Housing Culture

As the city of San Francisco is quite unique, so are the housing options.

Typical San Francisco renting options

1. Room-a single room within an apartment or house (can be advertised as private or shared)
2. Apartment- several units on the same floor with a common entrance
3. Efficiency- smaller than a studio, kitchen is very small and part of the living room
4. Flat-an entire floor of an older building with a private entrance
5. Junior 1BR-studio apartment with a sleeping alcove
6. In Law-apartment unit added to but separate from a single family home
7. Studio-an open plan 1 room unit consisting of combined living, bedroom,
8. kitchen & bathroom
9. SRO/Student shared living-Single living units where bathroom is shared typically by floor

Typical leases are 12 months and rents are due the 1st of every month

- Month to Month-a type of housing contract that allows you to leave within 30 day notice
- Yearly- A type of housing contract that will hold you liable to pay rent for an entire year. Breaking a signed legal rent contract will have financial penalties
- It’s rare to sign for month to month from the beginning. If looking for less than 12 months then subletting might be a better option

More Info:
Older apartments are typically smaller w/less amenities but also can have lots of character and slightly less expensive

Apartment availability tends to have a very short window if interested in a property contact immediately and complete an application.

Property managers will typically not “hold” an apartment after contract. Once you sign the rent/deposit money will be due immediately to finalize the transaction.

As this is a competitive housing market it is important to demonstrate to the property manager/landlord you are a responsible and respectful person. Having folder of your financial information along with a renters resume is highly recommended.