

Looking For Fall Housing

Most landlords do not know that their rental will be available until their tenant gives them a 30-day notice, which means that most properties available after September 1st will not be advertised until August. Many tenants move on the first of the month, so be prepared to rent beginning September 1st although the quarter begins around mid-September. Look for the availability date on the listings posted on the Community Rentals Office website, communityrentals.ucsc.edu. Assume ads posted with other sources such as Craigslist or the Santa Cruz Sentinel are available to be rented immediately or within the month.

There is one exception to this 30-day guideline. The Community Rentals Office solicits “Advanced Fall Listings” by contacting landlords who know that their property will be available in September. Typically these are vacation or student rentals. Check for these listings in April, May, and early June. We expect to receive over 100-150 listings of all types, including rooms in shared housing. You can locate them in our Rental Listings by using the “search by availability date” feature. If you do not locate your housing before the school year ends, start looking again in August. There will be more listings available in September. June or July listings generally do not offer September move in dates, though you may choose to begin renting early.

What can I do right now?

- **Take the Renters’ Workshop Online Training.** This is an important first step. It covers searching tips and tenants’ rights and responsibilities. You will receive a Certificate of Completion which you can include in your rental packet. Many seasoned landlords and property managers will only rent to students who take it because they know that educated tenants make better tenants.
- **Prepare a Rental Application Packet.** It is important to make a good impression with landlords, especially in a competitive market. There is always competition for the best rentals and you want your application to stand out. Check out the Rental Application Packet Checklist and Sample Packet on our **Rental Forms and Resources** page and start working on yours.
- **Turn in a Reference Release Form to Campus Housing.** You can use Campus Housing and your college Residential Life or Housing office as a reference. This one form authorizes both offices to give landlords a reference.
- **Research.** Look at current rental listings to familiarize yourself with the rental market. Assess your needs. Consider the location, price, and which features you value most so that you can act quickly when the right place comes along.
- **Plan Ahead.** Review all the resources available on our website, including the “Rental Cost Statistics” link. Assess your budget and determine what type of rental suits you.