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

Visit https://aggiesearch.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**

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<thead>
<tr>
<th>Property Name</th>
<th>Address/Location</th>
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**Off-Campus Student Services**

ocss.tamu.edu
979-845-1741
Know Your Lease

• TAA Lease
• 90% use it
• Legally Binding
• Guarantor

Know your clauses
• Fully executed copy

1. Know Your Lease

• TAA Lease
• 90% use it
• Legally Binding
• Guarantor

Know your clauses
• Fully executed copy
Lease Types

- **Individual Lease**
  - Only responsible for your rent
  - Relocation Clause

- **Subletting/Replacement**
  - Associated Fees
  - Property Permission

- **Standard Lease**
  - Responsible for full lease
  - Relocation Clause

Off-Campus Student Services

ocss.tamu.edu
979-845-1741
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
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
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
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)

ocss.tamu.edu
979-845-1741
Roommates
“Common Problems”

Food

Cleaning

Visitors

COMMUNICATION IS KEY
Roommate Contracts

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

The Office of Off-Campus Student Services recommends that roommate contracts be completed once a new lease is entered into or a lease is renewed. This document is designed to provide an opportunity to establish some guidelines related to the details of their living arrangements that will ensure a comfortable living situation for both parties. It is not intended to replace the legal rights afforded by the state and federal laws in the jurisdiction of residence.

This agreement, made on ___________ is a contract between:___________ and___________.

Residence 1 Residence 2 Residence 3 Residence 4 Residence 5 Residence 6

City

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

TERM OF PERIOD OF AGREEMENT

This agreement is to begin on ___________ and is to run for a term lasting from __________ to __________.

Fully understand and accept the rights and responsibilities in this agreement.

SECURITY DEPOSIT

The security deposit for the apartment is ___________. My share amounts to $_________. I understand that this amount will be returned to me less the amount deducted for any unpaid rent or damages. I accept responsibility for damages which I, my roommates, or people of mine cause, and I will reimburse the apartment(s) for the part of the security deposit withheld for those damages.

RENT

The total rent according to the terms of our lease agreement with the manager for the apartment is $_________ per month. I agree to pay 1/___ of the monthly rent. This amounts to $_________. The total amount my roommate(s) and I are responsible for over the period of the lease is $_________. My share is $_________.

I understand that we, as a group, and I, as an individual, are 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.

Moving Out

If, for whatever reason, I need to move out, I realize it is primarily my responsibility to find a replacement. I also understand that I am responsible for accepting a replacement roommate. If I leave the apartment, I have the responsibility of finding and accepting a replacement roommate. I understand the need to be reasonable in accepting a replacement roommate.

If no one else is available, I understand that I am responsible for finding a replacement roommate(s) to pay for the share of the rent and utilities.

I understand that I, as an individual, am held responsible to my roommate(s) for paying my share of the rent and utilities. If my roommate(s) fails to fulfill their part of this agreement.

Additional Remarks (i.e., utilities, furniture, appliances, attach additional sheet if necessary):

As a part 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 apartment 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 in each other.

All obligations under this contract are to be performed by ____________,_________________________, County, Texas. It is not necessary to witness or notarize this agreement. Each roommate should sign below and retain 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

Off-Campus Student Services

ocss.tamu.edu

979-845-1741
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

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**Neighbors relations**

- **LAWN**
- **TRASH**
- **PARKING**
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

- 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
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
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?
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