Searching for an Apartment

Off-Campus Student Services
Off-Campus Student Services (OCSS)

SERVICES

- Develop Transferable Life Skills
- Foster Personal Growth
- Support Students in Their Housing Search
- Provide Safety Education
- Connect Students to USF/SF
- Strengthen Neighborhood Relations
- Educate Students on Civic Responsibility
- Aid in Roommate and Landlord Mediation

- SUPPORT
- EDUCATE
- PREPARE
The San Francisco Housing Culture
The rich culture of the city makes San Francisco a popular place to live. Tech company migration has brought a new population into the city. Lack of space in the city, and inevitably on campus, makes it difficult to expand housing.
San Francisco Housing Culture

Available units can vary in type of space, including:

- Private apartments
- Private bedrooms in a shared space (house/apartment/condo/flat)
- Shared bedrooms in a shared space

**Leases are typically 12 months.** If looking your student is looking for a space for less than 12 months, we recommend they look into subletting.

San Francisco runs on a 30 day cycle, meaning that postings for vacancies will typically be advertised 30 days prior to the move in date.

**Landlords will not typically “hold” an apartment.** If the space is open, the money is immediately needed to secure it.

Example of a typical first month’s rent: $1,500 \( \text{rent} + \text{deposit} \) = average of $3000 for first payment.

San Francisco honors **rent control** for rental units with a **certificate of occupancy** before June 13, 1979.
### Average Rent Prices for the USF Student

#### Shared Rental Spaces

<table>
<thead>
<tr>
<th></th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shared Bedroom in a Shared Space</td>
<td>$850-$1,100/month</td>
</tr>
<tr>
<td>Private Bedroom in a Shared Space</td>
<td>$1,200+/month</td>
</tr>
<tr>
<td>Studio Apartment</td>
<td>$2,453/month</td>
</tr>
</tbody>
</table>

#### Home Rentals Near Campus (taken from RentJungle.com)

<table>
<thead>
<tr>
<th></th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Bedrooms/Collingwood St.</td>
<td>$10,672/month</td>
</tr>
<tr>
<td>4 Bedrooms/9th Avenue.</td>
<td>$15,875/month</td>
</tr>
</tbody>
</table>

#### Home Prices Near Campus (taken from: Zillow.com)

<table>
<thead>
<tr>
<th></th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Home Price/Haight Ashbury</td>
<td>$1,411,800</td>
</tr>
</tbody>
</table>
What are the neighborhoods USF students typically live in?

High percentage of USF students live in Richmond & Sunset Districts, USF/Panhandle, and NOPA/Western Addition.
What are the neighborhoods USF students typically live in?

Other options: Average
Oakland-$2503 (east bay)
Berkeley-$2557 (east bay)
Fremont-$2150-(east bay)
Pleasanton-$2117 (east bay)
Walnut Creek-$2659 (east bay)
Daly City-$2576 (south)
S. San Francisco $2694 (south)

http://www.sanfrancisco.com/neighborhoods
Q: Is it more expensive to live off campus?

<table>
<thead>
<tr>
<th>Pedro Arrupe Hall</th>
<th>Semester</th>
<th>Annual (Fall 2018/Spring 2019)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small Double Room</td>
<td>$4,680</td>
<td>$9,360</td>
</tr>
<tr>
<td>Large Double Room</td>
<td>$5,225</td>
<td>$10,450</td>
</tr>
<tr>
<td>Small Single Room</td>
<td>$6,215</td>
<td>$12,430</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Loyola Village Apartments</th>
<th>Semester</th>
<th>Annual (Fall 2018/Spring 2019)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment Type I Double</td>
<td>$6,010</td>
<td>$12,020</td>
</tr>
<tr>
<td>Apartment Type II Double</td>
<td>$6,185</td>
<td>$12,370</td>
</tr>
<tr>
<td>Apartment Type III Double</td>
<td>$6,405</td>
<td>$12,810</td>
</tr>
<tr>
<td>Apartment Large Single</td>
<td>$6,695</td>
<td>$13,390</td>
</tr>
</tbody>
</table>
How likely is it that my student will get an on campus space?

- There are 2400-2500 overall beds on USF’s campus
- First year students are housed first ~1400 -1500 spaces
- After first years are housed, continuing students fill the leftover spaces.
- The waitlist averages about 800 students per year.

