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A Guide to Off- and On-Campus Housing For Students Studying Abroad



Living Off-Campus

Living off-campus is a decision that will have an impact on your college experience. When going abroad, living off-campus is possible; however, the way in which you go about searching for an apartment may need to be a little different and sometimes requires a little more work. Most leases in the University Neighborhood are for the full calendar year. When going abroad you will be looking for a half year or semester lease. You have the option of signing a full year lease and finding someone to sublet to fulfill the semester you will be away. However, you should note that there is always a chance that you may not find someone to sublet and you will be responsible for the rent when you are abroad. You may also be able to find someone who is looking for a roommate for the semester.



Subleases

A sublease is a lease by a tenant to a third party (subletter), usually conveying the leased property for a shorter term than the tenant's term. The original tenant remains completely liable to the landlord for rent. Before you negotiate a sublease agreement, you must be sure that you are entitled to do so under your lease.

It is important to make sure that you have a written agreement with the person you are subleasing to or from to ensure you have a place to live when you return or that you have your apartment rented while you are away. You can find a sample sublease agreement on the OOCF website, oocf.syr.edu.

Living On-Campus

If you are participating through the SU Abroad program and you lived in University housing the semester before you went abroad, and are returning to campus beginning in the fall term you are a candidate for participation in the Housing Reservation Process. You will be required to submit a housing application along with an advance housing payment to participate with your friends. A reservation number will be generated at random. Your future roommate and/or the Housing Office staff will serve as your "proxy" during the Housing Reservation Process. If you are participating through the SU Abroad program in the fall semester, and are planning to return to University Housing for the spring term, you must fill out a housing application, available in mid-October on the Housing website, housingmealplans.syr.edu. There is no Housing Reservation Process for the spring semester. Space is available based on cancellations.

If you are thinking about going abroad in the spring semester, living on campus is a good way to avoid negotiating with off campus housing and sublets. If you are going abroad through Syracuse University, you can cancel your housing for the spring semester by adhering to the cancellation deadline.

If you miss the Housing Reservation Process while abroad you can apply for the Post Housing Reservation Process. There is no guarantee there will be space to accommodate you.



Important Information to Remember When Renting

- **Do Your Research:** check to ensure that the property does not violate codes, call 315-448-8696; talk with the current tenants; and examine the amount of parking available.
- **Before you sign a lease or sublease** make sure you have it reviewed by Student Legal Services. Legal advice and counseling are free to all Syracuse University students (except law students) paying the student activity fee. Call 315-443-4532 for more information.
- **Take photos, video and complete a detailed checklist** of all damages present in your apartment when you move in to help protect your security deposit.
- **Keep good rental records.** This includes: a rental log of the times you contacted or tried to contact your landlord; apartment condition checklist; correspondence with your landlord; reports; and any photographs or videos.
- **Consult the Landlord Information Sharing Program** to learn about the challenges and successes your peers have had when renting. This program is hosted by the Office of Orientation and Off-Campus Programs.

Orange Housing is a local company not affiliated with Syracuse University or ESF that maintains a web site of apartment offerings in the neighborhoods adjacent to campus. The Orange Housing web site is www.orangehousing.com. Be sure to look under "sublets" and "roommates" to increase your options.

