

TIPS FOR STUDENTS MOVING OFF-CAMPUS

LANDLORDS AND LEASES

DO:

- Create and maintain an in-person or video relationship with your landlord.
- Be sure to get a phone number, email and mailing address for your landlord in order to communicate effectively.
- Ask questions! Don't be afraid to ask for clarification if you are confused about or uncomfortable with the terms of your lease.
- Read through the entire lease before signing. We know it's long, but it's important to know what you are committing to.
- Know your rights before signing and maintain positive relationships with your landlord, neighbors and roommates.

DON'T:

- Sign a lease before meeting your landlord in-person or over video.
- Sign a lease if you are uncomfortable with the terms of the agreement.
- Have a negative relationship with your landlord, roommates or neighbors.
- Allow your landlord to pressure you into signing a lease before you're ready.



**DON'T BE
AFRAID TO ASK
QUESTIONS**



**KNOW
YOUR RIGHTS
BEFORE YOU SIGN**



**MAINTAIN
POSITIVE
RELATIONSHIPS**

Please contact offcampusliving@villanova.edu for more information.

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REMINDERS FOR READING YOUR LEASE

- Your lease is a legally binding document. Be sure to read through the entire document and ask questions of your landlord.
- Most leases in this area are for 12 months with rent usually due on the first of the month.
- The timing of payments can be negotiated. Your landlord may be willing to agree to quarterly payments.
- Many landlords want one payment each month, rather than individual payments from each roommate.
- Many leases in this area will ask for the last month (or two) of the rent to be paid in advance as a security deposit, prior to the beginning of the lease.
- The landlord is supposed to deposit this money into an escrow account to return to tenants if there are no damages when the lease ends.
- Choose your roommates carefully. The landlord cares only that the rent is paid in full. For example, if one roommate moves out and stops paying rent, the landlord will likely look to the two remaining roommates to pay the full amount.
- When the lease ends, the tenant needs to provide the landlord with a forwarding address to which to send the deposit and leave the premises vacant, clean and free of items.
- The landlord has 30 days to assess the premises for any damages and then is obliged to return the deposit or offer an accounting of the damages in writing for the amount withheld.
- If the landlord does not return the deposit within 30 days, the landlord loses the right to do so.
- Landlords typically pay for most of the utilities (gas, electric, water, sewer tax and heat) but not internet or cable.

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