About our office

- Manage the University-owned apartments
- Maintain the off-campus housing website
- Conduct educational workshops
- Follow up on serious incidents
- Provide dispute resolution services
- Provide general assistance and referrals
- House the Marquette University Global Village
Global Village applications

- Undergraduate students are paired with international exchange students to help adapt to life at Marquette
- Campus Town West 2-bedroom apartments
- Available on University Apartments Website
- Applications are being considered on rolling basis
- Direct questions to eric.hetland@marquette.edu
Why are we talking about this now?
Neighborhood leasing timeline

- Three general phases
  - September: Early decision houses and a few larger complexes
  - October-November: University Apartments
  - Spring semester process
Why wait?

- The first deal isn’t always the best deal
- Your plans may change
- Your friends may change
- Give yourself time to explore your options
- A lease is a *legally binding* document
University Apartments
The Marq

- Luxury-style studio, 1-, 2-, 3-, and 4-bedroom units
- Fully-furnished with double XL beds
- On-site parking permits for purchase
- Pet-friendly
- Fitness facilities
- All utilities except electricity
- 10- and 12-month leases
Campus Town East and West

- Fully-furnished
- Located close to campus core
- Double occupancy in most bedrooms (Campus Town Phase V single occupancy only)
- Air conditioning
- All utilities except electricity
- Flexible length leases
McCabe

- Partially-furnished (beds, desks, dressers)
- Located close to campus core
- Studios and 1-bedrooms
  - 1-bedrooms have max occupancy of 2 people
- All utilities included
- Flexible length leases
Gilman

- Unfurnished – appliances only
- Located close to campus core
- Studios and 1-bedroom units
  - Single occupancy only
- All utilities except electricity
- Flexible length leases
Frenn

- Unfurnished – appliances only
- Located close to campus core
- 2- and 3-bedroom units (4 units total)
  - Up to 2 tenants per bedroom
- Air conditioning
- All utilities except electricity
- Flexible length leases
University Apartments timeline

- The assignment process for 2020-2021 leases begins in October 2019
- $300 deposit to participate in selection
- Randomly assigned selection times
- Deposits not accepted after deadline
Selection Process Information

- **1st step**: Deposit collection ($300), Oct. 14-25
- **2nd step**: Returning tenant assignment, Oct. 28/30
- **3rd step**: New tenant selection, Nov. 4

**www.marquette.edu/apartments**

- Following Nov. 4, tenants can view booked units and complete contract process.
It’s cheaper to share a bedroom

Campus Town 2bed/2bath
- $1560/month*
  - 2 people: $780/month
  - 3 people: $520/month
  - 4 people: $390/month

Campus Town 3bed/2bath
- $2000/month*
  - 3 people: $667/month
  - 4 people: $500/month
  - 5 people: $400/month
  - 6 people: $333/month

*Rates for 2019-2020 leasing period
What if I don’t get in?

- Place your name on the wait list
- Wait list is ordered according to original time
- Give yourself a deadline
- Explore neighborhood options
- Visit [www.Marquette.edu/offcampus](http://www.Marquette.edu/offcampus)
Finding an apartment off-campus
Marquette Police services

- Patrol the off-campus neighborhood
- Respond to all calls in the neighborhood
- Over 450 blue light phones
- Free home security surveys
- Vacant house watch program
- LIMO service within patrol area
Marquette Police patrol zone

Students are encouraged to reside inside the MUPD patrol zone and LIMO service zone.
Rent College Pads

- Privately-managed website featuring campus area rental listings
- Searchable by distance, cost, style, and amenities
- Updated availability provided by landlords
- MUPD patrol zone
- Roommate and sublessor listings
What to look for in an apartment

- Monthly and one-time costs
- Security
- Amenities
- Subleasing policies
- Landlord and related staff
- Property data available on City of Milwaukee site
Off-campus budget

- What you pay for varies depending upon:
  - Location
  - Number of roommates
  - Efficiency of unit
  - Parking and other amenities
  - Sample budget can be found at Marquette.edu/offcampus
Deposits

- Landlords may require a variety of different deposits upon application or lease signing
  - Earnest money (application fee)
  - First month’s rent
  - Last month’s rent
  - Refundable security deposit usually equal to one month’s rent
Renter’s insurance

- You may never use it, but if you do, it is well worth it!
- Landlords are not responsible for property damage or loss in the event of fire, theft, flood, etc.
- Tenant is responsible for insuring personal property
- Students may be covered under parent/guardian policy
- Available through more insurance companies at a relatively low cost
Before you sign a lease…

- Explore various options
- View the ACTUAL apartment
- Talk to current tenants
- Ask questions
- Get promises in writing
- Read and understand the lease BEFORE signing
- Don’t be pressured!
After you sign a lease

- Obtain and keep for your records a copy of your signed lease
- Document all important correspondence in writing (maintenance requests, billing arrangements)
Breaking a lease

- The following are NOT grounds for breaking a lease:
  - Roommate conflicts
  - Transferring schools
  - Withdrawing from school
  - Study abroad/co-op
  - Don’t like the apartment anymore
  - Found a better/cheaper place
  - Minor repair problems
  - Utility bills are too high
Breaking a lease

- Two ways to get out of a signed lease:
  - Find a sublettor to take your place
    - Consult with landlord on sublease procedures
  - Roommate(s) may agree to assume your share of the cost

- This is also true in University Apartments
Student responsibilities

▪ Abide by the terms of the lease

▪ Alcohol – be responsible hosts and guests
  o Invite only people you know
  o Keep gatherings small
  o Don’t serve underage drinkers
  o Avoid if you are underage
  o Don’t charge for parties
  o Call MUPD at the first sign of trouble
Student responsibilities

- Students can be held accountable three ways for inappropriate behavior in the off-campus neighborhood
  - University conduct system
  - Lease action (loss of security deposit and/or eviction)
  - Municipal action

Students should NEVER hesitate to contact MUPD if there is a concern for safety. Any of the above consequences are a small matter relative to your own or another person’s well-being.
University Apartments Tours

- Saturday, September 28: 10am-2pm
- Tuesday, October 1: 5-7pm
- Saturday, October 12: 2-4pm
- Wednesday, October 16: 5-7pm
- Sunday, October 20: 2-4pm

Tours run every 15 minutes from building lobbies (Gilman tours start at McCabe)
Resources

- [www.Marquette.edu/apartments](http://www.Marquette.edu/apartments)
- [www.Marquette.edu/offcampus](http://www.Marquette.edu/offcampus)

- Email campaign sent to eligible tenants
- [muuaocss@Marquette.edu](mailto:muuaocss@Marquette.edu)