Renewals take place between October and February, so most apartment complexes start accepting applications beginning in February.

What to consider when looking for Housing

- **Take your time when looking for housing.** Don’t rush into signing a lease. There are numerous apartment complexes in the Virginia Tech area:
  - Compare different complexes.
  - Keep notes of each complex you are considering.
  - Talk to landlords and property managers as well as people who live there or rented there before.
  - Don’t make hasty decisions. Bring information to your family and discuss all options.

- **Consider Living Expenses:**
  - Ask how much average utility bills are.
  - Think how much money you will have left over for groceries and/or spending money.
  - Is trash pick-up included? What about water/sewage or parking?
  - Are Ethernet or internet options available?
  - Is heat and/or air conditioning included in the rent?

- **Living with a Roommate:**
  - How many people would you want to live with, and are they responsible people?
  - Are their lifestyles compatible with your own?
  - Consider living and study habits, attitudes towards parties and overnight guest etc.
  - Whose name will appear on the utility bill?
  - How will chores be divided?
  - Will you buy food separately or together?
  - Sign a roommate agreement so that important factors like these are set in place from the start.

- **Inspection:**
  - Is it within walking distance of campus?
  - Is it on the Blacksburg Transit Bus-line route?
  - Do you feel safe in the neighborhood?
  - Is the personal living style? Ask other tenants and residents about noise volume and cleanliness of the area.
  - Are there laundry facilities in the area?

- **Sign a Lease:**
  - READ THE ENTIRE LEASE BEFORE SINGING!
  - A lease is a legal document that you are not bound to. Ask the landlord about clauses and terms you may not understand.
  - Agree to any changes or additions with your landlord and make sure these are stated in the lease before signing.
  - Maintain all documents of correspondence in writing and include all parties.
  - Take pictures prior to moving in and moving out.
  - If you have any questions about your lease, meet with the Student Legal Services Attorney for free: 163 Squires Student Center (540) 231-4770 www.legal.spa.vt.edu

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