



FLORIDA ATLANTIC UNIVERSITY

Center for Global
Engagement

Off-Campus Housing Resources

Below is a selection of suggested resources to conduct your housing search. There are many other resources available, and you are welcome and encouraged to explore them. As you do so, be careful to avoid scams and fraud; check out the [online safety tips](#) on FAU's Off-Campus Housing website. **Local off-campus housing is extremely limited each semester, so it's important to start making your arrangements now.**

Housing Search Websites

Search for apartments, condos, houses, or private rooms to rent using the websites below. Note that these options may or may not be furnished. You can filter to see furnished options.

- [FAU Off-Campus Housing](#)
- [ForRent.com](#)
- [Apartments.com](#)

Use the below search criteria. The zip code is recommended for options closest to campus.

- City/State: Boca Raton, FL or
- Zip Code: 33431

Housing Search via Real Estate Agent

Local real estate agents are available to assist you with your off-campus housing search. Agents earn commissions from the landlord, so they normally do not charge tenants for a room search.

- Mr. Richard Bloomfield | +1 646-330-7827 | rbloomfieldrealestate@gmail.com
- Ms. Vivian Li | +1 954-988-1028 | vivianli1288@gmail.com

Note that we are not associated with the agents above. Students are welcome to work with any agent they prefer.

Roommate Search

- Join our private Facebook Group to connect with other international students who are looking for roommates: [FAU International Student Roommate Connection](#)
- Register on [FAU's Off-Campus Housing Site](#) to access the roommate search feature.

Furnished Student Housing Complexes

Below is a selection of furnished housing complexes that are close to campus.

- [Villas at Boca Raton](#)
 - Proximity to campus: 10-minute walk; 2 minute bike; 2 minute drive
 - Contact Information – Phone: +1 561-362-2494
 - [University Park Apartments](#)
 - Proximity to campus: 20 minute walk; 7 minute bike; 5 minute drive
 - Contact Information
 - Phone: 1-561-362-0245 Email: info@liveupark.com
 - Visa information required in lieu of a U.S. Social Security Number for lease
 - [The Yard University Apartments](#)
 - Proximity to campus: 15 minute walk; 3 minute bike; 3 minute drive
 - Contact Information
 - Phone: 1-561-571-0213 Email: leasing@theyardapartments.com
 - Visa information required in lieu of a U.S. Social Security Number for lease
 - [Cynthia Gardens Apartments](#)
 - Proximity to campus: 20 minute walk; 5 minute bike; 3 minute drive
 - Contact Information
 - Phone: 1-561-395-7602 Email: leasing@cynthiagardens.com
 - [Waterford Bay Apartments](#)
 - Proximity to campus: 25 minute walk; 10 minute bike; 6 minute drive
 - Contact Information
 - Phone: 1-561-220-6852 Email: waterfordbay-w@m.knck.io
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Recommended Housing from Current Students

Below are a few complexes where many of our current international students live. These communities may be too far for walking. Make sure to consider the transportation to campus. Please visit the website for the contact information of their leasing office.

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| • <u>San Marco Apartments</u>
(8 min drive; 20 min bike) | • <u>Palms of Boca Del Mar</u>
(8 min drive; 17 min bike) |
| • <u>Oaks of Boca</u>
(5 min drive; 9 min bike) | • <u>The Fountains at Delray Beach</u>
(16 min drive; 1 hr bike) |
| • <u>Citation Club</u>
(15 min drive; 29 min bike) | • <u>AXIS Delray Beach</u>
(9 min drive; 26 min bike) |
| • <u>Savannah Place Apartments</u>
(11 min drive; 23 min bike) | • <u>Delray Bay Apartment</u>
(12 min drive; 23 min bike) |
| | • <u>Mizner Court Apartments</u>
(9 min drive; 22 min bike) |

Temporary Housing

FAU does not offer temporary housing facilities. If your housing is not ready upon your arrival, you can stay in a hotel, AirBnB, or VRBO. To ensure availability, make your reservations early.

- Hotels
 - Some hotels close to campus offer FAU rates. When making your reservation, call the hotel directly and inquire about the FAU rate: [FAU Hotel Rates](#)
 - There are many other hotels in the area to choose from as well: [Hotel Search](#)
- [AirBnB](#) & [VRBO](#)
 - Both Airbnb and VRBO offer short-term house, apartment, or condo rentals.

Use the below search criteria when searching for temporary housing. The zip code is recommended for options closest to campus.

- City/State: Boca Raton, FL or Zip Code: 33431

Things to Consider Before Renting

- Renting an apartment long-distance (without being physically present in the area where you wish to rent) can be difficult. Some landlords prefer to meet the student in person before agreeing to rent the space. Be prepared to meet your landlord and potential roommates in person before signing the final lease agreement.
- Typically, landlords require a “deposit” equal to two months' worth of rent (the amount may vary, and the number of months may vary). The deposit is usually returned at the end of the lease if the apartment is in good shape and there are no major damages when the contract expires. Renters must review the rental contract carefully to understand the agreement and responsibilities of both parties.
- Some landlords may require a U.S. Social Security number. If this is the case, you may contact International Student Services, and we can explain to the landlord that most international students do not have this number. However, it is ultimately the decision of the landlord to accept a student without a Social Security number.
- Keep reviewing apartment listings on a regular basis as apartments are constantly added and removed from the market.
- Apartments can be furnished or unfurnished, but unfurnished apartments are more common. Renting an unfurnished apartment means you will have to buy furniture (sofa, bed, TV), kitchen items to prepare meals (pans, pots, forks, plates, etc.), linens (bed sheets, towels), and all cleaning supplies. Some apartments include all utilities (electricity, internet, cable, water).
- If the apartment you select does not include all or some of the utilities this is an added expense you must pay each month. You will also need to pay for laundry service if the apartment does not include a washer and dryer. Cleaning the apartment is the renter's responsibility.

