Greetings,

This bulletin board has been designed to be scaleable based on the size of your bulletin board. You can omit slides such as the “mythbusters” slides if you do not have enough room. Please see the next slide for an example of the board’s layout.

If you have any questions about the content or are looking for assistance for yourself or another individual in locating housing off-campus, please contact our office at 303.492.7053, via email at och@colorado.edu, or social media (Facebook/Twitter) @CUOffCampus.

Many thanks in your help to educate students about off-campus life!

-Off-Campus Housing & Neighborhood Relations

January 2016
How to find your fit with housing off campus
**MYTH:** It is easy to change your mind after signing a lease

**TRUTH:** This is not true! It can be very costly and time prohibitive to get out of a lease, if at all. Students should carefully review their potential housing options beforehand and make informed rental decisions after considering factors such as cost/financial obligations, preferences, roommates, and liability (joint and several or independent)
**MYTH:** There are standard leases

**TRUTH:** No two leases are created equal. Although there is a Boulder Model Lease, Property Managers and Landlords create leases based specifically on their properties and/or company. It is important for students to review their leases before signing and to consider having an attorney or legal advisor review it. Even better they can get a free lease review with Bruce Sarbaugh in our office!
**MYTH:** Students can have as many roommates as they want

**TRUTH:** The City of Boulder has an over-occupancy code for private houses or units. For a low-density area only 3 unrelated individuals can co-occupy a space. For a high-density area (such as the Hill) only 4 unrelated individuals can co-occupy a space. A space is defined as having a separate entrance, bathroom, and kitchen area. We recommend checking with the City’s zoning office to confirm occupancy limits.
LEASE TYPES

SHORT TERM/TEMPORARY (<6 months)
A short term lease is one that is generally 3 months or less. These options are less available and may come furnished with a bed or other accommodations.

ACADEMIC YEAR (9 months)
An academic year lease term is generally for the length of the academic year (August-May) although in Boulder these options are usually rare.

YEARLY LEASE (12 months)
A yearly lease is one which runs 12 full months from the date of signing. Generally speaking this is the most common lease type available. Many yearly lease options come unfurnished.

SUBLET
A sublet can be any length term as you are taking over a portion of a lease already signed by another party.
Once you sign a lease or housing agreement you are a tenant and have rights that are outlined by local, state, and federal guidelines and in many cases, laws.

**GENERAL RIGHTS**

- You cannot be evicted without proper notice.
- You have the right not to be discriminated against during the tenancy or rental periods.
- You have the right to have your unit be properly serviced and repaired, if needed, in an appropriate amount of time.
- Your landlord has the right to entry of your unit for reasonable situations such as emergency maintenance or life-threatening situations. However, you do have the right to inquire how your landlord or property manager would expect to communicate with you about reasonable entry into your unit.
- You have the right to have your security deposit returned at the end of your lease minus any outstanding rent or damage beyond what is deemed reasonable wear and tear.
In many cases you may be able to select your own roommate when living off-campus provided you are not subletting.

- Many properties are now leasing with individual liability vs. joint liability. This means that you are responsible for your rent and any damages to your living space (which may or may not include common areas such as a patio, living room/kitchen/bathroom) but that your roommate or roommates will be responsible as well for their respective areas.
- You do often have the right to select your utility services such as cable, electricity, and water if they are not included. Some properties may strongly recommend usage of a particular company or service. This is a good thing to speak to potential roommates about to determine how responsibilities will be distributed for these services.
- You can complete a roommate agreement on our website located here.
QUESTIONS TO ASK WHEN LOOKING FOR HOUSING

Think about the following questions as you begin your search for housing

• What is your budget?
• Do you want to have a roommate(s)?
• Do you want/need furnished housing (ie: bed, desk, dresser) or unfurnished housing?
• How far do you expect/want to commute to Boulder/University? (Most students choose to live within Boulder to be within close proximity to classes and social activities)
• What resources might you need within the community or close proximity? (ie: grocery stores, restaurants, pharmacy, laundry, etc.)
• How long will you need a place for? (Most leases are 12 months although you may also find limited 6 month or shorter leases)
• Will you need a guarantor or co-signer?
## Glossary of Common Rental Terms

