



# EMERSON COLLEGE

*guide to  
living off-campus*

# About OCSS



Off-Campus Student Services (OCSS) is a resource for the entire Emerson community —all current or future undergraduate and graduate students, staff, and faculty. Commuter students at Emerson College live off-campus in an apartment or at home. Our commuter student programs and services are designed for you no matter where you live. OCSS is here to help with all aspects of off-campus living including getting involved with campus life, finding roommates, signing a lease, even learning how to cook!

## Connect with us!



Ocss@emerson.edu



@emambassadors



[http://press.emerson.edu/  
daily-commute/](http://press.emerson.edu/daily-commute/)

## Disclaimer

Off-Campus Student Services provides information to Emerson College students as a courtesy service. The information is for the use of Emerson College students only and is updated periodically. Emerson College neither accepts nor creates any responsibility for the reliability of the information provided or those listing with the office. Contact with persons listed herein will be conducted independently of the College. Emerson College will not be involved in any negotiations between you (the leaseholder) and any landlord, property owner, student, prospective student, or realtor before, during, or after any agreement.

# SPRING 2022 EVENTS

On average, apartments will begin being listed 90 days before the lease start date. However, you will see the bulk of September 1st lease start dates will be posted in February- May due to college students leaving for the summer.

Many students will sign leases between now all the way up to September first! We suggest that you sign a lease by late July to ease the stress. Consider asking your landlord to move in a couple days earlier than September 1, to ensure you are settled before classes start. The events below are designed to help you navigate the apartment search process!

## Virtual Housing Fair | February 4, 2022

1-3PM EST

[RSVP Here](#)

You will have the chance to meet with realtors and agents in Boston. Off-Campus Student Services will be there to answer any questions you have!

In addition, each month we will be hosting four workshops:

- Overview of the Apartment Search
- Budgeting to Live Off-Campus
- How to Tour an Apartment
- Renters Rights & Responsibilities

Each of these events will be listed on [EmConnect!](#)

Check back on [our page](#) for dates/times and links!



# STARTING YOUR SEARCH



## **Confirm you don't have a housing guarantee**

It is important to check and ensure you are not guaranteed housing for Fall 2022. Do not sign a lease without knowing if you are required to live on-campus to ensure you are not paying for both an apartment and on-campus housing.



## **Determine your Budget**

Typically, 4 months worth of rent will be due upon signing a lease; first month's, last month's, a security deposit, as well as a realtor/broker fee. You should expect to be paying \$1000-1400 in rent per month.

You can read more about average rent prices by clicking here: [Boston by neighborhood and number of bedrooms.](#)



## **Find a Roommate**

Do you want to live with roommates? Roommates will, of course, help cut down the cost of rent, bills, and other costs of living.

We currently have a [roommate database](#) service set up where students have been creating "roommate profiles" and have been contacting each other to discuss the possibility of rooming together.



## **Explore Neighborhoods!**

Typically, the closer to Emerson, the more expensive an apartment will be.

Although many students choose to live in Allston/Brighton, Jamaica Plain, and East Boston, Emersonians may be found in all parts of Boston and surrounding communities.

Exploring Boston neighborhoods and their proximity to the MBTA subway, rail and bus system may lead to a perfect match in a previously overlooked neighborhood.



# BOSTON



The  
Neighborhoods of  
**BOSTON**

# MASSACHUSETTS

# NEIGHBORHOODS & COMMUTING

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## Back Bay

Victorian brownstones, higher rents, close to Charles River and Esplanade.