The following breakdown shows what portion of each class typically gets offered housing:
- Sophomores: 50%
- Juniors: 40%
- Seniors: 10%
- Graduate Students: 0%
Beginning the Housing Search
What the first steps in the search?

Know the Market
- Acknowledge the housing culture of San Francisco
- Understand the price ranges you’ll be navigating
- Rent vs. Buying

Identify Your Budget and Move In Date
- Assess your values, priorities & flexibility
  Speak with a financial planner or real estate if interested in buying

Start Your Search
- Organize and prepare finances & renters data
- Designate a co-signer if needed
- Narrow down housing options
- Create a bio post and send out to prospective landlords and roommates
- Work with OCSS for support and resources
Where to Find Postings

- [offcampushousing.usfca.edu](offcampushousing.usfca.edu)
Where to Find Postings

- [offcampushousing.usfca.edu](offcampushousing.usfca.edu)
Where to Find Postings/social media

- Facebook Groups:
  - **Outside USF**: Friends Looking for SF Housing! - Anjou; Affordable Housing for Ok People: Bay Area; San Francisco Bay Area- Roommates, Rooms, Apartments, and Sublets; Bay Area Rentals and Sublets; SF Roommate Exchange
  - **Inside USF**: USF Housing; University of San Francisco Off-Campus Housing, There are various housing pages based off class year (example: USF Class of 2020), interest groups, or social organizations.
Where to Find Postings (website)

- ApartmentRatings.com
- Apartments.com
- Campuscribz.com
- Craigslist San Francisco
- Lovely.com
- MyApartmentMap.com
- MyCheapApartments.com
- MyNewPlace.com
- Oodle.com
- Padmapper.com
- RentalGuide.com
- Trullia.com
- Zillow.com
- Real Estate Agent
Finding Roommates

- Students find roommates and spaces a variety of ways.
- At times, students prefer to meet a roommate(s) and dive into the search together. Other times, students prefer to conduct the search alone, and then find roommates once a space is secured.

Roommate Finders
- USF Housing Database
- Roommate Finder
- Roommates.com
- Easyroommate.com

Being a Master Tenant
- A master tenant is the individual who has been on the lease the longest.
- Responsibilities of a master tenant typically include being in charge communication with landlord and serving as “voice and face” of apartment.
Short Term Accommodations

USA Hostels
711 Post Street, SF
415 440 5600
www.usahostel.com

Hostel International: City Center
685 Ellis St, SF
415-474-5721
www.norcalhostels.org

Adelaide Hostel
5 Isadora Duncan Ln, SF
415-359-1915
adelaidehhostel.com

Student Housing
875 Post Street, SF
415-400-4978
SanfranciscoStudentHousing.com

Encore Express
1353 Bush Street
415 816-6207
http://encoreexpresshotel.com

Vantaggio Suites
https://vantaggiosuites.com/locations/mcallister-street

Latitude 38 Housing Services
(3 month lease min.)
www.sfhousingservices.com

The Homeshare
(12 month lease min. with occasional options for short term)

Please note that USF Off Campus Housing does not endorse or recommend any of the websites or information you may find while using these resources.
OCSS and San Francisco Partners

For a complete list, please visit USF OCCS Vendors
https://myusf.usfca.edu/student-life/off-campus-housing/vendors

- Sanfrancisostudenthousing.com
- Homematchsf.org
- Fliplease.com (subletting)
- Thehomeshare.com
- Parkmerced.com
- dholt@maximusrepartners.com
- Climbsf.com; liz@climbsf.com
- Janice Lee: www.JaniceLeeHomes.com
OCSS and San Francisco Partners

Antony Erlec: Realtor
A USF alumnus and San Francisco native, Antony Erlec is here to help USF students and families navigate the housing market in the city. Antony is a great resource to those looking to buy property in San Francisco.

Rubi Kawamura
Sales Associate
Call BRE#: 01706663
Email: rubi.kawamura@cbnorcal.com
Phone:
(510) 486-1495 office
(415) 613-3285 direct
Office: Berkeley
1495 Shattuck Ave, Berkeley, CA 94709
Set Rubi as your preferred agent

Antony Erlec, Realtor

Rubi Kawamura, Coldwell Banker Sales Associate

JANICE LEE
415-832-9151
International President's Premier
JaniceFLee@gmail.com
www.JaniceLeeHomes.com
CalBRE #01720205
What’s on the SF market?

