Presentation Outline

- Living Considerations/Creating a Budget
- Resources to Utilize/Search Strategies
- How to look for apartments
- What to do when you find a place
- Preparing for your new apartment
- Issues with Security Deposits
Before you begin...

- Determine what kind of living situation you desire...
  - Roommates, distance, etc...

- But also determine what kind of living situation is affordable and realistic...
  - Create a budget, but be honest with it.
Living Considerations

- Living on your own or with others?
  - Tradeoffs between cheaper expenses and dealing with roommates
- Distance from UCLA and transportation options?
  - Walk to campus; ability to get on-campus parking; living next to a bus route to campus (BruinGo!)
- Move-in date and Lease Options
  - Does it coincide with your current lease and/or the academic year?
  - Do you need a fixed 12-month lease? Or do you need a shorter 6-month or “month to month” lease?
Budgeting your expenses

- How much can you honestly afford?
  - Include your guaranteed income sources: financial aid, employment, and help from your family.
- Rent will most likely be your largest monthly expense, besides tuition.
- Factor in fixed monthly expenses, such as utilities and transportation/parking.
- Then add variable costs, such as food/groceries, personal items, and entertainment.
- If you end up with a money shortage, then you will need to reduce your rent and/or fixed and variable costs.
## Local Rental Prices

### Average Apartment Rates: July - December 2010

<table>
<thead>
<tr>
<th></th>
<th>Westwood 90024</th>
<th>West L.A. 90025</th>
<th>Palms 90037</th>
<th>Brentwood 90049</th>
<th>Rancho Park 90064</th>
<th>Santa Monica 90401-90411</th>
</tr>
</thead>
<tbody>
<tr>
<td>Room in Private Home</td>
<td>$960</td>
<td>$814</td>
<td>$766</td>
<td>$972</td>
<td>$845</td>
<td>$810</td>
</tr>
<tr>
<td>Studio</td>
<td>$1,146</td>
<td>$957</td>
<td>$878</td>
<td>$1,296</td>
<td>$1,038</td>
<td>$1,181</td>
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<tr>
<td>1-bedroom apartment</td>
<td>$1,497</td>
<td>$1,152</td>
<td>$1,195</td>
<td>$1,447</td>
<td>$1,177</td>
<td>$1,597</td>
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<tr>
<td>2-bedroom apartment</td>
<td>$2,267</td>
<td>$1,674</td>
<td>$1,504</td>
<td>$1,841</td>
<td>$1,640</td>
<td>$1,938</td>
</tr>
<tr>
<td>Condo</td>
<td>$2,215</td>
<td>$2,409</td>
<td>$1,498</td>
<td>$2,070</td>
<td>N/A</td>
<td>$2,500</td>
</tr>
<tr>
<td>Guest House</td>
<td>$1,200</td>
<td>$1,117</td>
<td>$1,125</td>
<td>$1,000</td>
<td>$988</td>
<td>$1,125</td>
</tr>
</tbody>
</table>
Example of Monthly Expenses Estimate

2 bedroom/4 occupant apartment in Westwood Village (not including tuition and books)

<table>
<thead>
<tr>
<th>[Each Occupant]</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent (Westwood Village)</td>
<td>$ 753</td>
</tr>
<tr>
<td>Utilities/Internet</td>
<td>$ 70</td>
</tr>
<tr>
<td>Cell Phone</td>
<td>$ 50</td>
</tr>
<tr>
<td>Food and groceries</td>
<td>$ 412</td>
</tr>
<tr>
<td>Incidentals/Entertainment</td>
<td>$ 80</td>
</tr>
<tr>
<td>Transportation (BruinGo!)</td>
<td>$ 30</td>
</tr>
<tr>
<td><strong>Estimated Total</strong></td>
<td><strong>$ 1395</strong></td>
</tr>
</tbody>
</table>
Beginning the search!

- Now that you know what you want and what you can afford, it is time to start looking.
- Seriously start searching about 4-6 weeks prior to your desired move-in date.
- Utilize your resources:
  - Search the Internet and Rental Listings
  - Network! Tell friends and coworkers – anyone can be a potential lead on a place.
  - Visit neighborhoods and search for “For Rent” signs or “For Lease” signs.
Besides on-campus housing, UCLA offers apartments in Westwood, Palms, and Mar Vista.

Eligibility:
- Single UCLA undergraduates, graduates, faculty/post-docs.
- Students/faculty with spouses and same-sex domestic partners and/or children.