## Beacon Hill

Brown stones, walking distance to campus, higher rents, smaller units

## North End

Over 100 restaurants, night life, higher rent, older buildings, walking distance to campus

## East Boston

Located near Logan airport and waterfront, great restaurants, cheaper rent, larger units, very residential

## Allston/Brighton

Comm Ave is the main road, green line accessible, longer commute, student heavy area

## Brookline

Quiet, downtown area with restaurants and small businesses, green line accessible, longer commute

## Jamaica Plain

Residential area, lots of parks and green space, great restaurants, orange line accessible, lower rent and larger units

## Dorchester

Bus accessible, orange line accessible, longer commute, lower rent, great restaurants, parking available

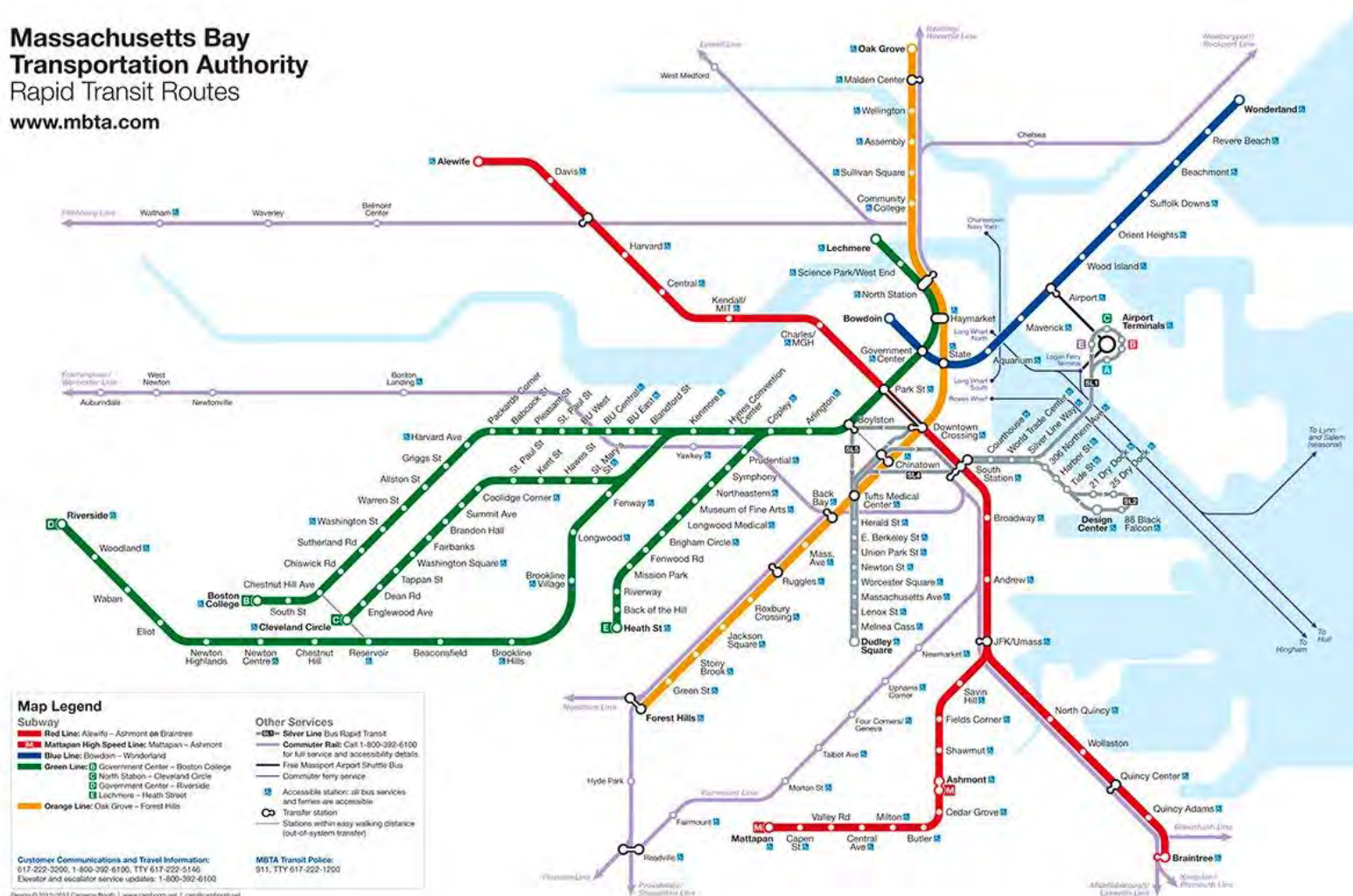
# NEIGHBORHOODS & COMMUTING

As you are considering where you want to live off-campus, you will want to think about access to the train. Parking prices in the city can be quite costly and we highly encourage utilizing public transit.

