



Off-Campus
Student Services

OFFICES OF THE DEAN OF STUDENT LIFE

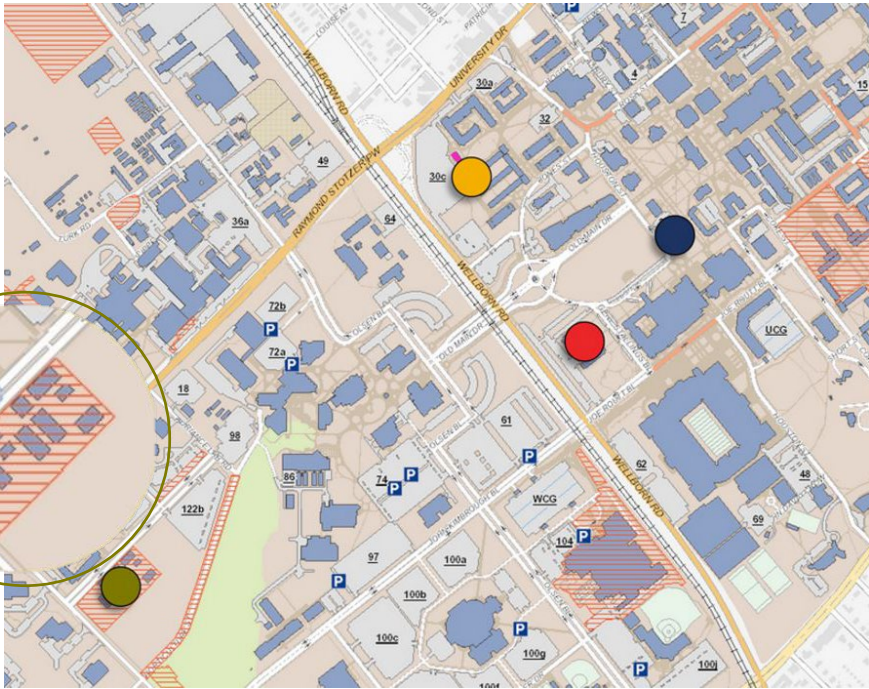
Today's Road Map

- OCSS – who we are and what we do
- Off-Campus Housing Search
- General Lease Information
- Renter's Insurance
- Roommate Tips
- Pet Wise
- Getting Connected
- Transportation Services



Offices of the Dean of Student Life:

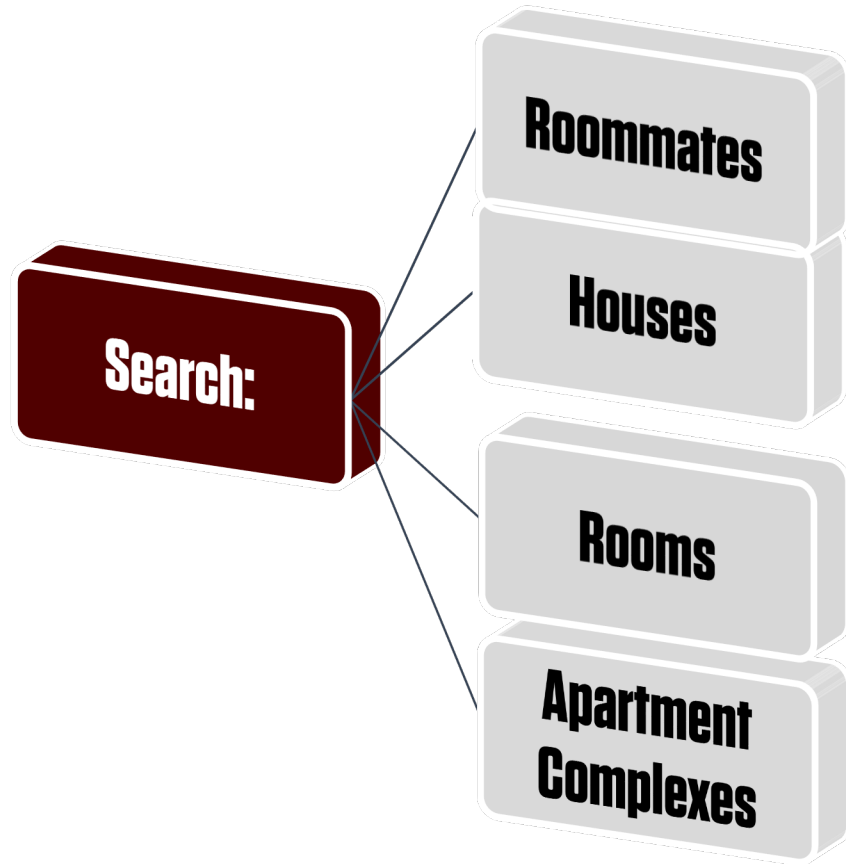
Located: Student Services at White Creek –
Use Bus Route 3



