



# International Place of The Claremont

## House Hunting Tips

Visit <http://iplace.claremontmckenna.edu/housing> to begin your search for housing.

*Startup costs for new students moving into rentals can cost up to \$3,000 to \$4,000 with initial rent, utility connection costs, deposits and furniture. You can greatly reduce your housing costs by finding roommates to share a multiroom apartment. I-Place can help you connect with prospective students – please ask!*

- **Rent:** Rooms for rent in homes will generally be approximately \$500-\$700/month. Apartments vary, check listings for more information.
- **Utilities:** A high estimate for utilities is \$150/month. Costs for utilities may or may not be included in the rent for a room in a private home. *Be sure to ask your landlord for clarification.*
- **Furniture:** Some rooms for rent in private homes are furnished, apartments may not be. *Ask your landlord for clarification.*

If you are calling about **a room for rent in a house or apartment**, do not call before 9:00AM, or after 8:30PM. Before you call, know what you are looking for.

- Things to think about:
  - Do I want a furnished bedroom?
  - How long will I need to rent the room?
  - Do I want my own bathroom?
  - How much am I willing to pay per month?

**You: Hello, my name is \_\_\_\_\_ . May I speak with (the owner), I am calling about the room for rent.**

When speaking with the owner of the home, consider asking the following key questions:

1. When is it available?
2. What is the monthly rent? Will the rent be raised during my lease?
3. Do I have to pay a security deposit? How much?
4. Do I have to pay first month's rent? And last month's rent?
5. How many months is the lease? And what is the penalty if I terminate the lease early?
6. Are utilities included? If not, how much, on average, will my share of the utilities be?
7. Are there pets in the home? What is the pet policy?
8. What is the smoking policy?
9. Can I entertain guests in your home?
10. How big is the room? Is it furnished? How much storage space is there? Will I have my own restroom?
11. If you do have a car, ask about the convenience of parking.
12. What is the approximate distance to the Claremont Colleges, and is there easy access to public transportation and grocery stores.
13. Is there heat and air conditioning units? And will I have control over the temperature?
14. Ask about the safety and security of the neighborhood?
15. Will I have kitchen privileges? Laundry privileges?
16. If you are interested, ask when you can stop by to see the room.

**International Place of The Claremont Colleges, 390 E. 9<sup>th</sup> Street,  
Claremont, CA 91711 (909) 607-4571 - <http://iplace.claremont.edu> -  
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If you are calling about **renting an apartment**, find out the hours of the apartment complex before calling and know what you are looking for in an apartment.

- Things to think about:
  - How many bedrooms do I want? How many bathrooms?
  - How long will I need the apartment?
  - How much am I willing to pay per month?

**You: Hello, my name is \_\_\_\_\_ . I am looking for an apartment to rent. Do you have any \_\_\_\_\_ bedroom apartments available for \_\_\_\_\_ months?**

When speaking with the manager consider asking the following key questions:

1. When is it available?
2. What is the monthly rent? Will the rent be raised during my lease?
3. Do I have to pay a security deposit? How much?
4. Do I have to pay first month's rent? And last month's rent?
5. How many months is the lease? And what is the penalty if I terminate the lease early?
6. Is there an application fee?
7. Are utilities included?
8. Will I have access to free emergency maintenance or on-site management?
9. What is the pet policy?
10. What is the smoking policy?
11. Are kitchen appliances included? What other appliances are included?
12. If you do have a car, ask about the convenience of parking.
13. What is the approximate distance to the Claremont Colleges, and is there easy access to public transportation and grocery stores?
14. Is there heat and air conditioning units? And will I have control over the temperature?
15. Are there laundry facilities in the apartment?
16. Ask about the safety and security of the building.
17. What floor is the apartment building on? Are there elevators?
18. If you are interested, ask when you can stop by to see the apartment.

### Terms:

**Lease:** A contract between you and the landlord (the owner of the apartment or house) in effect for a certain amount of time. This agreement puts forth the rules that govern your relationship with your landlord.

**Security deposit:** A set amount of money given to the landlord for the term of the lease. The security deposit protects the landlord in the event that you break the terms of your lease. It may also be used to cover damage to the property.

**Utilities:** The cost of paying for internet, electricity, gas, water, and trash pickup services.

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