UNDERGRADUATE STUDENT HOUSING OPTIONS

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STAFF & SUPPORT FOR TODAY
Now for a little bit of information about the International Students & Programs Office. We are here to assist international students from the very start. We provide pre-arrival information and orientation for new international students, as well as advising services for you and your family throughout the year.

You can come to us if you have any questions regarding your international student visa and status. In addition, we offer a variety of cross-cultural programs and activities for all students at UCSD. We are located in the center of campus, so we are easy to find. We offer walk-in and scheduled appointments year-round (including the summer), so please come by and meet with us when you arrive!
ISPO International Students: Housing

- New Students → Housing

International Students: Housing

Living in San Diego & the USA

Cultural Adjustment

English Language

Housing

Renting Questions

Legal Matters

Money & Banking

Recreation

International Students: Housing

Here's all the information you need to start or continue your housing search while attending UC San Diego. Visit the sites listed below for more detailed information.

See also:

- Questions to ask landlords before you rent from them
- Connecting to campus
- Resources for commuter students
- Introduction to U.S. and California Law - Information about renter's rights and living off campus
- Off Campus Housing Resources Website

On-Campus Housing Options

Off-Campus Housing Options

Short Term Housing Options/Homestay Programs

Avoid Housing Scams
ON CAMPUS HOUSING OPTIONS

Newly Admitted International Freshmen

- The Housing Contract process to secure your 2019-20 on campus space begins Thursday, May 16, 2019. All steps must be completed by Thursday, June 6, 2019.

- Once you complete the Housing Contract Process, you’ll have the option to apply for one of our optional living learning communities (LLC). The deadline to apply to live in an LLC is June 11, 2019.

- We will collect room type preferences, roommate requests, and dining plan selection in mid-July.

- Room Assignment and move-in information will be available in late-August.

- More information (including deadline dates, rates, and dining plan) are located at http://hdh.ucsd.edu.)
Newly Admitted International Transfer Students

- Housing Application Deadline is June 7, 2019.
- The Housing Contract process to secure your 2019-20 on campus space begins Thursday, June 13, 2019. All steps must be completed by Thursday, June 27, 2019.
- Once you complete the Housing Contract Process, you’ll have the option to apply for one of our optional living learning communities (LLC). The deadline to apply to live in an LLC is July 5, 2019.
- We will collect room type preferences, roommate requests, and dining plan selection in mid-July.
- Room Assignment and move-in information will be available in late-August.
- More information (including deadline dates, rates, and dining plan are located at http://hdh.ucsd.edu).

I-House

- An engaging living/learning community that brings together international students and scholars from throughout the world.
- Who’s eligible? Newly accepted transfer students and EAP students; current UCSD students with no housing guarantee.
UC San Diego

Summer Housing

- Plan to take a summer class & need housing? Summer Housing Application available at [http://HDH.UCSD.EDU](http://HDH.UCSD.EDU).

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UC San Diego

Questions? Contact Us!

On Campus Housing
858.534.4010
housinginfo@ucsd.edu
Living Off Campus

Overview

- What is a lease?
- Security deposits
- Rights and responsibilities
- Dealing with problems
Landlord-tenant law varies by state (and sometimes city/county.)

This information is specific to the State of California.

Agreed-upon terms in a lease may supersede default state law. In other words, READ YOUR LEASE!

Basics of a Rental Agreement

- Rental agreement: “I give you money, you give me a place to live.”

- A rental agreement that is reduced to writing is called a “lease.”

- Two types of leases:
  - Periodic (aka “month-to-month”)
  - Fixed term (aka “tenancy for years”; longer than one month)

- Leases are legally binding/enforceable contracts!
  - They are not easy (or cheap) to break!
### Components of a Lease

<table>
<thead>
<tr>
<th>A lease should include the following information:</th>
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<tbody>
<tr>
<td>• Landlord’s name and contact information.</td>
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<tr>
<td>• Names of all renters/tenants.</td>
</tr>
<tr>
<td>• Start and end dates.</td>
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<tr>
<td>• How much and how often rent will be paid.</td>
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<tr>
<td>• How much the security deposit (if any) will be.</td>
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</tbody>
</table>

### Leases (continued)

- Leases also typically contain:
  - “Assignment/subletting” restrictions
  - “Late payment” provisions
  - “Integration” clauses
  - Information about utilities
  - Lots of other legal mumbo jumbo
Leases (continued)

- Oral leases are binding! (*i.e.*, be careful what you say!)
- Read the entire lease! Talk to SLS (or at least the landlord) about any unclear or confusing terms!
- Ask for a copy of the “HOA rules” and any community rules/regulations if applicable and not already provided.
- Make sure the lease includes all terms; **you** can add lease attachments if necessary!
- Consider utilizing a “roommate agreement”!