- Off-Campus Student Services
- Gay, Lesbian, Bisexual, Transgender Resource Center (GLBTRC)
- Health Promotion
- New Student and Family Programs
- Student Assistance Services
- Student Conduct Office
- Student Legal Services
- Student Media
- Women's Resource Center

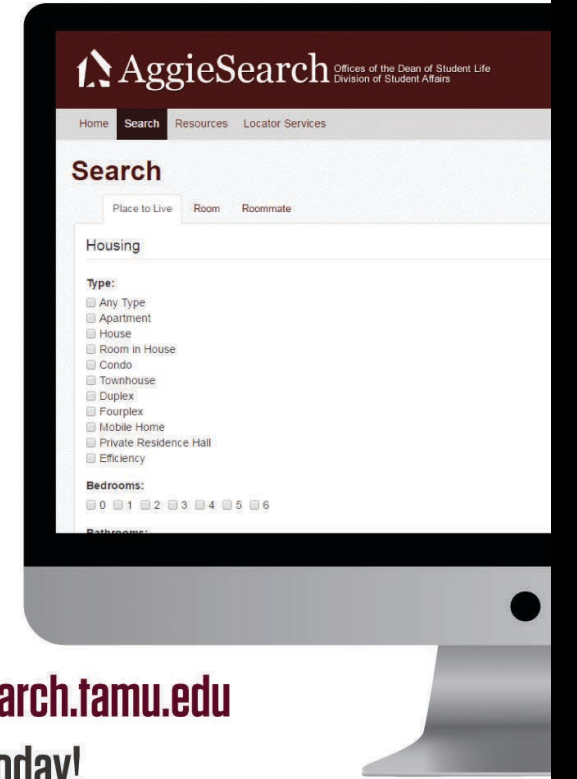


Housing Search: AggieSearch

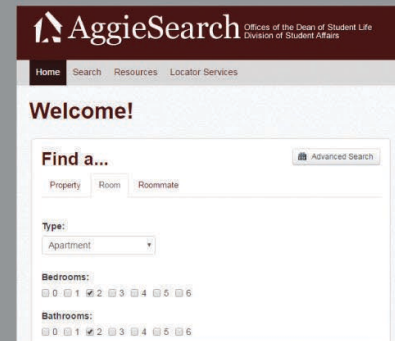


Find...

- Place to Live
- Room
- Roommate



Visit <https://aggiereach.tamu.edu> to begin searching today!



- ▶ Features over 100 properties to search in the Bryan/College Station area.
- ▶ Allows you to create a profile and search for roommates in the Bryan/College Station community.
- ▶ You can post or look for subleasing opportunities for free.



