITIES ARE ESSENTIAL VERSUS NICE-TO-HAVE?

Determine what's important—laundry facilities, study lounges, gyms, or other amenities. Utilities: Ask which utilities are included in rent (water, electricity, gas, internet).

HOW CLOSE DO I NEED TO BE TO CAMPUS OR WORK?

Check access to public transportation, parking availability, and proximity to campus.

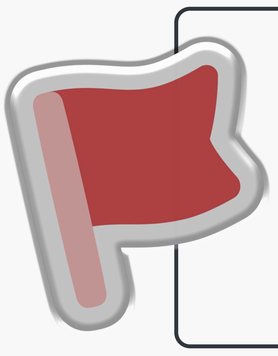
ARE THERE ANY APPLICATION FEES?

Some apartments require an application fee.
Additional Costs:
Consider renters insurance, parking fees, or maintenance fees if applicable.

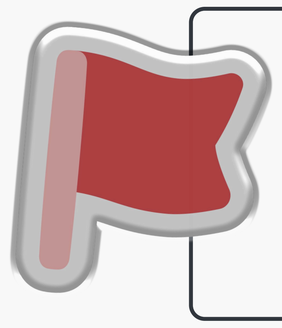
RENTAL SCAMS!

When searching for a rental property, be aware of potential scams.

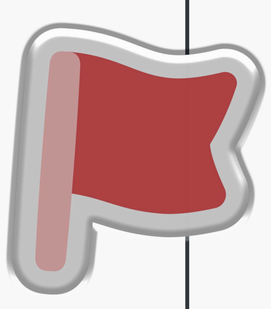
Below are 7 red flags to watch out for!



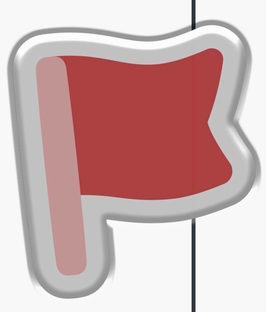
Someone sends you money with the intent to send money back to them



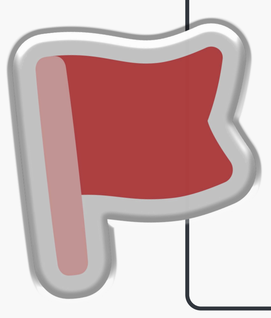
Rent price is **too good to be true**



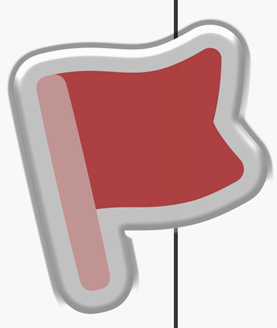
Legitimate addresses that are rented or listed by an individual that is **not the owner or manager**



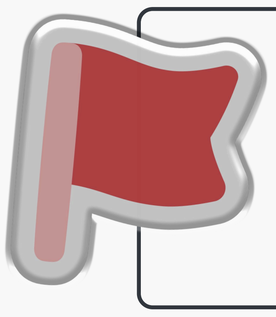
Fast responses on social media (roughly 60 seconds or less) are typically bots



The landlord is **out of state or unable** to give you a tour of the property



When you sublet from another person, **make sure their name is on the lease**



Communication is **very formal** and has a **sense of urgency** that causes panic

UNDERSTANDING LEASES

What exactly is a Lease Agreement?

A contract between a landlord and a tenant that states what the tenant will pay.

IMPORTANT TERMS

PROPERTY MANAGEMENT

The company that owns and/or operates the property (similar to a landlord). They are typically responsible for maintenance, handling community complaints, and organizing events for the community.

ADMIN/APPLICATION FEES

Typically non-refundable fees paid to apply to the apartment and release any sensitive information such as credit; due at the time of application.

DEPOSIT

The amount due at move-in that covers potential damages and has the potential to be refunded at the end of the lease term.

BASE RENT

Monthly rent charge not including additional fees like amenities, trash, utilities, etc.

TENANT

The person who is living in the apartment.

PRO RATED

A discounted rent fee based on when a person moves in or other deals offered.

