How to rent an off-campus apartment

If you do not find an apartment to rent before arriving to the United States, there are many hotel options around campus for you to stay while you look. It may take a few days or up to a week to find an apartment.

What to know before you begin

- How long will you live in Tempe?
- How much can you afford to pay per month?
- How many bedrooms/bathrooms do you want?
- How close to campus do you want to be?
- What transportation will you use?
- Do you want furnished or unfurnished?

How to rent an apartment in the U.S.

1. Identify the apartments that match your budget, desired size and location. If you will be in Tempe for less than 6 months, look for apartments with short-term leasing options
2. Call each apartment complex to confirm the costs and availability
3. Schedule an appointment with the landlord to visit and view each unit
4. If you agree to rent an apartment, you will need to sign a leasing contract and pay a security deposit

Before you sign a leasing contract, please read the following information to be sure you understand it. If you have any questions, please contact the Global Launch Welcome Desk.

Common terms to know

**Amenities:** Extra features the apartment complex provides to make living there more comfortable and enjoyable, such as swimming pools, parking, etc. If a complex has many amenities, you should expect to pay more rent.

**Lease:** *A lease is a legal contract.* When you sign a lease, you agree to rent the apartment for the length of time and for the amount specified in the lease. Failure to comply with the lease terms can result in eviction and further legal consequences.

**Application fee:** Most apartments charge an application fee. This fee is not refundable.

**Rent / Tax:** This is how much you will pay to live in the apartment whether it’s furnished or unfurnished. In Tempe, there is tax on rent. Remember to ask if there is rental tax included in your rent price.

**Utilities:** These are expenses that include water, sewage, electricity, gas and garbage collection. Some apartments include utilities in the rent cost. In hot summer months, air conditioning costs can exceed $100 per month.

**Rental agreement:** Some apartments have this in place of a lease. This agreement is common with month-to-month contracts, and can usually be cancelled 30 days prior to your next rent payment due date. With this agreement, rent can be increased at any time.

**Renters insurance:** You should consider purchasing renter’s insurance to protect yourself in case of theft, fire, or water damage. Many insurance companies offer renter’s insurance. Compare plans from different companies before purchasing.

**Security deposit:** This is money you pay before you move into the apartment, and will be used to pay for any damage you may cause. If you keep the apartment clean and undamaged, you can receive most or all of your deposit back when you move out. The security deposit is usually the first and last month’s rent cost.

**Small or fine print:** Besides the rent cost, the lease or rental agreement can specify other conditions for renting the apartment. The print is very small but very important for you to read. If you have any questions, please contact the Global Launch Welcome Desk.

For more information, visit eoss.asu.edu/offcampushousing

ASU Global Launch provides this information as a resource to students, and has made efforts to verify its accuracy. ASU Global launch is not responsible for errors or omissions of rental property policies, terms or procedures.