Housing Search: Off-Campus Survival Manual

- General Housing Information
- Blank Forms
- List of Amenities

Property Name	Map Location	Lease Term (months)	Bedrooms	Washer/Dryer Connections	Water Included	Gas Included	Electric Included	Cable	Internet	Furnished	Pets	Handicap Accessible	On Bus Route
Aggie Station - 979.691.0100 - http://aggiestation.com													
4151 Wellborn Road Bryan, TX 77801	1	J-2	12	2.4	In unit								
Arbor Square - 979.693.3701 - http://dtproperties.com													
1700 Southwest Hwy College Station, TX 77840	2	Q-6	12	1.2	On site								
Arbors at Wolf Pen Creek (The) - 979.694.5100 - http://myapartmenthome.com													
301 Holloman Drive East College Station, TX 77840	3	F-5	9,12	1.3	In unit								
Ashford Duplexes - 979.260.1200 - http://ashfordduplexes.com													
2506 Ashford Drive College Station, TX 77840	4	Q-5	12	3	Concessions, In unit								
Aurora Gardens - 979.260.1200 - http://auroragardensbca.com													
400 Aurnes Court College Station, TX 77840	5	F-5	12	3	Concessions, In unit								
Balcones Apartments - 979.703.8282 - http://casaverdetownhomes.com													
1300 Balcones Drive College Station, TX 77845	6	J-5	9,12	1-3	On site								
Bend at Crescent Pointe (The) - 979.704.6040 - http://thebendapts.com													
1550 Crescent Pointe Hwy College Station, TX 77845	7	Q-3	9,12	1-2	In unit								
Brazos Point Apartments - 979.693.9957 - http://brazospointapartments.com													
2401 Welch Avenue College Station, TX 77845	8	J-5	9,12	1-2	Concessions, On site								
Bright Duplexes - 979.260.1200 - http://brightduplexes.com													
1000 Bright Circle College Station, TX 77840	9	J-3	12	3	In unit								
Callaway House (The) - 979.260.7700 - http://thecallawayhouse.com													
301 George Bush Drive College Station, TX 77840	10	E-6	10	EE, 1.4	On site								
Callaway Villas - 979.695.2300 - http://callawayvillas.com													
390 Marion Pugh Drive College Station, TX 77840	11	F-6	10,12	2.4	In unit								
Cambridge @ College Station (The) - 979.694.1500 - http://cambridgeatcollegestation.com													
501 University Oaks Blvd College Station, TX 77840	12	F-5	10	1,3,4	On site								
Campus Village - 979.694.3000 - http://campusvillageatcollegestation.com													
1711 Harvey Mikal Hwy College Station, TX 77840	13	F-7	12	EE, 1.5	In unit								
Casa Verde Townhomes - 979.703.8282 - http://casaverdetownhomes.com													
701-811 Navarro Drive 790-810 San Pedro College Station, TX 77845	14	J-5	9,12	2	In unit								
Cayman Crossing Apartments - 979.823.2360													
2903 A Silver Star Circle Bryan, TX 77801	15	D-4	6,9,12	2	Concessions, In unit								
College Main Apartments - 979.846.2089 - http://dtproperties.com													
4302 College Main Bryan, TX 77801	16	J-2	6,9,12	1-2	On site								
Country Place Apartments - 979.691.6200 - http://CountryPlaceApts.net													
3902 College Main Bryan, TX 77801	17	J-5	9,12	EE, 1-3	On site								
Crescent Pointe - 979.731.1600 - http://crescentpointeapts.com													
1501 Copperfield Hwy College Station, TX 77845	18	G-3	12	1-3	In unit								





TEXAS APARTMENT ASSOCIATION
MEMBER

This Lease Contract is only valid if filled out before January 1, 2012.

Apartment Lease Contract

**SAMPLE ONLY—
NOT VALID
FOR ACTUAL USE**

This is a binding contract. Read carefully before signing.

Date of Lease Contract: _____
(when this Lease Contract is filled out)

Moving In — General Information

1. **PARTIES.** This Lease Contract is between you, the resident(s) (list all people signing the Lease Contract): _____

that date until paid in full. Daily late charges will not exceed 15 days for any single month's rent. We will not impose late charges until at least the third day of the month. You'll also pay a charge of \$_____ for each returned check or rejected electronic payment, plus initial and daily late charges until we receive acceptable payment. If you don't pay rent on time, you'll be in default and all remedies under state law and this Lease Contract will be authorized. If you violate the animal restrictions of paragraph 27 or other animal rules, you'll pay an initial charge of \$_____ per animal (not to exceed \$100 per animal) and a charge of \$_____ per animal from the date the animal is brought on the premises.