View buildings, rates, and submit an application ($30) at [www.housing.ucla.edu](http://www.housing.ucla.edu)
For non-University owned housing

**www.cho.ucla.edu** – CHO’s website

- Search for Vacant/Shared/Sublet/Roommate Listings
- You can also market yourself as someone who is looking for a roommate or someone one who is available as a roommate

CHO Website Publications

- Rental Rate Survey, ZIP Code Map, Neighborhood Profiles
- Commonly used legal rental forms
Other Resources to Utilize

- [www.lifeafterdorms.com](http://www.lifeafterdorms.com)
  - Free service for UCLA students that allows you to search for apartments

- [www.dailybruin.ucla.edu](http://www.dailybruin.ucla.edu)
  - UCLA’s student-run newspaper contains a Rental Listings section, focused mainly on apartments.

- [www.bruinwalk.com/apartments](http://www.bruinwalk.com/apartments)
  - Not sure about how things may turn out with your prospective apartment? This website provides reviews from students for a large number of apartments in the Westwood area.
What should I look for?

- You know how much rent is affordable to you...
- Measure tradeoff between distance from campus vs. roommates vs. rent amount.
- Living on your own: studios, guest houses.
- Living with others: apartments, condos, houses, roommate needed, and room in private home.
Where to look for apartments?
Transportation Options

- Parking Options in Westwood
  - Apartments usually contain 1 space per bedroom.
  - Additional spaces sometimes are rented out for around $50-$150 per month.
  - Street parking is very limited.
  - Parking on campus – www.transportation.ucla.edu

- Public Transit
  - BruinGo! Allows UCLA students/staff/faculty to ride the Big Blue Bus and Culver City Bus for 35 cents/ride or $30/quarter.
  - Research routes at www.bigbluebus.com and www.culvercity.org
  - Passes are sold at www.transportation.ucla.edu
Selecting Your Apartment

- Schedule an appointment to see the actual apartment unit and meet the property manager in person.
- Run the faucet to feel that the water pressure is normal.
- Do not sign the lease on the basis that the manager has told you things will be fixed!
- Does the area seem quiet or noisy?
- Is parking available?
- Are any utilities included?
- Know the surrounding areas and the amenities, i.e., close to a bus stop, by a grocery store...
Sealing the deal

- Complete the application and wait for credit check.
  - Typically these contain non-refundable fees between $15 and $40

- Signing the lease......
  - Make sure that the terms are correct and the starting and ending dates of the lease are as you wanted.
  - Read the terms for your deposit, i.e. How much is it? When can you get it back?
  - A lease is a legal document! Know what you are agreeing to!
Leaving your old apartment

- Give your current landlord a “30-day Notice to Vacate,” even if your lease will be expiring
  - [http://www.cho.ucla.edu/housing/formd.pdf](http://www.cho.ucla.edu/housing/formd.pdf)

- You may request the landlord to perform a “pre-inspection” of your apartment 14 days prior to move-out
  - Landlord will give you a list of items needing fixing
  - You may choose to fix the items or let landlord deduct items from your security deposit

- Confirm with landlord the time and date to move-out and give back your keys
Preparing for your new apartment

- Prior to move-in, confirm with the landlord:
  - Move-in date
  - Location and time to pick up the keys
  - Any amount due, such as 1st month’s rent or security deposit.

- Establish utility service if they are not included
  - Electricity – www.ladwp.com
  - Gas – www.socalgas.com
  - Cable/Internet/phone – Verizon, AT&T, or Time Warner
Move-in day

- After you have picked up the keys and are ready to move-in, remember to inspect the apartment for damage and problems.
  - The landlord may have already scheduled to do this with you.
  - Regardless, document everything wrong, no matter how minor.
  - Take pictures of everything.
  - If your landlord is not present, e-mail or send landlord your list of issues.
  - If your landlord promises to fix them, have it in writing. If not, keep this as documentation in the future against any deductions from your security deposit.
Problems with Getting Your Deposit Back……..

- The landlord has 21 days from the date of your vacancy to either give you back the deposit in its entirety or provide a checklist or letter stating why you are not getting any or some of your deposit back.

- If you wait the full 21 days and have yet to receive any notice, you can send a formal certified letter to your landlord stating that you are owed the full deposit back because the allotted days for their action has surpassed. They have 7 days to respond from the day they receive the notice. If you hear nothing at that point.............
Located at A239 Murphy Hall

“provide legal counseling and assistance regarding a wide range of legal issues to all currently registered and enrolled UCLA students. We are able to help students with a variety of problems, including landlord/tenant relations”

www.studentlegal.ucla.edu or 310-825-9894

You are entitled to sue for the money in small claims court
Questions?

1st Floor Sproul Hall
310-825-4491
www.cho.ucla.edu
www.housing.ucla.edu/ask