CO-SIGNER/GUARANTOR

A guarantor or cosigner signs onto the lease and assumes a form of liability for paying the rent. A cosigner is responsible from day one, while a guarantor is only liable to make payments when the resident can't or won't pay. A co-signer could be another person who lives in the space and is equally responsible for the financial obligations of the space. A guarantor does not live in the space but could become financially liable for the obligations if the main signatory is unable to uphold their agreement.

QUESTIONS TO ASK PROPERTIES

Use the table on the next page to help answer these questions and compare properties you are interested in.

COSTS & PAYMENTS

- What is the cost of rent?
- Is there an application fee? If so, how much?
- What utilities are included? What utilities are not included?
- Is parking available? If so, is this an additional cost?
- Do you allow pets? If so, are there any restrictions or additional costs?
- What is due at the time of signing the lease?

APPLICATIONS & FEES

- Do you conduct a credit check?
- Do you perform a background check?
- Do you require an guarantor?
- Is there any other information or supporting documentation needed when submitting an application?
- How quickly will I know if I am approved?
- Is renters insurance required?

PROPERTY SPECIFIC

- What is the lease length? Do you offer different lease terms?
- Are there any occupancy limits?
- What various floor plans or unit types are available at your property?
- Are you currently running any promotions?
- What amenities are included?
- What is security like on the property?
- Is guest parking available?
- Are locks changed between tenants?
- When is rent due and how do you submit it?
- Are there penalties for making late payments?
- What happens if I need to move out early? Is there a sublet policy?

Questions to Ask	Property 1	Property 2	Property 3
What is the cost of rent?			
Is there an application fee? If so, how much?			
What utilities are included? What utilities are NOT included?			
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When is rent due and how do you submit it?			
Are there penalties for making late payments?			
What happens if i need to move out early? Is there a sublet policy?			



STEPS PRIOR TO MOVING IN

- [ ] **Set up any utilities ahead of time if necessary.** Utilities could include Wi-Fi, electric, gas, garbage, and water. Check your lease and/or with your property management to ensure you know what's needed.

- [ ] **Get renters insurance.** Your belongings are not covered by your property, so it is really important to set up a renter's insurance policy in case anything happens to your belongings. Renter's insurance is relatively affordable, and easy to set up.

- [ ] **Verify the move-in date and process** for your community as there may be specific expectations for how you approach your move-in.

- [ ] **Sign a written roommate agreement** (splitting rent, chores, etc.) with your roommates. Create your own with details that suit your group's needs.

- [ ] **Document the condition of the apartment.** Take photos and document any damage or issues (scratches, paint chipping, broken fixtures) before moving in.