_____ and us, the owner:

(name of apartment community or title holder). You've agreed to rent

Apartment No. _____ at _____

(street address)

in _____ (city)

Texas, _____ (zip code) for use as a private residence.

only. The terms "you" and "your" refer to the resident(s) named above.

Special Provisions and "What If" Clauses

10. **SPECIAL PROVISIONS.** The following or attached special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Lease Contract and will supersede any conflicting provisions of this printed Lease Contract form.

11. **UNLAWFUL EARLY MOVE-OUT; RELETTING CHARGE.** You'll be liable for a reletting charge of \$_____ (not to exceed 85% of the highest monthly rent during the Lease Contract term) if you:
(1) fail to move in, or fail to give written move-out notice as required in paragraphs 23 or 37; or
(2) move out without paying rent in full for the entire Lease Contract term or renewal period; or
(3) move out at our demand because of your default; or
(4) are judicially evicted.

The reletting charge is not a cancellation fee and does not release you from your obligations under this Lease Contract. See the first paragraph of page 2.

APARTMENT LEASE CONTRACT © 2009, TEXAS APARTMENT ASSOCIATION, INC.

PAGE 1 OF 6

YOUR INITIALS: _____ INITIALS OF OUR REPRESENTATIVE: _____

Know Your Lease

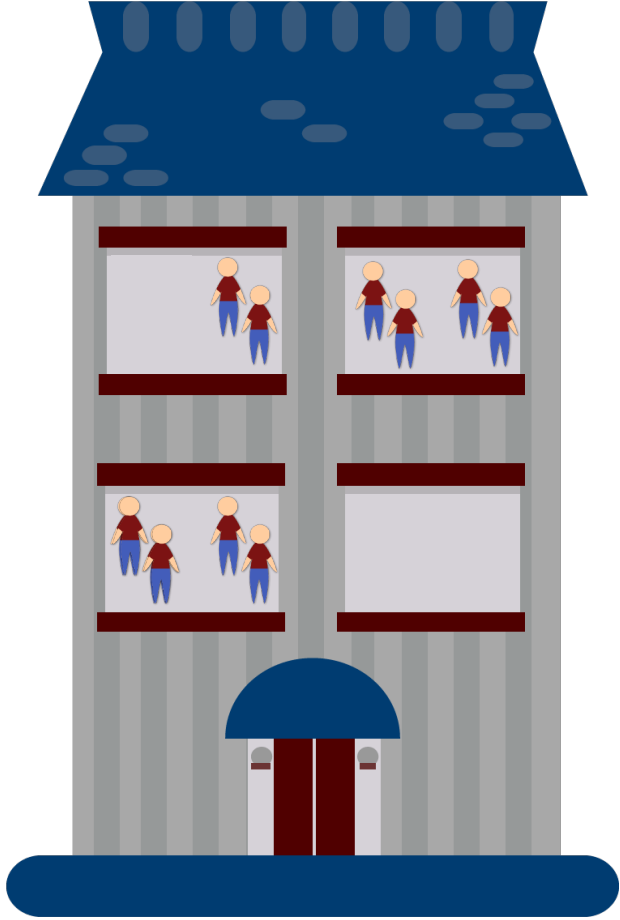
- TAA Lease
 - 90% use it
 - Legally Binding
 - Guarantor
- Know your clauses
- Fully, executed copy



Off-Campus
Student Services

ocss.tamu.edu
979-845-1741

Lease Types



<p>Individual Lease</p> <ul style="list-style-type: none">• Only responsible for your rent• Relocation Clause	<p>Subletting/ Replacement</p> <ul style="list-style-type: none">• Associated Fees• Property Permission	<p>Standard Lease</p> <ul style="list-style-type: none">• Responsible for full lease• Relocation Clause
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Privatized Residence Halls

- Mimics on-campus residential living
 - Residential Student Advisors
 - Planned Community Activities
 - Required Meal Plans
 - Roommate Matching
 - Assistance with High School to College Transition



Practices of a Good Tenant



Read Everything.

Put Everything in Writing.

Keep a Copy of Everything.

Ask Questions!



