Off-Campus Housing for Incoming Exchange Students
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## Where to Look?

### Athens Apartments

It is very common for students at the University of Georgia to live in apartments close to campus. Depending on the location, apartments can be an affordable option for students, and often students that live close enough to campus don’t have to worry about additional transportation costs by walking, biking, or taking the bus to class.

<table>
<thead>
<tr>
<th>Location</th>
<th>Description</th>
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<tbody>
<tr>
<td>Downtown</td>
<td>Downtown Athens has many apartment complexes, the price of the apartments may be more expensive because of location and added amenities. Apartment complexes downtown includes: <strong>The Standard</strong>, <strong>Uncommon</strong>, <strong>Georgia Heights</strong>, <strong>The Mark</strong>, <strong>909 Broad</strong>, <strong>Eclipse on Broad</strong>, etc.</td>
</tr>
<tr>
<td>North Athens</td>
<td>North Athens just past the central downtown area includes apartment complexes and various townhomes. Some housing options may include a shuttle system to campus. Off-campus housing for North Athens includes: <strong>Whistlebury Walk</strong> &amp; <strong>Whistlebury</strong>, <strong>The Lodge of Athens</strong>, etc.</td>
</tr>
<tr>
<td>East Side</td>
<td>The East Side of Athens offers apartment complexes and townhomes that are close to East Campus. Housing on the East Side may be a little farther than other options but is appealing because of the price and short drive to campus. Housing includes: <strong>The Woodlands of Athens</strong>, <strong>Polo Club Athens</strong>, <strong>The Reserve at Athens</strong>, etc.</td>
</tr>
<tr>
<td>S Milledge Ave &amp; Five Points</td>
<td>S Milledge Ave &amp; Five Points area of Athens is also a popular location for student housing. Students tend to rent out houses in this location and split the cost and rooms between roommates. If students live close to S Milledge Ave, near the Greek Life houses, the bus system of the University of Georgia runs on multiple stops to bring students to locations on campus. The new housing development is <strong>Mathis Athens</strong>!</td>
</tr>
</tbody>
</table>
Leasing & Management Companies

Some students may utilize a leasing or management company to help in their off-campus housing search. A leasing and management company is different from an apartment complex in that the companies typically manage many different properties in Athens that might not be in the same area. Below are some common leasing and managing companies that you may get in contact with to help find housing.

<table>
<thead>
<tr>
<th>CollegeTown Properties</th>
<th>Rent Athens</th>
</tr>
</thead>
<tbody>
<tr>
<td>428 N Milledge Ave,</td>
<td>247 E Washington St,</td>
</tr>
<tr>
<td>Athens, GA 30601</td>
<td>Athens, GA 30601</td>
</tr>
<tr>
<td>(706) 850-7740</td>
<td>(706) 389-1700</td>
</tr>
<tr>
<td><a href="http://www.collegetownproperties.com">www.collegetownproperties.com</a></td>
<td><a href="http://www.rentathens.com">www.rentathens.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Landmark Athens</th>
<th>There’s More!</th>
</tr>
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<tbody>
<tr>
<td>1557 S Lumpkin St,</td>
<td>Click here for a comprehensive list of the top-rated leasing and management companies in Athens!</td>
</tr>
<tr>
<td>Athens, GA 30605</td>
<td></td>
</tr>
<tr>
<td>(706) 395-1400</td>
<td></td>
</tr>
<tr>
<td><a href="http://www.landmarkathens.com">www.landmarkathens.com</a></td>
<td></td>
</tr>
</tbody>
</table>

Helpful Links

Attached below are some common websites that students use when searching for off-campus housing in Athens, Georgia.

https://www.rentathens.com/
https://www.apartmentfinder.com/
https://www.apartmentlist.com/ga/athens
https://www.trulia.com/for_rent/Athens_GA/
https://www.zillow.com/athens-ga/rentals/
https://www.zillow.com/athens-ga/apartments/
What to Know about Signing a Lease

What to Discuss with a Landlord

It is important when meeting with a landlord to understand what comes with the housing and what you may need to set up or buy on your own. Come prepared to the meeting with your potential landlord with important questions relating to the components of the lease, examples are given below.

- Is there a security deposit?
- How will rent be paid every month? When is rent due? Is there a grace period for rent payment? What’s included in the rent, are utilities? How often will rent increase and by approximately how much? Will roommates be held responsible if one doesn’t make a rent payment? What payment methods are acceptable for rent?
- How are mail and packages delivered?
- Is there a pet policy and will I need to pay a pet deposit fee?
- What is the decoration policy?
- What happens if I need to break or extend the lease?
- Is renter’s insurance required? If so, what should be covered in the policy, and is there a minimum required?
- If you are renting a property within a Home Owner Association (HOA), what are the rules, and is there an HOA fee?
- Is parking available? Is guest parking available?
- What is the move in and out process like?
- What do I need to know about garbage collection and recycling?
- Will I need to find a co-signer for my lease?
- Are there communal spaces?
- How much will I have to pay at an up-front cost when I sign the lease?
- What is the application process? (May apply to apartments)
- How long is the lease?
- What is your subletting policy?
- Will I be able to renew my lease?
- Is there a 24-hour emergency maintenance number? What is the policy for emergency maintenance and non-emergency maintenance?