Keep an eye out for an email from OCSS in the summer for Fall 2022 student discounted MBTA pass sales. These passes are discounted by 11%

Other cities you may want to include in your search are Malden, Somerville, Cambridge, Quincy etc. While they are not located directly in the city of Boston, they are close and easy commutes that offer some lower priced alternatives for renting!

**Massachusetts Bay Transportation Authority**  
Rapid Transit Routes  
[www.mbta.com](http://www.mbta.com)





## Resources linked below!

[OCSS EmConnect Page](#)

[Off-Campus Housing Website](#)

[Rentsmart.boston.gov](#)

[Off-Campus Resource Page](#)

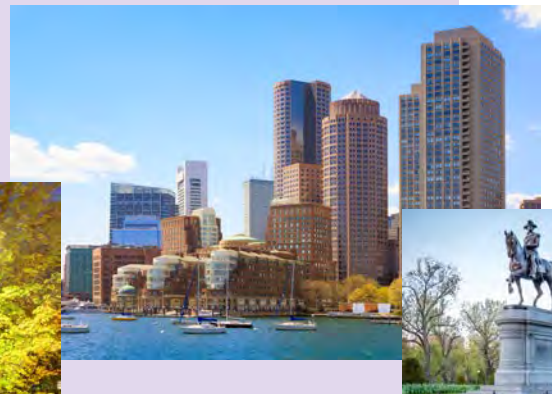
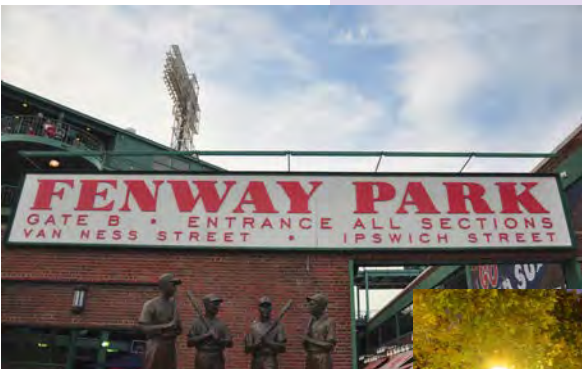
[Accessible Housing Search Tool](#)

[How to Avoid Scams](#)

[For Us, By Us Boston](#)

[MBTA Trip Planner](#)

# *Additional* RESOURCES





# *Avoiding* SCAMS & FRAUD

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## What is a rental scam?

Rental scams are a variation on a theme. The scammer tries to get money from a prospective tenant for an apartment that the scammer is in no legal position to rent. The apartment might be real (in which case, the scammer doesn't have the authority to lease it) or fictitious.

The scammer could be a real landlord or, more likely, an impostor. Scammers typically try to get money from unsuspecting apartment hunters, then disappear. For example, a tenant who's vacating his apartment might decide to show it, pretending to be the landlord.

They might lead all prospects to believe they're getting that apartment, and collect fees and security deposits upfront. Once the prospects realize they've been scammed, the scammer has usually vanished with their money.

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## #1 Rule: Don't rush or let your guard down

Don't let your guard down when looking for an apartment. Just because you use a reputable apartment search Web site doesn't mean you can't get scammed by unscrupulous landlords or people posing as landlords who manage to get their listings onto these sites.

If something feels wrong with a listing, the application process feels rushed, or the whole experience just seems too good to be true, it may be wise not to pursue it.

[Read more about common red flags here](#)