Looking for Housing

Landlords want to avoid “risky renters.” The app might ask for:
- Social security numbers
- Credit reports/checks
- Bank account information
- Co-signers/guarantors

- Strategies for international student renters:
  - Watch for unlawful practices/“extra” deposits

Additional considerations:
- Check the Sex Offender List [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov) (creepy but informative!)
- Consider renter’s insurance!
- Is the residence “CAPPed?”
Rights and Responsibilities of the TENANT

- **Rights**
  - Only the tenants who signed the lease can live in the residence.
  - The landlord cannot raise your rent during the lease.
  - Your landlord cannot kick you out (or “evict”) unless you “materially breach” the lease.

- **Responsibilities**
  - You agree to pay the rent on time and otherwise follow the lease terms.
  - You agree to leave the residence in the same condition as you found it.

Rights and Responsibilities of the LANDLORD

- **Rights**
  - The tenants will pay their rent at regular times
  - No one else will live in the residence except the people who signed the lease.
  - The tenants will follow the lease (and HOA terms), and “return” the residence as it was “delivered.”

- **Responsibilities**
  - The landlord must make the unit fit to live in as of the date of move in, and address/repair problems that arise during the lease.
Security Deposits

Security deposits are strictly regulated by CA law!

- Security deposit v. holding deposit.
- “non-refundable” security deposits.
- Maximum amount landlords can charge (not including pet/WB deposits).

<table>
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<tr>
<th>Security Deposits</th>
<th>Limits on how the landlord can spend the deposit:</th>
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</thead>
<tbody>
<tr>
<td>Document the condition of the residence as soon as you move in. Also do this before you move out!</td>
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<tr>
<td>Take photographs of everything!</td>
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<tr>
<td>o SLS trick: print the photographs you take, mail them to yourself at your address, and DO NOT OPEN the envelope when it arrives!</td>
<td></td>
</tr>
<tr>
<td>o This unopened envelope full of photos is an excellent way to prove the condition of the residence when you moved in.</td>
<td></td>
</tr>
<tr>
<td>Also use an “inspection checklist” (see SLS if not provided by the landlord)</td>
<td>o Repairs</td>
</tr>
<tr>
<td></td>
<td>o Cleaning</td>
</tr>
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<td></td>
<td>o Rent owed</td>
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</tbody>
</table>
Protect Your Security Deposit! (cont’d)

- Remember to give 30 days prior written notice before the lease ends (A simple, two sentence letter!)
- Ask for a “pre-move out inspection”
- DO the pre-move out inspection! (and document it)
- Do a final inspection!
- Leave your keys and a forwarding address!
- Security deposit refunds: how much and when?

Repairs and Habitability

- The residence must be “habitable,” i.e., fit to live in.
- The landlord must ensure the residence is habitable.
  - The landlord must typically complete and authorize repairs, including substantial defects in the rental unit and non-compliance with state and local building and health codes.
  - The tenant is responsible for paying to repair damages caused by the tenant or the tenant’s family, guests, or pets. The tenant must also generally clean and maintain the residence.
- Small repairs? Check the lease!
- Strategies for addressing repairs: Document it!
Roommates are “jointly and severally liable!”

- Roommate ≠ Friend!
- You cannot evict your roommates!
- Co-signers are jointly and severally liable too!
- Only people on the lease are permitted to live there; be aware of overnight guest/visitor policies.

Resolving Issues between Landlord and Tenant

Try to work it out informally; if not, sue!!

- Landlord:
  - May seek an Unlawful Detainer (or “eviction.”)
  - May sue for money damages; Sec. dep. is not a cap/max.

- Tenant:
  - Review rent withholding & deduction remedies.
  - Consider small claims court.
Questions?

STUDENT LEGAL SERVICES
STUDENT SERVICES CENTER
FIFTH FLOOR, ROOM 527
HTTP://SLS.UCSD.EDU
(858) 534-4374

IMPORTANT DEADLINES
AND REMINDERS

May 22
Campus Safety Webinar

June 22
Health & Immunizations + UCSHIP Webinar

June 13
Undergrad Student Life Webinar

July 24
Travel Prep & Orientation Webinar

iPortal
Request your documents and follow instructions outlined on our Newly Admitted International Freshmen Page!
MONDAY - FRIDAY: 9am - 4pm
+1 858.534.3730
icontact.ucsd.edu

inewstudent.ucsd.edu

/lspe.ucsd @lspe.ucsd /IntStudentsUCSD