

ADVICE FOR FINDING OFF-CAMPUS HOUSING

1. **San Diego Geography:** San Diego is a large, urban city of approximately 1.3 million people. A very detailed map of the entire region can be found here: <http://www.mapsofworld.com/usa/san-diego-city-map.html> San Diego State University is south of the 8 Freeway, and just east of the 15 Freeway (the yellow square near the words "College West").
 - a. Within San Diego are several small neighborhoods, each with their own name. A map of different areas of San Diego can be found here: <http://www.sandiego.gov/planning/community/profiles/index.shtml>
 - i. These neighborhoods are close to SDSU: College Area ("College East" and "College West"), Del Cerro, Mission Valley, Allied Gardens, Kensington, La Mesa
 - ii. If you want to live near the ocean, these areas are near the beach: Pacific Beach (mostly college students and young professionals), Mission Beach, Mission Bay, La Jolla, and Ocean Beach. **PLEASE NOTE:** Public transportation near beach areas is not very convenient. Therefore, we recommend that students who want to live in beach areas MUST have a car to commute to and from SDSU.
 2. **Public Transportation:** www.maps.google.com displays maps and directions for any areas in San Diego. Enter starting address and destination address to get exact directions to anywhere using public transportation (bus and trolley).
 3. **Application Fees:** All apartments charge an application fee, which ranges from \$25-\$50. The application fee is usually **per person**, not per apartment. So if you are looking for an apartment with a friend, you will both pay a separate application fee.
 4. **Social Security Number** (sometimes abbreviated as "SS#" or "SSN"): On the apartment application, they might ask you for a Social Security Number. Most of you do not have a SS# and cannot get one unless you work legally in the U.S. The reason they want your SS# is to see your credit history (if you pay your bills and if you are in good financial standing). They want to make sure you will pay your rent on time. What we suggest is to tell them you do not have an SS# because you are an international student, but offer to pay either a higher security deposit OR pay the rent for your whole rental period in advance. Also make sure you tell the manager that you have an I-20. You may be required to show this document.
- IMPORTANT!** *If you HAVE a SS# (a number of students from Saudi Arabia do), but have NOT lived in the U.S. as an adult, it is best for you to tell the apartment people that you do not have a SS#, since you do not have any credit history here in the U.S. If you do give them your SS#, you will likely not be approved, and you will not be able to re-apply to the same apartment building. This is not being dishonest. I confirmed this information with an apartment manager, and this is what they prefer.*
5. **Security Deposit:** A security deposit is always required when renting an apartment. The security deposit is typically equal to one month's rent, although it may be higher.
 6. **Paying Rent:** To protect yourself, use an American bank check to pay the rent and security deposit, if you have an American bank account. If you do not have an American bank account and have to pay by cash, ALWAYS get a receipt. Do not send cash via postal mail. **DO NOT pay any money without a contract!**
 7. **Furnished / Unfurnished:** Most apartments are unfurnished, but you can buy used furniture in San Diego from private parties at www.sdreader.com. New economical furniture may be purchased at IKEA, Target, or Wal-Mart. You may also rent furniture at https://sandiego.cort.com/storefront/student/c02_04.html or www.signaturefurniture.com.
 8. **Appliances:** Apartments usually do include large appliances (refrigerator, stove) and may or may not include a microwave. You will be responsible for providing your own dishes, silverware, linens, television, stereo, etc. If you are trying to save money, thrift stores and Craig's List can be a good source for these items.
 9. **Utilities:** Utilities normally included in the apartment rent are water and trash. Occasionally, electricity and gas are included in the rent, but this is not standard. Renters must sign up and pay for telephone, internet, and cable television with the individual company. Or if you are renting a room in an apartment or house, normally, one of the other renters has already set up the utilities, and you all share the cost of utilities.

OFF-CAMPUS HOUSING RESOURCES

*PLEASE NOTE: This list is only meant to be an informational tool to help students find an off-campus apartment. **The ALI does not endorse any off-campus apartments exclusively.** Students must contact the manager of each apartment building directly with questions, current pricing and availability.*

APARTMENTS (convenient to SDSU)

(Short Term = 6 months or less; Long Term = 10-12 months)

1. Suites on Paseo

(furnished short and long term leases)

5595 Lindo Paseo
San Diego, CA 92115
Phone number: (619) 583-1774

www.suitesonpaseo.com

Walking distance to the ALI/SDSU

2. Paseo Place

(furnished long term leases)

5665 Lindo Paseo
San Diego, CA 92115
Phone Number: (619) 255-3000

www.paseoplaceatsdsu.com

Walking distance to ALI/SDSU

3. Pravada

(unfurnished short and long term leases)

8625 Fletcher Parkway
La Mesa, CA 91942
Phone Number: (866) 777-4061

www.pravada-aps.com

Minutes to the ALI/SDSU

4. Aztec Corner

(furnished long term leases)

5504 Montezuma Road
San Diego, CA 92115
Phone number: (619) 582-4074

www.azteccorner.com

Walking distance to ALI/SDSU

5. Sterling Alvarado Apartments

(furnished long term leases)

6625 Alvarado Road
San Diego, CA 92120
Phone number: (619) 286-3990

www.sterlingalvarado.com

Minutes to the ALI/SDSU

6. Zuma Apartments

(furnished long term leases)

