

Apartment Search Strategies Workshop

February 24, 2009

Presented by
UCLA Community Housing Office

www.cho.ucla.edu



Expectations



- n Tonight's program will *not* provide:
 - a list of properties in Westwood Village
- n Tonight's program *will* provide:
 - Important Landlord/Tenant information
 - Pre-search considerations – Budgets, etc.
 - Search Strategies
 - Resources – www.cho.ucla.edu

Currently we have received an increase in Westwood listings, right now we have 67 listings for Westwood.

Many more listings throughout Santa Monica, Palms, West Los Angeles.



Before you start...

Landlord/Tenant Issues

Elizabeth Kemper, Director
UCLA Student Legal Services

70 Dodd Hall
310.825.9894

<http://www.studentlegal.ucla.edu>

Before you start...

- n Living on your own or with others?
 - Vacant Units
 - ✓ Studio (includes Efficiency/Bachelor - no kitchen)
 - ✓ Guest House
 - ✓ Apartments (1, 2, 3 Bedroom)
 - ✓ Condos
 - ✓ Houses
 - ✓ Duplexes

Condos are much like an apartment. Include it in your search.

Duplexes are also like apartments. Usually only have 2 units; one on top of the other.

Before you start...

- Shared Units
 - ✓ Roommate Needed (shared unit)
 - ✓ Room in Private Home
 - ✓ Room for Service

Room in Private Home

Affordable. Some listings include utilities, which saves you money.

Flexible lease lengths. If you are graduating early in the academic year or going abroad, a room in private home may give you some flexibility.

Room for Service

Room in exchange for service- tutoring, baby-sitting, household chores.

Affordable

Before you start...

2 Bed/2 Bath – 4 Occupant

Monthly Expense	Westwood	West L.A.	Palms
	\$675/person	\$500/person	\$450/person
Distance to Campus	Walk	1 - 3 miles	4 - 5 miles
Groceries	\$200	\$200	\$200
Gas and Electric	\$30	\$30	\$30
Cell Phone	\$65	\$65	\$65
Internet Access	\$15	\$15	\$15
Basic Cable TV	\$15	\$15	\$15
Eating Out	\$125	\$125	\$125
Incidentals	\$25	\$25	\$25
Transportation	\$5	\$25	\$25
Total per person	\$1,155.00	\$1,000.00	\$950.00

Not included: Books and supplies

You will pay premium for living closer to UCLA.

Moving further from UCLA can provide more affordable housing options.

Before you start...



n Consider:

- Living in Westwood
 - ✓ Parking - Extremely limited space
 - ⌘ End of "Apron" parking - Enforcement started June 2007
 - ✓ Parking on campus - www.transportation.ucla.edu
 - Living a few miles away
 - ✓ Better street parking
 - ✓ Public Transit
 - ⌘ BruinGo – Flash Pass \$22.50/Qtr or \$.25 a ride! For Big Blue Bus, Culver City
 - ⌘ Go Metro! – Metro Buses, Metro Rail
- ÿ Non-Resident Meal Plan (purchase quarterly)

Consider:

Location and cost vs. amenities

Drive or walk neighborhood – are you comfortable?

Learn lease terms – 6 or 12 months, "month to month"

For example, Westwood:

Parking on campus - www.transportation.ucla.edu

Cost

Availability- parking on campus is tough to get

Resources found on our website:

Rental Rate Survey

Zip Code Map

Neighborhood Profiles

Guide to Living Off-Campus

Hotel/Motel Directory

Legal Forms

Short Term Housing

Before you start...

n Move-in Date

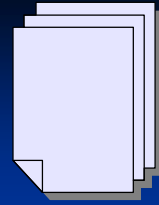
- Know when you want to move-in
 - ✓ In general
 - u Intent to Vacate – 1 month notice to landlords
 - u Seriously search 4 – 6 weeks in advance of move-in date
 - ✓ Westwood
 - u Call or Visit buildings for up-coming availability
 - u Beware of wait lists – read the fine print!

Getting on a wait list may require you to sign documents that will bind you to the apartment if it is offered to you.

This means getting on multiple wait lists could bind you to multiple apartments.

Be sure to ask to view the room you will be signing the lease for. **NO SHOWROOMS!**

Before you start...



- n Prepare documents
 - Renter's Resume/References
 - Personal Documents – protect your personal information
 - UCLA Housing Rental Verification – 24 hr. return

Doing your search

n Resources

- UCLA Community Housing Website - www.cho.ucla.edu
 - u Accountability
 - u Listings Database
 - u Publications on the Web
- Daily Bruin Classifieds - www.dailybruin.ucla.edu
- The Argonaut - www.argonautnewspaper.com
- www.craigslist.org



Doing your search

- n www.cho.ucla.edu
- n Listings – Online Database - *Students search for free*
 - ✓ Vacant Listings and Room in Private Home
 - ✓ Roommate Needed – Shared Units
 - ✓ Sublets – 6 months or less
 - u Shared or Vacant
 - ✓ Roommate Available – currently seeking shared unit
 - ✓ Tenant Available – **NEW!** Currently seeking vacant unit
 - ✓ Google Maps – Coming Soon!
- *Students post for free!*
 - ✓ 30-day listing
 - ✓ Roommate Needed
 - ✓ Shared or Vacant Sublet
 - ✓ Roommate Available
 - ✓ Tenant Available – **NEW!** Currently seeking vacant unit

You can edit your listing within the 30 day period

Once it expires you can renew it for free!

Doing your search

- n What else can I do?
 - Network!
 - ✓ Tell *everyone* you know what you are looking for. Everyone is a potential lead.
 - Visit your desired neighborhood in person
 - ✓ Look for posted signs
 - Be diligent
 - ✓ Try to check out new listings as soon as you see them.

Doing your search

- n Make the call!
 - Schedule an appointment to view the unit
 - *Tip:* A local phone number is helpful
 - When you view the unit *ask questions*
 - ✓ Any utilities included?
 - ✓ Noise complaints?
 - ✓ Length unit has been empty?
 - ✓ Is parking available with the unit?
 - ✓ How many other people have viewed the unit?

We found one!

- n Application and Credit Check
- n Signing the lease – READ CAREFULLY!
- n Deposit

Questions?

UCLA Community Housing Office

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310-825-4491

www.cho.ucla.edu

www.housing.ucla.edu/ask