

## When to Look for Fall Housing

Most landlords do not know when their rental will be available until their tenant gives them a 30-day notice to vacate, which means that most properties available after September 1<sup>st</sup> will not be advertised until August. Many tenants move on the first of the month, so be prepared to rent beginning September 1<sup>st</sup> although the quarter begins later in the month. Search by the availability date on the listings posted on the Community Rentals Office website. Assume ads posted with other sources are available immediately or within the month. Start looking early in August to give yourself plenty of time if you didn't locate housing the previous spring quarter.

There is one exception to this guideline. The Community Rentals Office solicits "Advanced Fall Listings" by contacting landlords who know 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 160 listings, mostly units, but also rooms in shared housing. You can locate them in our Rental Listings by searching by availability date. See ["How Do I Search for Listings"](#) to find out how to find the fall listings in the Housing Registry.

### What can I do right now?

- **Take the [Renters' Workshop Online Training](#).** It will make your search much easier. It covers searching tips, rental agreements, and tenants' rights and responsibilities which will help optimize your rental housing experience. You will receive a Certificate of Completion which you can include in your rental packet after taking the workshop and quiz. Many 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. 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](#) and start working on yours.
- **Turn in a Reference Release Form to Campus Housing.** You can use the Campus Housing Office and your college Housing/Residential Life Office as a reference. This one form authorizes both offices to give landlords a reference and may be used for other campus references. You can [submit](#) it online or [print and fill one out](#) and fax or drop it off at the Campus Housing Office.
- **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. 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 best.