$1,650/Month Private Bedroom in a Shared House:
Outer Richmond District
Posted 6/20/2018

Found on University of San Francisco (USF) Housing, Sublets & Roommates Facebook Page
What’s an example of post with potential?

Realistic rent listed for an apartment of the appropriate size. If shared between 2 students, rent would amount to $1450 each per month.

An excellent location – the unit is blocks from USF.

Good amount of clear photos of rental unit.

Exact building and unit address is provided.
Securing a Space
What would increase rental cost?

- Newly remodeled appliances or areas
- Hardwood floors/natural light
- Close and easy access to public transportation
- Desirable location (near USF or popular area/tourist attractions, and potentially with a view)
- Space, garden, or rooftop access
- Ability to have furry friends (especially dogs) – pets also limit housing options
- Parking/laundry facility is included with apartment rental
What questions should your student ask the property manager/landlord?

- **Rent:** How much; When it is due; When is the move in date?
- **Deposit:** How much; How will it be used; How and when is it refunded?
- **Damages:** Who pays for breakage or other damages over and above normal wear and tear - individuals, or all occupants?
- **Subletting:** Is it permitted; What is the procedure?
- **Roommates:** Should all roommates sign the lease; Are roommates responsible for only a portion of the rent; If someone moves out must the remaining roommates make up the difference?
- **Alterations:** May the unit be altered, such as painted; Can you hang pictures on the wall (and how)?
What to Look for Before Signing a Lease

- A **lease** is created to protect the owner of a property. Understanding the responsibilities of both your student and their landlord is crucial for protecting yourself and your wallet.
  - **Subletting:** Does the landlord allow you to bring in temporary tenants?
  - **Monthly Payments:** How much will your student owe each month and what utilities does this include? How will you make the payment, to who and where? When do you have to make payments?
  - **Community Rules:** Are parties and alcohol allowed? Is there a noise curfew? What are the penalties for breaking these rules?
  - **Termination Options:** Understand how you can cancel the agreement if need be.
  - **Length of the Lease:** When exactly does the lease start and end? What happens when the lease ends? Is there an option to extend the lease?
  - **Renter’s Insurance:** Is insurance required?
Rental Packet

OCSS provides a rental packet to each student during our 1:1 student appointments. A rental packet includes:

- **Example of Renters Resume**: A resume very similar to an employment resume, but used to show rental history and financial stability.

- **Example of a Roommate Agreement**: Written guidelines to ensure a respectful living environment.

- **Example of a Reference Letter**: Letter to verify character and responsibilities of rentee.

- **Example of Co-Signer Agreement**: If a co-signer is needed, this document provides a guideline of what would be signed.

- **Credit Report Information**: A one page explanation of a credit score.
Avoiding Scams

- A **rental scam** occurs when would-be tenants are tricked into paying an upfront fee to rent a property. In reality, the property does not exist, has already been rented out, or has been rented to multiple victims at the same time.

- **Helpful tips to avoid scams:**
  - Never make a deal with or mail cash.
  - Demand to see a written lease.
  - Meet with the landlord in person.
  - See the apartment in person prior to signing a lease or transferring funds.
  - Speak with current tenants.
  - Be aware of the current market rates.

- **Red Flags**
  - Stock photos used in a rental posting.
  - Inability to find the address of the unit online.
  - Being asked to wire money for any reason.
  - Price of unit is significantly lower than the market rate.
Summary

The Off Campus Student Services Office is here to support your student in their search for finding an apartment. We will work with them in providing resources, help and tips/leads as they become available.

Please note however we cannot guarantee SF housing for your student and therefore it will be up to you to treat the process as a priority.

USF WEBSITE
- Offcampushousing.usfca.edu
- usfca.edu/student-life/off-campus-housing

CONTACTS:
- Andrea Rocha rochaa@usfca.edu or (415 422 4057)
- OCSS: usfcaoffcampus@usfca.edu
Main Takeaways

- Finding housing in San Francisco is a competitive endeavor but it can be done.
- There are MANY success stories- don’t get discouraged
- Living off campus provides an great opportunity for growth and experiences
- When you see a "for rent" sign, be prepared to contact the landlord immediately.
- When you are viewing a property, bring your Renter's Resume and checkbook. Be prepared to make a deposit if you are interested in the space.
- Encourage your student to network via every method they have available (friends, groups, social medial, etc…)
- Never send money without verifying the legitimacy of the apartment/house/space