

Must Know!

Avoiding Scams

1. Utilize Northeastern's Off Campus Database mentioned in this pamphlet.
2. Stay informed about market rental prices and exercise caution with listings that appear "too good to be true" (e.g., unusually low rent).
3. Inspect the apartment in person or through live video walk-through before making any payments to ensure its existence and legitimacy of the lessor.
4. Be cautious of landlords who claim to be abroad and are unable to meet in person.
5. Refrain from sharing your financial information with anyone.
6. Avoid using cash, MoneyGram, Venmo, or other cash apps for payments.

Seek assistance from Off Campus Engagement and Support for any housing concerns.

Key Terms

- Addendum: Additional provisions to the lease document.
- Co-signer/Guarantor: Party responsible for paying tenant's debt in case of rent default.
- Landlord/Lessor: Property owner.
- Lease: Legally binding contract for renting property.
- Property Manager: Oversees daily property operations.
- Realtor/Broker: Agent for apartment rental transactions.
- Security Deposit: Sum paid by tenants before moving in, refundable within 30 days if no damages caused.

Understanding your Lease

A lease term is typically 12 months. Only sign your lease after fully reviewing and understanding the clauses.

Common Lease Terms

- Jointly and Severally: All parties have joint liability; each party is responsible for obligations.
- Legal Tenancy: Only individuals named on the lease as tenants or lessees are legally permitted to reside on the premises.
- Right to Entry: Your landlord has the right to enter the apartment after giving a reasonable notice for any valid reason.
- Lease to Maintain: You are responsible for reporting maintenance issues and the upkeep of the apartment including all appliances and amenities. The landlord is responsible for the repairs needed due to typical wear and tear.
- Sublet Rules: You must acquire written permission from your landlord before subletting. Sunletting fees are common.
- Disturbance: You are not to disturb your neighbor with excessive noise, music, guests etc.



Scan for Lease Resources

Upfront Fees

You must prepare the following fees and deposits when signing the lease:

- First month's rent
- Last month's rent
- Security deposit (usually one month's rent)
- Broker's fee (if you used a realtor, usually one month's rent)

Rental costs: northeastern.edu/rental-costs/

International Student Apartment Guide

Must knows to find the right apartment for you



Off Campus Engagement and Support

northeastern.edu/offcampus

offcampus@northeastern.edu

(617) 373-8480

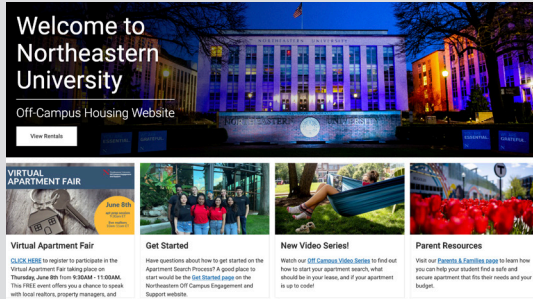
151 Speare Hall



Book a meeting with us

Apartment Search

Use the **Northeastern Housing Database** to find apartment listings, realtors, and roommates. Visit aptsearch.northeastern.edu to begin!