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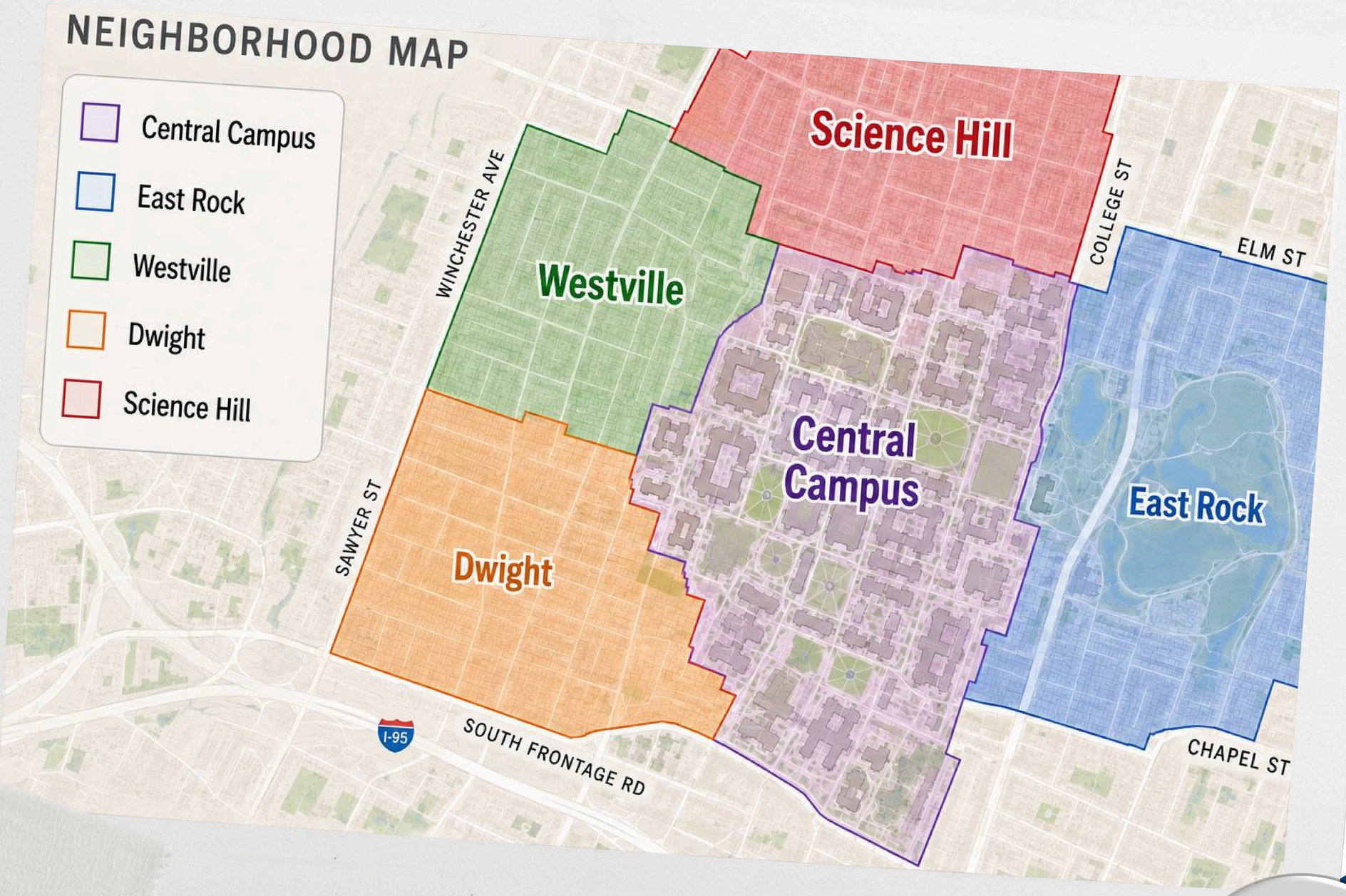

NEIGHBORHOODS

- Central Campus
- East Rock
- Westville
- Dwight
- Science Hill

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PROPERTIES

View all available off-campus properties at
offcampushousing.yale.edu

FEATURED PROPERTY



THE HAVEN ON COLLEGE

200 College St, New Haven, CT 06510

(475) 260-7359

Top Amenities

FEATURED PROPERTY



HOWE PLACE

70 Howe Street, New Haven, CT 06511

(203) 357-5869

Top Amenities

FEATURED PROPERTY

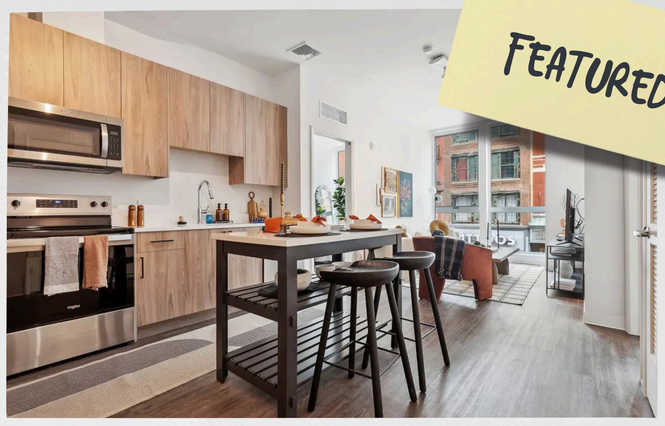


OLIVER & WOOSTER

87 Union Street, New Haven, CT 06511

Top Amenities

FEATURED PROPERTY



THE ARCHIVE

848 Chapel Street, New Haven, CT 06510

(475) 234-4501

Top Amenities