- To find out how close an apartment you are considering is to FAU, go to <https://maps.google.com/> and enter Florida Atlantic University, 777 Glades Rd, Boca Raton, FL 33431, then click on the directions link and enter the address of the housing location you're interested in as the starting point.
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Suggested Questions to Ask Before Renting

- How much is the rent per month?
 - When is the rent due? How often is the rent due?
 - What is included in the rent payment? Utilities? Electricity? Phone? Cable? Internet?
 - How many people can reside in the apartment/house and individual bedrooms?
 - Who do you call for emergency repairs?
 - Do you require a Security Deposit? If so, how much?
 - Will you return my Security Deposit when I leave?
 - How long is the lease?
 - How will I be penalized if I break the lease?
 - Does the lease renew automatically, or do I need to request a renewed lease?
 - How much notice needs to be given before I can terminate the lease agreement?
 - Is parking available, and what kind is it? Garage? Parking lot? On-the-street parking? Are there charges for parking?
 - Do you allow children? What ages are allowed? Are there additional charges? Where is the nearest childcare, kindergarten, elementary, junior high, or high school?
 - Are storage facilities available? Are there additional charges?
 - Do you allow pets (and what size pets)? Are there additional charges?
 - Are there laundry facilities in the apartment/rental complex or near the apartment?
 - Is the apartment furnished or unfurnished?
 - Do you permit pictures to be hung on the walls or allow any type of improvements to be made?
 - Where is the nearest grocery store?
 - How, when, and where do you dispose of trash?
 - Is there anything you do not allow in the apartment?
 - How early in advance do you need to know that I will be moving to another apartment?
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Housing Vocabulary

Navigating the off-campus housing process can be a challenge. We encourage you to familiarize yourself with these terms before you sign a rental agreement.

- **Efficiency/Studio apartment** – Large, one-room apartment with bathroom and small kitchen area.
- **Furnished apartment** – An apartment that is rented with furniture. Usually costs more than an unfurnished apartment and can be harder to locate.
- **Unfurnished apartment** – An apartment that is rented without furniture. Less expensive than a furnished apartment, but you must buy or rent your sofa, bed, table, TV, etc.
- **Landlord** – The leasing agent, person, or company who owns and/or manages property that is leased or rented to others.

- **Tenant** – The person who is living in the apartment.
- **Manager** – A person who manages the property for the Landlord and collects rent payments.
- **Lease** – A legally binding contract between a Landlord and Tenant that specifies the terms and conditions for renting and living in the apartment (also known as property).
- **Month-to-month lease** – This type of lease commits the Landlord and Tenant to a 30-day term for use of the rental. The Tenant is free to terminate the lease if proper notice has been given to the Landlord. The Landlord is free to change the terms of the lease each month, like raising the rent or asking the Tenant to leave.
- **Six-month lease** – This type of lease commits the Landlord and Tenant to a six-month term for use of the rental apartment. The Tenant is free to terminate the lease at the end of the specified time as long as proper notice has been given to the Landlord. Short-term leases are generally more expensive.
- **Yearly lease** – This type of lease commits the Landlord and the Tenant to a 12-month time period for use of the rental apartment. The Tenant can only terminate this lease at the end of the specified time and must give at least a 30-day notice stating the Tenant's plans to move out of the apartment.
- **Occupancy regulations** – Rules and restrictions that allow a maximum of a certain number of people to live in the rental apartment during the specified time period of the lease.
- **Renter insurance** – Insurance that allows a Tenant to insure his or her possessions against loss through theft or fire. Renter insurance is usually available at inexpensive rates through major insurance companies.
- **Repairs** – A lease should specify whether the Tenant or Landlord is responsible for repairs on the rental apartment. Without a provision for repairs in the lease, it may be very difficult to persuade a landlord to make needed repairs.
- **Security deposit** – The advance payment of a sum of money (usually one month's rent) to a landlord or Manager before renting the apartment. The deposit may or may not be refunded or returned at the end of the specified lease period, depending on the policy of the Landlord or Manager, local laws, and how well you maintain the rental apartment during your stay.
- **Subletting** – When a Tenant leases property that he, himself, is renting to another Tenant. A lease should outline whether this is allowed, and if so, what the rules are. Subletting usually requires written permission from the Landlord or Manager. Subletting without permission may involve significant legal penalties.
- **Utilities** – The name given to services such as electricity, gas, and water. Some rents include the cost of utilities, some do not. If utility costs are not included in the rent, the Tenant is expected to arrange and pay for utility services directly with the utility companies.

