

Understanding your Lease

Avoiding Scams

1. See the apartment in person before you send any money to ensure that the property exists and that your lessor is legitimate.
2. Do not share your financial information with anyone.
3. Stay updated on market prices for rentals. Be cautious of listings that seem “too good to be true,” such as very low rent.
4. Never pay with cash or MoneyGram.
5. Be wary of landlords who claim to be out of the country and cannot meet.
6. Ask Off Campus Student Services for assistance with any housing concerns!

Key Terms

Addendum: document that provides additional provisions to the lease document.

Co-signer / Guarantor: a party who agrees to pay a tenant’s debt if they default on their rent.

Landlord / Lessor: the owner of a property.

Lease: legally-binding contract outlining the terms under which one party agrees to rent property owned by another party.

Property Manager: oversees the day-to-day operations of a property.

Realtor / Broker: agent for the rental transaction of the apartment.

Security Deposit: a sum of money that tenants agree to pay the landlord before occupying a unit. The money must be returned to the tenant within 30 days of moving out, given the tenant did not cause damages.

Sublet (sublease): lease of a property by a tenant to a subtenant.

Tenant/ Lessee: person who rents from a landlord.

Useful Resources

Northeastern Housing Database
aptsearch.northeastern.edu

Off Campus Housing and Support Services Website
northeastern.edu/offcampus

Neighborhoods
northeastern.edu/offcampus/neighborhoods

Temporary Housing
northeastern.edu/offcampus/temporary-housing

Moving and Living Off Campus Videos
northeastern.edu/offcampus/videos

Advice on Moving In
northeastern.edu/offcampus/september-1st

Rights and Responsibilities
northeastern.edu/offcampus/rights-responsibilities

Moving and Storage Services
northeastern.edu/offcampus/moving-storage

Furniture
northeastern.edu/offcampus/furnishings

Subletting:
northeastern.edu/offcampus/subletting

City of Boston Resources:
northeastern.edu/offcampus/boston-resources

Contact Us

Off Campus Housing and Support Services
151 Speare Hall

(617) 373-8480
offcampus@northeastern.edu

Social Media:
facebook.com/NUoffcampus
twitter.com/nuoffcampus
instagram.com/nuoffcampus

International Student Apartment Guide

What you need to know to find the right apartment in Boston



Northeastern University

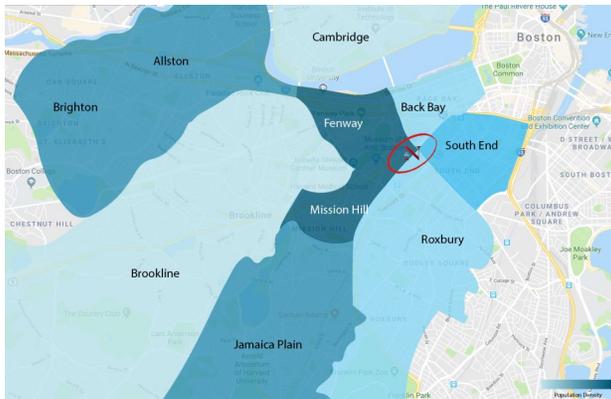
Before Your Search

Prepare for your apartment search by asking yourself a few important questions.

- What type of apartment do I want? How many bedrooms?
- What neighborhoods are suitable for me?
- Do I want to live with roommates? What kind of living habits?
- Who will be my co-signer?
- Will I need temporary housing before move-in?

Neighborhoods and Price

Research neighborhoods around Northeastern and commute times. Many students live in Mission Hill, Fenway/Kenmore, Back Bay, South End, and other neighborhoods close to campus.



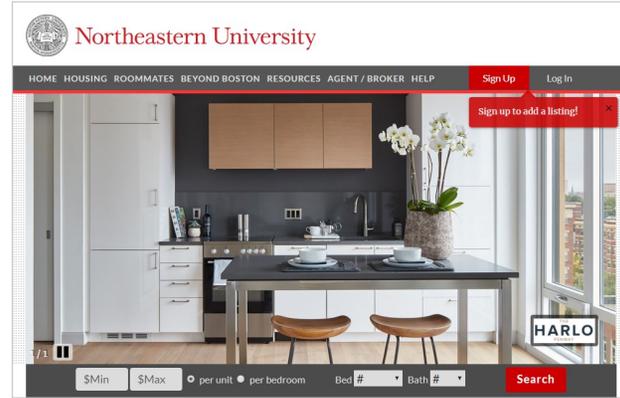
Light to dark blue indicates student density.

	Studio	1 Bed	2 Bed	3 Bed
Fenway	\$1700- \$2100	\$2200- \$2600	\$3000- \$4000	\$4200- \$5200
Mission Hill	\$1400- \$1900	\$1900- \$2400	\$2500- \$3200	\$3200- \$3800
Roxbury	\$1400- \$1900	\$1600- \$1900	\$1800- \$2500	\$2200- \$3600
South End	\$1900- \$2500	\$2200- \$2800	\$3000- \$4000	\$3600- \$4500
Back Bay	\$1900- \$2400	\$2400- \$3500	\$3000- \$4650	\$4500- \$5200
Jamaica Plain	\$1300- \$1600	\$1600- \$2000	\$2000- \$2800	\$2500- \$3800

Neighborhoods listed in order of proximity to campus.

Apartment Search

Use the Northeastern Housing Database and other tools to find apartment listings. Social media and student clubs are great resources for your apartment search as well! Visit the website here: aptsearch.northeastern.edu



Finding A Roommate

Living with roommates is often preferred among students for social and financial reasons. Use the Northeastern Housing Database to connect with other college students in the area. Social media and student clubs are powerful tools to meet roommates as well. Let your groups and social circles know that you need a roommate.

Rental Process

- (1) After finding the apartment listing, contact the property realtor or landlord.
- (2) Schedule a tour with the agent or landlord.
- (3) If you like the apartment and it looks well maintained, complete a rental application. Take note of the condition of the unit and/or take pictures.
- (4) Receive the completed lease and read through it to understand your rights and responsibilities. Email your lease to Off Campus Student Services to have it reviewed by our staff. Communicate with your landlord if you have any issues regarding the clauses in the lease or addendum.
- (5) After you've agreed to the terms on the lease, sign it and pay the upfront fees. Get a hard copy of your lease for yourself. You will receive the keys at the time of move-in.

Understanding your Lease

A lease is a binding contract between a Landlord and a Tenant. Lease terms are typically 12 months. The purpose of this contract is to define the rights and responsibilities of both parties. Only sign your lease after fully reviewing and understanding the clauses. Off Campus Student Services provides lease reviews for Northeastern Students. Email your lease and any housing questions to: offcampus@northeastern.edu

Common Lease Clauses

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 reasonable notice for any valid reason.

Lessee 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 repairs needed due to typical wear and tear.

Sublet Rules: You must acquire written permission from your landlord before subletting. Subletting fees are common.

Disturbance: You are not to disturb your neighbors with excessive noise, music, guests etc.

Upfront Fees

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

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

Security deposits and broker's fees are usually one month's rent.