DONS IN THE HOUSE

UNIVERSITY OF SAN FRANCISCO
Off Campus Student Services

SPRING '17

HOUSING FAIR
Frequently Asked Questions:

Q: Is Searching for Off Campus Housing Impossible?
A: Short Answer – No – totally not impossible! But it takes effort and organization. Yes, you have to work at it but there is no reason why you can't do this! It’s actually pretty cool...you will now live in The City not just go to school here.

Q: When should I start looking?
A: Start looking when you can commit to a deposit & rent. Start researching now.

Q: How do I find roommates?
A: USF site: offcampuhousing.usfca.edu, ROOM8 app (download from Apple Store), & FB social media groups

2 PRONG APPROACH for finding a roommate:
- ACTIVE: Get on to each site/group read and contact all those of interest
- PASSIVE: Create a post (bio) of yourself, what you’re looking for and wait to get contacted

Q: How do I find housing?
A: USF site: offcampushousing.usfca.edu, FB groups (USF & SF), Craigslist, etc. Check resources on website (https://offcampushousing.usfca.edu) for many, many more

Q: Is anyone looking for USF students?
A: Yes, students are in high demand in some markets. Check out USF site plus our existing partners: TheHomeshare.com, Flip.com, Homematch.org, ROOM8 app, Parkmerced.com

Q: How do I do this on the cheap?
A: Top factors, which influence rent: location, number of people, sharing a room, pets, & renovated

Q: How can I get more info:
A: Talk to Drey from OCSS (rochaa@usfca.edu), visit the housing site https://offcampushousing.usfca.edu, & anyone who lives Off Campus has done this, so they are also great resources!
Q: Can I still get on campus housing?
A: If you want on campus...keep your name on the waitlist and see what happens—however by August, you should be making a decision to either look or get a plan B if you want to wait for on campus housing past the school year.

Q: How does this searching for housing thing work?

QUICK TIPS:
- Spend time create solid bio post as this is your way to market yourself
- Practice non-attachment
- Know yourself and your budget... Honor both!
- Never send money without signing an agreement, seeing a photo or talking to the property manager
- Pay attention to market prices (if rent is too low –there’s probably a reason... and it’s probably not a good one)
- Read the Resources tab on https://offcampushousing.usfca.edu

CHECKLIST
A. Know the Market
⇒ Due to the attraction of living in the City, physical limitations of the area and limit of affordable housing the rent prices are above the national average
⇒ While the search for housing is competitive it is absolutely possible to obtain
⇒ Research and become aware of housing neighborhoods, average cost and availability
⇒ Typically the search will take a bit of time so resilience and patience are key
⇒ Average 1BR apt. in SF currently list at $3096 as of April 2016
⇒ Average 1BR apt near USF average $2200-$3500
B. Steps to Take
   □ **Remember to breathe and relax in the process**
   □ Check out USF website: offcampushousing.usfca.edu and create an account
   □ Determine your rental budget (which will help you determine your options)
   □ Assess your values, priorities & flexibility
   □ Determine when you need housing (what’s your rent time)
   □ Create an account with offcampushousing.usfca.edu
   □ Research neighborhoods (see what’s out there)
   □ Check out open houses to gain experience with the process
   □ Network with everyone you know and even those you don’t
   □ Figure out if you want to join an existing community or join forces with others and look for an available unit
   □ Create a bio post and send out to prospective people (if looking for a roommate via social media)
   □ Create a folder/buy a notebook/whatever just get organized
   □ Narrow down housing options
   □ Work with off campus housing office for support and resources!

C. Getting Financial Information & Documents in Order
   □ Get organized
   □ Budget—whether on paper or digital based creating a budget to determine how much you can realistically pay for rent. Your rent range will help to determine your options for housing
   □ Create a US bank account if you don’t have one
   □ Create a renters resume (see attachment)
   □ Collect pay stub, scholarship info, bank statement; the purpose is to show you have the financial resources to pay your rent
   □ Designate a co signer if needed
   □ If you have prospective roomies—start the convo now about rent range, co signers, splitting of rent/utilities
RENT PRICES for YOU to CHECK OUT!!

Students mainly live: outer Richmond, inner Richmond, Outer Sunset, Inner Sunset, Lower Haight, USF Panhandle, NoPa
Objective: To acquire a quiet place to live and pursue my studies while attending the University of San Francisco.

Education: University of San Francisco
- August 2011-Present, Chemistry, 2nd Year, Sophomore Status

Employment: Student Assistant, Part-time
- August 2012-Present, Student Life and Leadership
- Summer 2011-2012, Lifeguard, YMCA, Hometown, CA

Activities: Member, Student Organization

Previous Tenant Experience: USF, August 2011-May 2012, Fromm Hall, Hayes-Healey Hall

Monthly Income:
- From Parents: $500
- From Scholarships/Loans: $600
- From Employment: $500
Total Monthly Amount: $1600

Bank Accounts:
- Checking: Bank of America, San Francisco, CA
- Savings: Wells Fargo, Hometown, CA

Credit Cards: Bank of America Visa

References:
- Rental: Student Housing and Residential Education (for payment history/status) – email sarewers@usfca.edu
- Employer: Jane Doe, Assistant Director, Student Life and Leadership (415) 422-7256
- Personal: Professor Williams, Chemistry Depart, USF (415) 444-4444