

# MOVING OFF-CAMPUS 101

## THINGS YOU SHOULD KNOW



### FINDING A PLACE

*Italicized texts are clickable links*

- Identify your desired **living situation**: Studio, 1 Bedroom, shared room, etc. Below are cost estimates:

2019 TYPICAL RENT AVERAGES				
UNIT TYPE	BERKELEY	OAKLAND	ALBANY	EL GERRITO
<b>APARTMENTS</b>				
STUDIO	\$1,886	\$1,972	\$2,025	\$2,341
1 BEDROOM	\$2,106	\$1,778	\$1,770	\$2,261
2 BEDROOM	\$2,941	\$2,545	\$2,214	\$2,968
3 BEDROOM	\$4,368	\$3,509	\$3,610	\$3,861
4+ BEDROOM	\$4,918	NO DATA	NO DATA	NO DATA
ROOM RENTAL	\$1,288	\$1,289	\$1,331	\$1,346
<b>HOUSE</b>				
2 BEDROOM	\$3,435	\$2,804	\$3,240	\$2,549
3 BEDROOM	\$4,186	\$4,363	\$3,800	\$3,468
4+ BEDROOM	\$6,061	\$5,261	\$4,841	\$3,288

*Rental estimates provided by Cal Rentals*

- **Search early** to find a neighborhood which best suit your needs. Most rental places are available at the end of semesters when students graduate.
- Research **various housing sites** to see what options you have:
  - *Cal Rentals*
  - *Berkeley Student Cooperative*
  - *Berkeley Facebook Housing Group*
  - *Craigslist*
- If you decide to share, use the **roommate search tools** available:
  - *BIO Roommate Search Tool*
  - *Graduate Student Housing Facebook Group*
  - *Cal Housing, Sublets, & Roommates Facebook Group*

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### SECURING A PLACE

*Italicized texts are clickable links*

- **Schedule a viewing.** If you aren't available, get a friend to view it for you.
- How much are the **average utilities cost** in your desired neighborhood? Below are some estimates:

Electric	~ \$20-30 (cost may be higher in winter due to heating)
Water	~ \$40
Sewer and Trash	~ \$20
Internet + Cable (Some apartments offer basic cable. If yours doesn't, there are many packages for cable + Internet. Check with your provider)	~ \$29.99 - \$70 (internet only – depending on speed and contract length) ~ \$49.99 (cable only) ~ \$59.99 (cable + Internet)

Average utilities estimate provided by several BIO staff who live in a variety of housing types and areas.

- Clarify **1)** what is included in rent (parking, utilities, etc), **2)** how many occupants can be on the lease and **3)** availability date.
- **Read the lease or rental contract** in detail before signing to understand the terms and conditions.
- **Clarify any issues or concerns** you may have (ex: point out damage to the unit) with the landlord **prior** to signing a contract or lease and **prior** to moving in.
- **Prepare financially.** This will include **1st month rent + last month rent + a deposit**, and basic necessities.

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### PROTECTING YOURSELF

*Italicized texts are clickable links*

- Upon getting keys to your unit, **document in detail about the current condition** of every space in the unit to avoid disputes and protect your deposit when you vacate.
- You have several **rights as a tenant** in Berkeley such as landlord providing safety features in your rental unit and addressing repair issues in a timely manner. *Click here* to read more about California Tenants' Rights.
- **Buy renter's insurance** in case of incidents such as fire, theft, or vandalism. It also covers your **property when you're outside of your unit** such as a stolen laptop on campus.
- **Be aware of Scams and Frauds** from online advertisement sites such as craigslist.org.
  - Do not pay or wire money without viewing the housing option.
  - Refer to *Cal Rental's Scam Advisory* for more information on how to avoid scams.
- Refer to *Berkeley Rent Stabilization Board* to **protect yourself against unwarranted rent increase and evictions**.

### OTHER RESOURCES

*Resources below are clickable links*

- *Berkeley International Office: Finding Housing*
- *The Graduate Assembly Housing Guide*
- *ASUC Renter's Legal Assistance Advice*
- *UC Berkeley Off-Campus Housing Guide*
- *Cal Rentals Resource Guide*