

FINDING HOUSING OFF CAMPUS

Maximizing your search for off-campus housing

Where to Look

- offcampushousing.regis.edu is Regis's official website to find housing listings located near Regis University
 - This website also includes a roommate finder and messages boards to buy/sell furniture and communicate with other Regis students.
- Popular neighborhoods near campus to search for housing include:
 - Berkeley
 - Regis
 - Highlands
 - Chaffee Park
 - Sunnyside
 - Lakeside
 - Sloan's Lake
 - Wheat Ridge
 - Arvada
 - Westminster

Things to Consider In Your Search

Everyone has different priorities when it comes to housing selections. Ask yourself what is important to you.

- **Location:**
 - How long does it take to travel to campus?
 - Can you walk/bike or do you need to drive to campus?
 - Is it close to public transportation?
 - Is it close to other things like grocery stores, restaurants, laundromats, recreational facilities, social activities?
 - Are there other students nearby, or is it mainly a single family neighborhood?
- **Personal Safety**
 - Would you feel comfortable living there day and night?
 - Are all windows and doors in good condition and lockable?
 - Are there smoke/carbon monoxide detectors?
 - Is there more than one fire exit from the unit?
 - Is the entrance well lit?
 - Is your view blocked by shrubs?
 - Who has access to the house key, and when were the locks last changed?
- **Beware of Scams:**
 - Do not rent a place you only looked at online or in a newspaper. Make sure you tour the property first. Always bring a friend on your tour.
 - Never share personal information beyond your first and last name and contact information.
 - Be extra cautious of special deals to get you to sign a lease fast and early.

- **Housing Unit Considerations:**

- Is the unit furnished? If so, what is included? Is the furniture in good condition?
- What utilities (electric, gas, water, sewer, garbage, cable, Internet) are provided and who pays for each of them?
- Are pets allowed? If so, what are the limitations? What are the additional costs?
- Are laundry facilities provided?
- Are kitchen appliances in working order?
- Are the ceilings and walls in good repair? Is the carpet/floor clean?
- Does the plumbing work? Is there a good supply of hot water (ask current tenants)?
- Are there sufficient electrical outlets, and do they work?
- Are there adequate telephone and/or cable jacks? Is it cable/Internet ready?
- Will moving in and out be difficult because of stairs or narrow hallways or doorways?
- What type of parking is available? Do you need a permit to park on the street? Is the parking sufficient? Is the parking area well lit?
- Is there any evidence of pests?
- If looking at renting an apartment, can you hear the people above or below you?
- Is there enough storage space (closets, basement, garage, etc.)?

- **Your Responsibilities**

- Who is responsible for snow shoveling?
- Who is responsible for mowing the lawn?
- Does the lawn have to be watered or is there a sprinkler system? Who pays for the water?
- Who is responsible for pest control?
- Are you responsible for your own maintenance, or is there a maintenance service provided?
- Has the unit been cited for a code violation recently?

- **Other Considerations**

- What is your total monthly budget, including rent and utilities (remembering to also think about the cost for food, transportation, and other necessities)?
- How much is the rent? What is included in the rent (e.g. trash, water)?
- How long is the lease? What months does it cover? If you go on an internship or a study abroad trip during the lease, is subleasing your space allowed?
- Who is responsible for paying utilities hookup/installation fee?
- What is NOT included in the rent?
- What type of heating is used (gas or electric), and how may that impact your heating bill?
- What are the late fees if you do not pay your rent on time?
- If you own a pet, what is the pet fee and/or pet deposit?