Apartment Search Strategies Workshop

February 24, 2009

Presented by
UCLA Community Housing Office

www.cho.ucla.edu
Expectations

Tonight’s program will **not** provide:
- a list of properties in Westwood Village

Tonight’s program **will** provide:
- Important Landlord/Tenant information
- Pre-search considerations – Budgets, etc.
- Search Strategies
- Resources – [www.cho.ucla.edu](http://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...

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
You will pay premium for living closer to UCLA.

Moving further from UCLA can provide more affordable housing options.

<table>
<thead>
<tr>
<th>Monthly Expense</th>
<th>Westwood</th>
<th>West L.A.</th>
<th>Palms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance to Campus</td>
<td>Walk</td>
<td>1 - 3 miles</td>
<td>4 - 5 miles</td>
</tr>
<tr>
<td>Groceries</td>
<td>$200</td>
<td>$200</td>
<td>$200</td>
</tr>
<tr>
<td>Gas and Electric</td>
<td>$30</td>
<td>$30</td>
<td>$30</td>
</tr>
<tr>
<td>Cell Phone</td>
<td>$65</td>
<td>$65</td>
<td>$65</td>
</tr>
<tr>
<td>Internet Access</td>
<td>$15</td>
<td>$15</td>
<td>$15</td>
</tr>
<tr>
<td>Basic Cable TV</td>
<td>$15</td>
<td>$15</td>
<td>$15</td>
</tr>
<tr>
<td>Eating Out</td>
<td>$125</td>
<td>$125</td>
<td>$125</td>
</tr>
<tr>
<td>Incidentals</td>
<td>$25</td>
<td>$25</td>
<td>$25</td>
</tr>
<tr>
<td>Transportation</td>
<td>$5</td>
<td>$25</td>
<td>$25</td>
</tr>
<tr>
<td><strong>Total per person</strong></td>
<td><strong>$1,155.00</strong></td>
<td><strong>$1,000.00</strong></td>
<td><strong>$950.00</strong></td>
</tr>
</tbody>
</table>

Not included: Books and supplies
Before you start...

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

- 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...

- Move-in Date
  - Know when you want to move-in
    - In general
      - Intent to Vacate – 1 month notice to landlords
      - Seriously search 4 - 6 weeks in advance of move-in date
    - Westwood
      - Call or Visit buildings for up-coming availability
      - 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...

- Prepare documents
  - Renter’s Resume/References
  - Personal Documents - protect your personal information
  - UCLA Housing Rental Verification - 24 hr. return
Doing your search

Resources

- UCLA Community Housing Website - [www.cho.ucla.edu](http://www.cho.ucla.edu)
  - Accountability
  - Listings Database
  - Publications on the Web
- Daily Bruin Classifieds - [www.dailybruin.ucla.edu](http://www.dailybruin.ucla.edu)
- The Argonaut - [www.argonautnewspaper.com](http://www.argonautnewspaper.com)
- [www.craigslist.org](http://www.craigslist.org)
Doing your search

www.cho.ucla.edu

Listings - Online Database - Students search for free

- Vacant Listings and Room in Private Home
- Roommate Needed - Shared Units
- Sublets - 6 months or less
  - 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

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

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!

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

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www.housing.ucla.edu/ask