

Carroll University Off-Campus Housing Resources

Rental Listings

Online listings can provide many available apartment listings and have other helpful information for prospective tenants on their sites. Below are several links to sites that might be of use in your search.

Apartment Guide for Carroll University

<http://www.apartmentguide.com/apartments/Wisconsin/Carroll-University/>

Apartment List Waukesha

<http://www.apartmentlist.com/wi/waukesha>

Craigs List

http://milwaukee.craigslist.org/search/apa?=&query=Carroll+University&sale_date=-&sort=priceasc

For Rent University

<http://www.forrentuniversity.com/Carroll-University>

Homes.com

<http://www.homes.com/och-238458/carroll-university/#43.01923,-88.24543/13.00/RoadLabels>

My Apartment

http://www.myapartmentmap.com/colleges/wi/carroll_university/

Open Off Campus Housing - CarrollU

<http://carrollu.openoffcampus.com/>

Rent Jungle

<http://www.rentjungle.com/carroll-university-apartments-and-houses-for-rent/>

Trulia.com

http://www.trulia.com/for_rent/Carroll_University_CU_3749_univ

Walkscore - mapped

<http://www.walkscore.com/apartments/nearby/carroll-university-waukesha-wi>

Zillow

http://www.zillow.com/homes/for_rent/house,condo,apartment,duplex,townhouse_type/days_sort/43.027271,-88.19232,42.982078,-88.263903_rect/13_zm/

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Safety Checklist

Print this list and bring with you to appointments.

(the following points are as advised on Tufts University's Off-Campus Housing Resource Center website:

<http://ase.tufts.edu/och/resources/index.asp>)

Landlord:

Address:

Kitchen

- Is refrigerator included? Is it clean?
- Sink large enough to wash dishes; drains properly and doesn't leak?
- Stove & oven in good repair?
- Turn on stove – do all burners work?
- Garbage disposal run?
- Adequate hot & cold water?

Bathroom

- Toilet: free from leaks
- Sink, tub, shower: free from leaks; drain properly, in good condition
- Newer electric socket (GFCI) near sink
- Adequate ventilation (fan or window)
- Walls: from floor to 4 ft. must have non-absorbent, easily cleaned material (tiles or vinyl coating)

Water

- Enough hot & cold water for ordinary use
- Hot water heater in good condition (heats to 120F degrees)

Heat

- Oil, gas or electric?
- Who pays, and how much?
- How to contact utility company?
- System must be adequate to keep every room at 68F between September 16 & June 14, 7 am-11 pm; 64F 11pm-7am.

Wiring

- For each room, 2 separate outlets or 1 outlet & 1 overhead light fixture
- Electric light fixtures in storage & hallways
- No temporary wiring
- No wiring under rugs or passing through doorways
- Will your computer/stereo cause fuses to blow? (Is system old or new?)
- Will you need lamps?
- Internet access installed?

Bedrooms

- Adequate closet space?

Ventilation

- Adequate ventilation for every room (window or vent)

General Safety

- Visit apt at night with a friend to get a feel for neighborhood; are front & back doors and street well-lighted?
- Lighted parking area?
- Working locks on all doors & windows?
- Working screens?
- Appropriate # of persons per unit.
- Sliding glass doors with bar or stick across base?

Fire Safety

- Two exits per unit; no blocked exits
- Adequate & accessible fire escape
- Working smoke detectors in/near every bedroom, hallway and basement
- Candles and open flames are FIRE HAZARDS and should be avoided
- Carbon Monoxide Detectors must be present in the unit.

Transportation

- Driveway parking?
- Near bus stop?
- Approximate walking time _____

Garbage Collection

- Where are garbage cans/covers kept?
- Recycling boxes?
- When is trash pick-up?

Structural Maintenance

- Foundations: water-tight, rodent-proof, in good repair
- Floors: free of holes, cracks or bulges
- Walls: in good repair
- Ceilings: in good repair
- Doors & windows: water-tight, no drafts
- Stairways: stable with handrail
- Porch: railing is over 3 ft. from ground
- No lead paint if children under the age of six are living in the apartment

General Maintenance

- No rats or roaches
- Water, heat, electricity, and gas must be on at all times except during actual repair

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Visiting the Property

(the following points are as advised by Georgetown University and posted on Tufts University's Off-Campus Housing Resource Center website: <http://ase.tufts.edu/och/resources/index.asp>)

- **Make an Appointment and Arrive on Time**
Landlords usually do not appreciate perspective tenants arriving unannounced, and you want to be assured that you will be able to see the property when you get there. Also, verify the information with the landlord over the phone first.
- **Be Presentable**
Landlords want to rent to individuals who look as if they would make good tenants. Proper attire may improve your chances when there are several applicants. Treat your viewing like a job interview.
- **Be Persistent**
A prospective landlord may take your name and say he/she will get back to you after reviewing all applications. Check back and remind the landlord that you are still interested.
- **Carry Your Checkbook**
If you find a place you like, be prepared to put some money down to hold it. Landlords often ask for a deposit. Make sure you get a receipt for the deposit. The receipt should specify whether the deposit is refundable if you do not rent the place and how the deposit will be used if you do rent the place, e.g., as part of the security deposit or the first month's rent. Also carry with you a list of personal references and their contact information with you.
- **Timing**
Start looking early, and give yourself at least a few weeks to find housing. The time in which students start looking for housing changes every year, depending on the market and the availability of housing for the next year. If you want a house for the following school year, it is advisable to start looking for available houses in the fall-winter of the year before. Landlords who usually rent to students may be willing to have you sign a lease in advance.

Concerns or Complaints

Discuss questions or concerns about an apartment's condition with the landlord **before** signing a lease. If repairs are needed, write agreement into lease, eg, "Landlord will fix leaky sink before move-in date." Sign and date.

Here are resources should have complaints about unresponsive landlords or unsatisfactory living conditions after you move into a property:

- <http://www.tenantresourcecenter.org/> - Includes information on security deposits, repairs, ending a lease, eviction, roommates, pets, carpet cleaning, discrimination, etc.
- <http://www.fairhousingwisconsin.com/> - Focuses on housing discrimination and fair lending issues.
- http://dwd.wisconsin.gov/dwd/forms/ERD/ERD_10240.htm - Discrimination Complaint Fair Housing (WI Dept. of Workforce Development)
- <http://datcp.wi.gov/uploads/Consumer/pdf/ComplaintFormLandlordTenant303.pdf> – Landlord/Tenant Complaint (WI Dept. of Agriculture Trade & Consumer Protection)
- <http://portal.hud.gov/hudportal/HUD?src=/complaints/badlandlord> - Landlords in Federal Housing (U.S. Dept of Housing & Urban Development)

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