

## 13.a. Housing and Living – Community Resources

### Housing and Living

Please consult with your faculty/staff sponsor for assistance with housing and relocation details. In the meantime, several websites advertise housing availability. Without any endorsements or legal obligations, these may be good sources:

Chico Enterprise Record: <http://marketplace.northvalleyclassifieds.com/chico>

The Sacramento Bee: <http://classifieds.sacbee.com/ca/rentals/search>

Chico News and Review: [www.newsreview.com/classified/chico/](http://www.newsreview.com/classified/chico/)

<b>Common Terms Found in Rental Advertisements and Leases/Contracts</b>	
<b>Term</b>	<b>Common meaning</b>
<b>Bachelor</b>	A small apartment without a kitchen. Sometimes a hot plate or microwave is provided.
<b>Efficiency</b>	One room for living, eating, and sleeping. The bathroom is separate.
<b>Single / Studio</b>	Single room apartment with a small kitchen and a bathroom.
<b>One Bedroom Efficiency</b>	Large single that has been converted into a one bedroom by dividing the room with doors. This should be smaller and cheaper than a normal one bedroom.
<b>In-law House</b>	Homeowner sometimes has a smaller structure behind or next to their property, or as converted garage, which may be used for private living space. Size and features vary.
<b>Townhouse or Condominium</b>	Private home or very spacious and luxurious apartment. Sometimes this may have its own laundry room, pool and recreational facilities.
<b>Lease</b>	A legal contract signed by the manager and the renter regarding the length of stay, price, and conditions of a rental agreement. You are responsible for rent for the entire length of the lease. Violation of the lease agreement can result in a heavy financial penalty. Make sure that you understand all of the conditions of the lease before you sign it. Any negotiated variations must be in writing, initialed, and dated by both the tenant and the manager. Keep a copy.

<b>Credit Check</b>	A process in which the landlord verifies your credit history and your bank information. International students or scholars who do not have a credit history in this country should not need to pay for a credit check. However, it will be necessary to negotiate an agreement with the landlord.
<b>Security Deposit</b>	This is an additional amount you must pay before moving into an apartment/house to guarantee occupancy, payment of rent, repair of damages, and professional cleaning after you leave. In most cases, most of the deposit is returned to you if there is no damage to your apartment at the end of your stay (there may be a slight deduction for cleaning). Inspect the apartment carefully when moving in and record any damages, so you will not be charged when moving out.
<b>First and Last Deposit</b>	This means that to move in, you must pay the first and last month's rent amount, plus the security deposit amount (see above). Most rental apartments require all three amounts.
<b>Rent</b>	Payment made for living accommodations, usually on a monthly basis.
<b>Utilities</b>	The term used for the extra charges for gas, electricity, cable television, and water. Plan on spending an extra \$25-\$100 per month depending on your lifestyle. You will find that "gas stoves" and "non-halogen lamps" use less energy.
<b>Sublet</b>	Special arrangement where you live in someone else's apartment. Sublets are often short-term opportunities with furnished rooms and no deposit. Make sure that the manager or landlord knows about your agreement with the original tenant.
<b>A/C or AIR</b>	Air-conditioning (heat and cooling facility).
<b>BR or BDRM</b>	Bedroom
<b>FP</b>	Fireplace
<b>4-Plex</b>	A rental unit comprised of two ground floor or "garden" apartments and two second floor apartments
<b>2/2, 3/2, ½ bath</b>	The first number indicates the number of bedrooms and the second number indicates the number of bathrooms. Bathrooms usually include a bathtub and/or a shower, toilet (WC), and wash basin (sink). A ½ bath has only a toilet (WC) and sink.
<b>ABP</b>	All bills paid. Your utilities (water, electricity, gas, sewage, garbage collection) are included in your rent. However, you arrange for your telephone, internet and entertainment services.
<b>W/D</b>	Washing machine and clothes dryer are provided.