6237 Montezuma Rd.
San Diego, CA 92115
Phone number: (619) 265-9862

www.liveatzuma.com

Minutes to the ALI/SDSU

7. Avalon Fashion Valley

(unfurnished long term leases)

7084 Friars Road
San Diego, CA 92108
Phone number: (866) 880-4435

www.avaloncommunities.com/california/san-diego-apartments/avalon-fashion-valley/

35 minute trolley ride to ALI/SDSU

8. Albert's College

(unfurnished long term leases)

5460 55th Street
San Diego, CA 92115
Phone number: (619) 583-7402

www.atownsdsu.com

Walking distance to ALI/SDSU

9. BLVD 63

(furnished long term leases)

6345 El Cajon Boulevard
San Diego, CA 92115
Phone number: (619) 785-3776

www.blvd63.com

Free shuttle to and from ALI/SDSU

10. Cerca

(furnished long term leases)

5716 Hardy Avenue
San Diego, CA 92115
Phone number: (619) 255-1800

www.liveatcerca.com

Walking distance to ALI/SDSU

RESIDENTIAL HOTELS / FURNISHED SHORT TERM (various areas in San Diego)

A residential hotel rents single rooms with a bed, small refrigerator, microwave, and sink. Most rooms also have a private bathroom and shower. Rental is usually by the month.

1. **Studio 819**

819 University Avenue
San Diego, CA 92103
Website: www.studio819.com
E-mail: info@studio819.com
Phone number: (619) 542-0819

25 minute bus ride to ALI/SDSU or 13 minute car ride

2. **Villa Caterina** (for students who like a quiet environment)

1654 Columbia Street
San Diego, CA 92101
Phone number: (619) 232-3400

NOTE: Call in advance to make an appointment. Office is open Monday-Friday, 8 am-4:30 pm.

45 minute trolley & bus ride to ALI/SDSU or 25 minute car ride

3. **Old Town Place** (short-term furnished studios and rooms)

2377-2383 Jefferson Street
San Diego, CA 92110
Website: www.oldtownplace.com
Phone & fax number: (858) 490-6282

22 minute trolley ride to ALI/SDSU

4. **Vantaggio Suites** (for students who like a louder environment)

1736 State Street
San Diego, CA 92101
Website: www.vantaggiosuites.com
Phone number: (619) 595-0111

45 minute trolley & bus ride to ALI/SDSU or 25 minute car ride

OTHER HELPFUL HOUSING WEBSITES

1. **SDSU Housing & Roommate Connection**

-You may view ads of people looking for roommates

-Most places are in the SDSU area

Website: www.sdsu.och101.com

2. **Rent.com**

-Apartments all around San Diego County

Website: www.rent.com

3. **ForRent.com**

-You may view a list of apartment communities that are for rent throughout San Diego

Website: www.forrent.com

4. **StudentsApartments.com**

-You may view a list of communities for rent in the College Area

Website: www.studentsapartments.com

5. **Sublet.com**

-You may view ads for sublets of apartments or rooms around San Diego County

Website: www.sublet.com

6. **Apartments.com**

-You may view a list of apartment communities that are for rent throughout San Diego

Website: www.apartments.com

Information about Leasing

Month-to-Month Lease

This rental agreement means you are renting an apartment or room by the month. This agreement may be terminated on a 30- or 60- day notice or terms may be changed on a 30- or 60- day notice.

Lease for a Specific Term

Many apartment rentals require a one-year lease. This type of lease should be made in writing, and should contain certain terms like the address or description of the property, the rent or other charges, the length of the contract, and the parties involved.

When entering a one-year lease, be aware that you, as the renter, are obligated to pay the entire duration of the lease.

The property you rent must be a safe, livable, and rentable unit. If the unit proposes a safety hazard to anyone living there, the landlord must be notified immediately, and he/she must take a reasonable amount of time to resolve the issue.

Breaking a Lease

If you need to move before the end of your lease, talk to your landlord or management office. They may have options for breaking a lease, such as finding someone else to take over the lease. If you are not able to break a lease, you are still responsible for the remaining rent owed on the lease. Legal actions may be taken against you should you decide to move and do not notify anyone or pay the rent.

Review Your Lease Before Signing

A lease is a legal document which states that if you sign, you are agreeing to the terms put forward on the document. It should be reviewed carefully before signing. Consider the following:

- What is the rent amount? Does it change?
- Is the lease for a term or is it month-to-month?
- Who will be living there? Are the names on the lease?
- Are there any late charges? If so, how much and when are they charged?
- Are there any restrictions on having guests?
- What is the cancellation policy should you need to break the lease?
- Are there unreasonable rules and regulations?
- Can you sublease?
- Are utilities included? If so, which are included?
- How are maintenance issues handled? Are there any costs to the tenant?
- Are pets allowed? Are there restrictions? Are there any additional costs?
- Do you have to notify the landlord of anything before the lease ends?

Renter's Insurance

Some leases require that you purchase renter's insurance. Renter's insurance protects you against liability losses and losses to personal property. It may also protect you against claims by the landlord for damage done to the property even if it was caused by an accident. This insurance is usually to benefit you.

Security Deposits

For more information regarding security deposits, please use the following link:

<http://www.dca.ca.gov/publications/landlordbook/sec-deposit.shtml>

Remember that your lease is a legal contract. Do not sign anything that you do not understand!

If you have any questions about housing, please ask Tuyen or Michael in the ALI Office, or by sending an email to alihousing@mail.sdsu.edu.