Practices of a Good Tenant

- Getting Your Security Deposit Back
 - Starts at Move-In
- Move-In Inventory Report
 - OCSM pages 35-36
 - Complete before unpacking
 - Submit within 48 hours
 - Keep a copy

Move In Condition Inventory	
Bedrooms	Comments
Entry Door (knob/lock)	
Walls (paint/holes)	
Floor, Carpet	
Ceilings (lights/fixtures)	
Bed (mattress/frame)	
Dresser/Table/Chair	
Bathroom	Comments
Entry Door (knob/lock)	
Walls (paint/holes)	
Floor	
Ceiling	
Sink/Faucet/Toilet	
Tub/Shower/Faucet	
Towel Rack	
Cabinets	
Other	Comments
Drapes	
Blinds	
Windows and Locks	
Screens	
Outside Entrances	
Air Conditioner Vents	
Water Heater	
Smoke Detector	
Resident Signature(s)	Date
Manager Signature	Date



Practices of a Good Tenant

- Moving Out
 - Have to provide notice
 - Can be as much as 120 day notice
- Vacate Notice Form
 - OCSM page 51
 - Forwarding Address

Vacate Notice

RESIDENT'S NOTICE OF INTENT TO VACATE

All residents occupying apartment/unit number _____ in _____ Apartments or the residential unit located at (address) _____ hereby give notice of intent to vacate the unit in agreement with the lease contract on or before the day of _____, 20____. This written notice to vacate is delivered on the ____ day of _____, 20____, to the owner's representative at the place where rent is paid.

All residents acknowledge their security deposit refund shall be governed by the terms and conditions of their lease contract.

Signature of Resident(s)

Forwarding Address, if known

_____	_____
_____	_____
_____	_____
_____	_____

OWNER'S ACKNOWLEDGMENT OF NOTICE TO VACATE

(To be returned and retained by resident)

Receipt by owner on the ____ day of _____, 20____, of resident's written notice of intent to vacate apartment/unit number ____ in the _____ Apartments or the residential unit located at (address) _____, on or before the ____ day of _____, 20____. This written notice to vacate is delivered on the ____ day of _____, 20____.

Owner's R
the terms a
writing, the
the rental
that a writ
Owner's R
Signat

3. **LEASE CONTRACT TERM.** The initial term of the Lease Contract begins on the ____ day of _____, (year), and ends at midnight the ____ day of _____, (year). This Lease Contract will automatically renew month-to-month unless either party gives at least _____ days written notice of termination or intent to **move-out** as required by paragraph 37. If the number of days isn't filled in, at least 30 days notice is required.



Renter's Insurance

- Why?
 - Protect your personal property
 - Furniture, clothing, vehicle, etc.
 - Landlord is not responsible for personal property damage
- Where can you get it?
 - Local agencies
 - Need estimate of total value
 - Home Owners insurance

RENTER'S INSURANCE Why not?

WHAT? Provides "named peril" coverage which includes but is not limited to:
Fire, Hail, Vandalism, Windstorm, Lightening, Smoke, Theft, Water Damage

WHY?
Renter's insurance is inexpensive
Neighbors = greater risk of damages
Renter insurance provides liability protection which often covers damages that result from bodily injury or property damages to another person
Housing vendors are not responsible for your personal items in the event of damages. Protect yourself!

HOW?
Check with your family insurance company to see if they offer renter's insurance and if not consider →
Contact a local vendor to address all your renter's insurance needs

Did you know?
Renter's Insurance per year < 1 pair of tennis shoes < Average coffee habit < Average fast food habit

Supporting [YOU]

ATM OFF-CAMPUS STUDENT SERVICES
TEXAS A&M UNIVERSITY
DIVISION OF STUDENT AFFAIRS



Pet Wise



Evictable Offense
(Pet Deposits)

Register pets locally
(Brazos County Licenses = \$15)

Vet Services 20% off for TAMU Students
(TAMU Vet Medical Teaching Hospital)



Roommates

“Common Problems”

Food



Cleaning



Visitors



COMMUNICATION IS KEY



Roommate Contracts

Roommate Contract

The Office of Adult, Graduate & Off-Campus Student Services, recommends that a Roommate Contract be completed any time a new lease is signed or a lease is renewed. This document is designed to provide its users the opportunity to establish some guidelines related to the details of their living arrangements. Users are encouraged to spend quality time discussing each section, being as forthright and honest with their opinions as possible.

