

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

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?

Location:

- ◆ 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 neighborhood conducive to your personal living style? Ask other tenants and residents about noise volume and cleanliness of the area.
- ◆ Are there laundry facilities in the area?
- ◆ Inspect:
  - ◆ Is the area kept clean and healthy?
  - ◆ Are the dumpsters emptied on a frequent and regular basis?
  - ◆ Who handles the yard work?
  - ◆ How is parking handled; is there enough space for each tenant?
  - ◆ Many apartment complexes enforce a towing policy, so be sure to ask if there is one in effect.

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
- ◆ You can even pick up a copy from Legal Services— Room 143 Squires Student Center.

Signing a Lease:

**READ THE ENTIRE LEASE BEFORE SIGNING!**

- ◆ A lease is a legal document that you are formally bound to upon signing. Do not hesitate 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.
- ◆ Date and keep a copy of lease for personal records.
- ◆ 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:  
143 Squires Student Center  
(540) 231-4720  
[www.legal.sga.vt.edu](http://www.legal.sga.vt.edu)  
[studentlegalservices@vt.edu](mailto:studentlegalservices@vt.edu)

What to consider when looking for Housing