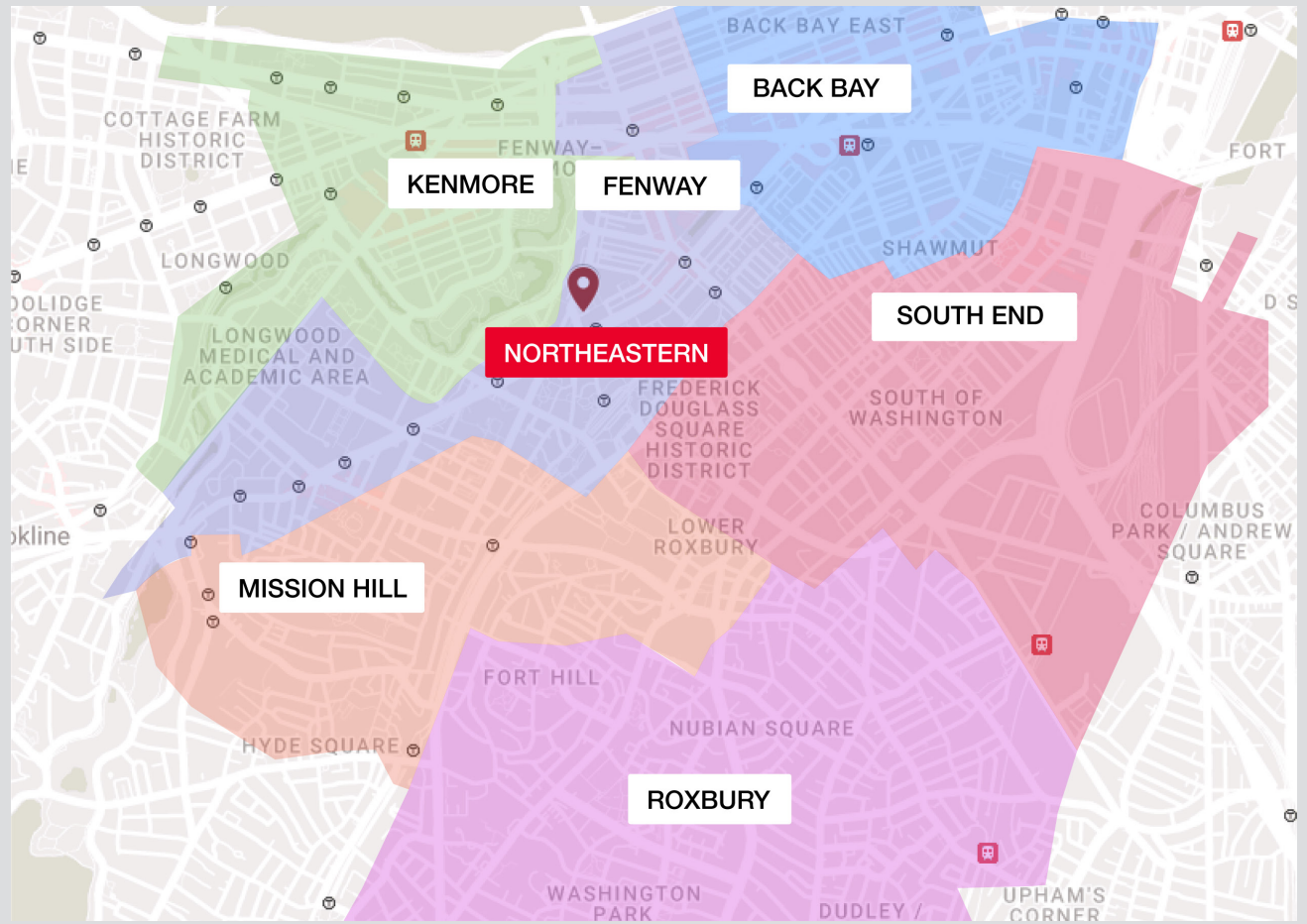


Find a Roommate

Create a roommate profile to connect with fellow students and find potential roommates. Message students directly to find someone you like.

To Secure an Apartment

1. After finding an apartment you like, contact the property realtor or landlord.
2. Schedule a tour (in person or virtual) with the agent or landlord.
3. If the apartment meets your standards, complete the rental application (be aware of any non-refundable clauses). Take pictures of the state of the apartment!
4. Receive the completed lease and read through it in detail to know your rights and responsibilities. (see: Understanding Your Lease and QR below).
5. Communicate with your landlord if you have issues or requests about clauses/addendum on the lease.
6. After you agreed to the terms of the lease, sign it and pay the upfront fees. Make sure to get a hard copy of the lease for yourself.
7. Confirm key pickup with your realtor/landlords.



Before You Start

Neighborhoods and Prices

Research neighborhoods near Northeastern (our guide: northeastern.edu/offcampus/).

Prepare for your apartment search by asking these important questions:

- What type of apartment am I looking for? How many bedrooms do I need?
- Which neighborhoods are suitable for me?
- Do I need roommates?
- Who will be my co-signer (see key terms)?
- Will I require temporary housing before moving in?
- Do I have my visa and I-20 to show?

northeastern.edu/rental-costs/

	Studio	1 Bed	2 Bed	3 Bed
Fenway	\$1800– \$2,800	\$1800– \$3,400	\$1900– \$4000	\$3400– \$5000
Mission Hill	\$1300– \$2500	\$2600– \$3200	\$3200– \$4400	\$3200– \$4000
Roxbury	\$1300– \$1600	\$1400– \$1900	\$2500– \$3500	\$3200– \$4400
South End	\$2000– \$2600	\$2100– \$2600	\$3000– \$4200	\$3700– \$4700
Back Bay	\$1900– \$2400	\$2400– \$3500	\$3000– \$4650	\$4500– \$5200
Jamaica Plain	\$1600– \$1900	\$1700– \$2100	\$2700– \$3100	\$2800– \$300