This agreement, made on _____, is a contract between: _____, Roommate 1
_____, Roommate 2
_____, Roommate 3
_____, Roommate 4
; co-tenants at _____, Apt. # _____, _____, Texas.
Apartment name/ Duplex Address _____ City _____

I understand that I am entering into a legally binding agreement with my roommates. I also understand that I, as an individual, and we, as a group, are responsible to the manager, the utility companies, and each other.

TERM OR PERIOD OF AGREEMENT

This agreement is to begin on _____ for a term lasting from _____
Date _____ Date _____
to _____, I fully understand and accept the rules and responsibilities of this agreement.
Date _____

SECURITY DEPOSIT

The security deposit for the dwelling is \$ _____. My share amounts to \$ _____. I understand that this amount will be returned to me less the amount deducted by the manager for unpaid rent and/or damages. I accept responsibility for damages which I, my pet, or a friend of mine causes, and I will reimburse my roommate(s) for the part of their security deposit withheld for those damages.

RENT

The total rent according to the terms of our lease agreement with our manager for the dwelling is \$ _____ per month. I agree to pay 1/_____ of the monthly rent. This amounts to \$ _____. The total amount my roommate(s) and I are liable for over the period of the lease is \$ _____, of which my share is \$ _____. I understand that we, as a group, and I, as an individual, am responsible to the manager for the total rent for the term of the agreement.

UTILITIES

I agree to pay 1/_____ of the deposits and/or hook-up charges for all utilities.
I agree to pay 1/_____ of the monthly utility bills except telephone.
I agree to pay 1/_____ of the monthly cable and internet charges.
I agree to pay as follows for any additional utilities: _____

MOVING OUT

If, for whatever reason, I move out of the dwelling, I realize it is primarily my responsibility to find a replacement. I agree to look for a replacement roommate which is acceptable to my present roommates. If one of my roommate(s) moves out, I also will attempt to find a replacement roommate. I understand the need to be reasonable in accepting a replacement roommate.

If I move out of the dwelling and a replacement roommate has not been found, I realize that I am still legally responsible to my roommate(s) for paying my share of the rent and utility bills.

I understand that I, as an individual, can be held responsible to my manager and/or the utility companies for up to the entire rent and/or utility bills, if my roommate(s) fail(s) to fulfill their part of this agreement.

Talk about issues BEFORE
problems arise

Protect yourself from a roommate that might
move out early or not their share
of the rent

Roommate Contract

I agree to the following arrangements regarding:

FOOD/SHOPPING: _____

CLEANLINESS/CLEANING RESPONSIBILITIES: _____

PRIVACY: _____

SHARING OF PERSONAL ITEMS: _____

NOISE/STUDY TIMES: _____

SMOKING/DRINKING/DRUGS: _____

PARTIES/ENTERTAINING: _____

OVERNIGHT GUESTS: _____

PETS: _____

ADDITIONAL REMARKS (i.e. security, furniture, appliances) attach additional sheets if necessary: _____

As a party of this agreement, I realize that I, as well as each of my roommates, have equal rights to the use of the space and facilities in the dwelling with the exception of the areas we have designated as each one's private space. This agreement is intended to promote harmony between roommates by clarifying the expectations and responsibilities of roommates to each other.

All obligations under this contract are to be performed in _____, Brazos County, Texas. It is not necessary to witness or notarize this agreement. Each roommate should sign below and receive an original copy.

The parties have executed this agreement on (date) _____, 20____.

Resident's Signature and Date

Resident's Signature and Date

Resident's Signature and Date

Resident's Signature and Date




Student Legal Services

- Free legal consultation
- Mediation Services
- Doesn't represent in court

Call 979.862.4502

Visit: studentlife.tamu.edu/sls



The purpose of Student Legal Services is to advise and counsel students concerning their legal rights and responsibilities through confidential meetings, publications and seminars.