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
<th>Abbreviation</th>
<th>Description</th>
<th>Abbreviation</th>
<th>Description</th>
<th>Utilities included—usually water, electricity and gas</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/C</td>
<td>Air Conditioning</td>
<td>LG</td>
<td>Large</td>
<td>Util Incl</td>
<td>Utilities included—usually water, electricity and gas</td>
<td></td>
</tr>
<tr>
<td>BKR</td>
<td>Broker</td>
<td>LOC</td>
<td>Location</td>
<td>W/D</td>
<td>Washer/Dryer</td>
<td></td>
</tr>
<tr>
<td>G/E</td>
<td>Gas and electricity</td>
<td>MO</td>
<td>Monthly</td>
<td>OSP</td>
<td>Off-Street Parking</td>
<td></td>
</tr>
<tr>
<td>HF BTH</td>
<td>Half Bath means a bathroom with no shower or bathtub</td>
<td>Ref</td>
<td>References</td>
<td>EFF</td>
<td>Efficiency/Studio</td>
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- **A/C**: Air Conditioning
- **BKR**: Broker
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- **W/D**: Washer/Dryer
- **OSP**: Off-Street Parking
- **EFF**: Efficiency/Studio
Condo/Flat/Apartment

This type of housing is most common in Boulder and the surrounding areas. Many students will choose to live in a 1 or 2 bedroom apartment although there are also many 4 bedroom apartments available that several students will move into together.

House

This type of housing is the second most popular option for students living in Boulder. Many students will decide to live together in a larger house that may have several roommates/tenants. Housing can be managed by a single property manager or managed by a larger property management company.

Townhouse

This type of housing is less frequently seen within the City of Boulder and is not as popular with students. In many cases town homes are only available if you are looking to purchase the unit. In this scenario, you would be responsible for paying a monthly mortgage payment in the same manner as if you decided to purchase a home.
POPULAR NEIGHBORHOOD AREAS IN BOULDER

- North Boulder
- Goss Grove
- The Hill
- East Aurora
- Martin Acres
# AVERAGE RENTAL RATES BY YEAR

<table>
<thead>
<tr>
<th>Apartment Size</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Efficiency</td>
<td>$708</td>
<td>$728</td>
<td>$780</td>
<td>$904</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>$838</td>
<td>$873</td>
<td>$942</td>
<td>$1,029</td>
</tr>
<tr>
<td>Two Bedrooms</td>
<td>$1,169</td>
<td>$1,259</td>
<td>$1,302</td>
<td>$1,432</td>
</tr>
<tr>
<td>Three Bedrooms</td>
<td>$1,701</td>
<td>$1,914</td>
<td>$1,983</td>
<td>$2,199</td>
</tr>
<tr>
<td>Four Bedrooms</td>
<td>$2,249</td>
<td>$2,900</td>
<td>$3,502</td>
<td>$3,544</td>
</tr>
</tbody>
</table>
OUR STUDENT SERVICES

**Apartment Complex Guide** This guide provides pricing, room options, and information about properties throughout Boulder. In addition, it lists resources such as vendors and other places students can search for housing.

**Annual Housing Fairs** Our 2 annual housing fairs (January 20th and February 24th) are our largest events of the year pulling in over 3,500 attendees and over 45 property management companies and landlords. This year will be our 31st year offering the housing fairs.
OUR STUDENT SERVICES

Ralphie’s List (ralphieslist.colorado.edu) provides a comprehensive listing of available housing in the area. Property managers sign-up with our campus provider, On-Campus Partners, to list on RL. Students can also post sublets or search for roommates. Unlike many of the other student-fee funded resources we provide, RL is available to the entire campus community including faculty and staff. You can login with your CU identikey and password.

Free legal advice and consultation by our in-office attorney, Bruce Sarbaugh. Bruce provides general landlord tenant advice, lease reviews, and can assist with security deposit issues. Bruce also chairs our Landlord-Tenant Advisory Board (LTAB) if a tenant has an issue or concern that cannot be resolved between themselves and their property manager. Appointments are available by calling our office at 303.492.7053 or coming to see us in UMC 313. Bruce is available on Tuesdays and Fridays.
THINGS TO KNOW ABOUT LIABILITY

JOINT AND SEVERAL LIABILITY

- Commonly, there are two different contracts you would sign if you were going to rent an apartment or house with other people. The first is a Joint and Several Liability lease. The lease will state if more than one person signs the lease as a tenant, the lease may state that their obligations are “joint and several.” Which means; the individual is responsible not only for his or her personal obligations, but as well as the obligations of all other tenants. That includes paying rent and performing all other terms of the lease.

INDIVIDUAL LIABILITY

- The second typical lease is an individual liability lease. This lease states if more than one person signs the lease as a tenant, the lease may state that their obligations are “individual.” Which means; the individual is solely responsible for his or her specific obligations. For example, paying rent and performing all other terms of the lease.
WHAT YOU SHOULD KNOW BEFORE SIGNING YOUR LEASE

- Get to know your potential roommates / know your landlord
- Know the occupancy limit of the unit
- Take a tour of the place
- Talk to past tenants to get a good feel for the place
- Get ALL communication in writing or e-mail
- Don’t sign too early- you might change your mind
- Get a free lease review (UMC 313)
- Know your lease and sign a roommate agreement
- Fill out a check-in sheet and take pictures
- Contact utility companies to receive service