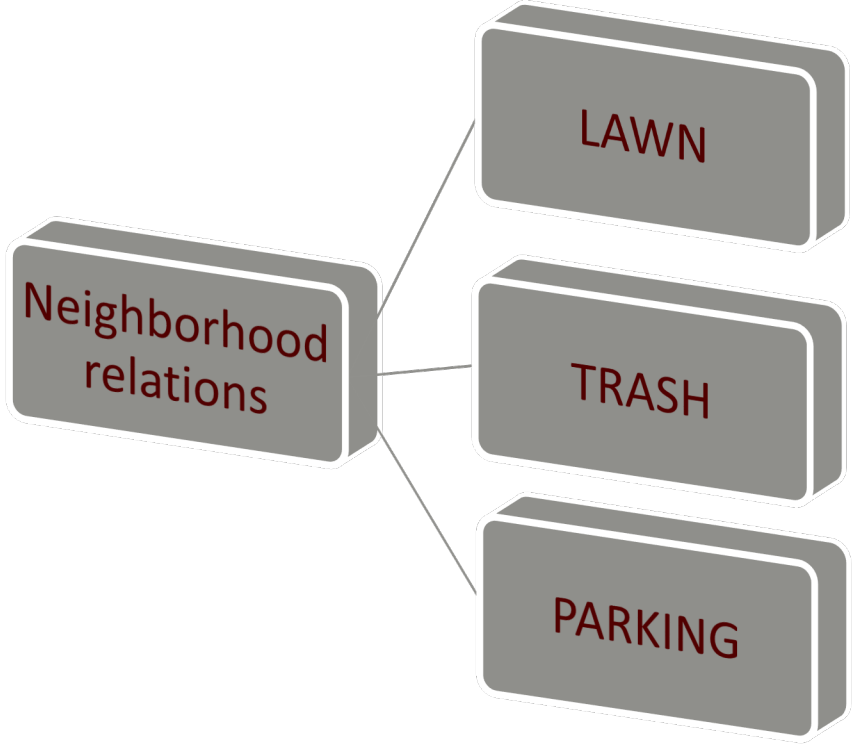
Get Involved

- MSC Open House
 - January 20, 2019
 - 1pm-5pm
 - Over 1,000 student orgs
- Housing Fair
 - February 19, 2019
 - Over 50 housing vendors



Community Connection

- AggieUp
 - Integrate students into the B/CS community
 - Noise Abatement Class
 - Partnership with UPD/ Bryan PD/CSTAT PD





**TRANSPORTATION
SERVICES**

Shuttles



- 8 on-campus routes
- 13 off-campus routes that serve most major apartment complexes along with stops near HEB, Target and Post Oak Mall
- Park-N-Ride Location: First Baptist Church on Welsh



Football Gameday Shuttles

Aggie Spirit

- FREE!
- On- and Off-Campus Routes
- Run 3.5 hours pre-game and until 1.5 hour post-game
- Visit transport.tamu.edu for details



**TRANSPORTATION
SERVICES**

979.862.PARK
transport.tamu.edu



TRANSPORTATION SERVICES

If you have any questions, please feel free to call, email, or drop by our office.

Customer Assistance Center

108 Koldus

979.862.PARK

979-847-RIDE

transit@tamu.edu

parking@tamu.edu



@AggieParking



@AggieSpiritBus



@GetToAggieGame



Question and Answer

Does calling your property manager and informing them of a repair concern constitute proper notice?



Would it be a problem for you to bring your dog or cat to your apartment?



Question and Answer

If your roommate leaves in the middle of the semester are you liable for their rent?



After the last thunderstorm, you realized a leak in the roof caused severe damage to some of your personal property. Who is liable for the damage?



Off-Campus Student Services

DIVISION OF STUDENT AFFAIRS

**If you have any questions, please feel free to call,
email, or drop by our office.
We are here to support you.**

**Offices of the Dean of Student Life
Student Services at White Creek**

**ocss.tamu.edu
979.845.1741**