Also, ask if there is any inspection paperwork available at move-in. It is important that whenever you move into your housing that everything is properly working and there isn’t something that you will be liable to fix at move-in. An inspection checklist is provided below for your convenience. Overall you must check with the landlord of your off-campus housing to ensure the space you are moving into is clean and everything is working properly. Notify the landlord of any concerns.

**Inspection Checklist:**

### Appliances
- Check with your landlord to see what appliances come with housing. If appliances do come with your housing option then once you move in check to make sure they work and notify your landlord if there is a problem. Common appliances include an oven, stove, microwave, washer/dryer, etc.

### Safety
- When looking for off-campus housing safety should be one of your top priorities. Some apartments may offer a security guard that patrols the complex and offer key pads so that only residents with a key or code may enter. Whether or not your housing option has a security guard or key pad it is essential that you check with your landlord to understand the safety premises. Double check to make sure that all locks on the doors and any alarms are working.

### Interior
- Once you move into your off-campus housing make sure that all interior objects and surfaces are clean and working. Inspect the walls, carpet, floors and other areas in the house for things such as scratches, cracks, mold, etc. Report any concerns to your landlord so that you won’t be liable to fixing them once you move out.
Things to Consider

Timeline

Incoming exchange students at The University of Georgia should consider looking into and securing off-campus housing for the next academic year or semester a few months before their arrival. It is common for the majority of leases in Athens to be a year-long commitment. However, some housing options may offer a six-month lease. It is important to do your research before committing to a lease so that you know which lease option is the best for you, especially since leases are a legally binding document.

Prices & Budgeting

As outlined by the University of Georgia’s Office of Student Financial Aid, the estimated cost for a non-resident Undergraduate student at the University of Georgia for the academic year 2020-2021 for room and board is around $8,376. The housing market competition in Athens is ideal for students wishing to live off-campus. Students have many choices for off-campus housing. It is important when looking into off-campus housing that students consider how much they are willing and able to spend per month on rent, as this may determine the location of their accommodation. Depending on the location, rent may range anywhere from $525 per month to $1,000. Cost also is influenced by the number of roommates in each apartment. Single occupant housing is usually the most expensive. For some off-campus options, rent cost is split between roommates, with each person paying on a per room basis. Setting a budget will help you understand the best off-campus housing option and will help you plan for other expenses besides rent, such as utility bills, transportation, food, etc.

Amenities and Furniture

It is important to understand what is included in your off-campus housing accommodations. Some apartments include pools and gyms! Apartments may come without furniture (unfurnished), or with basic furniture (furnished), such as a bed, tables, and chairs. Choosing a furnished apartment option may be useful as it eliminated the cost and hassle of getting your own furniture. Downtown Athens apartments that come furnished include The Standard, Georgia Heights, Uncommon, etc. However, you may need to buy furniture for your off-campus housing. There are multiple routes students choose to acquire furniture and are detailed below.

Rental - Some students may wish to rent furniture instead of buying. Please see the links below for information about Cort and other furniture rental options.
To Buy Furniture – Students may prefer to buy furniture with their off-campus housing. Athens has many furniture store options - some popular and common places students go shopping include Amazon, Target, Walmart, and TJMaxx

When choosing an accommodation, you can also look for the inclusion of additional amenities such as a pool or gym.

Roommates

Many UGA students choose to live with one or multiple roommates, as this is a great way to make new friends and also save money on housing. Before selecting a roommate, consider how you live and your preferences and base your selection on what kind of roommate is compatible with you! Some off-campus housing options may offer a roommate selection service to pair roommates if you are unsure. Check with your landlord to see if they help with roommate selection.

Tips for Roommate Selection:

1. Understand your preferences and personality. When selecting a roommate, it is important to consider how you live and what you’re looking for in a roommate.

2. Open communication is key. Have conversations and form agreements with your roommates at the beginning of move in to understand each person’s lifestyle and the best way for everyone to live together peacefully.

3. Establish rules. Maybe set in place some chores for everyone to help out with like who takes out the trash, does the dishes, thermostat setting, etc. Also, make it clear what guidelines you are comfortable with regarding lifestyle.

The Facebook group for UGA/ Athens Lease/Sublease is attached for you to join: https://www.facebook.com/groups/UGASubleasesRoommates/

Another Facebook group to request to join is the University of Georgia (UGA) Housing, Sublets & Roommates private group: https://www.facebook.com/groups/644335672363553/
**Subleasing**

Because most leases are a year-long, it might be a good option to sublease or sublet if you are only here for a semester. If you have signed a housing contract but need to leave early, you may choose to sublease or sublet, meaning that you find someone else to pay for the remaining rent portion of your lease contract. You may also find someone with an existing housing contract trying to sublease, in which case you would take over the rest of their leasing contract when they leave. Subleasing is different from renting because it is only the original tenant's (or renter's) name on the lease, not your own.

Check with your landlord about their subletting policies before committing to a lease if you plan to sublease after your exchange semester. You may also confirm if you would be responsible for finding someone to sublet your accommodation on your own, or if your landlord or leasing office assists in this process.

The Facebook group link attached is available for students at UGA to join to find subleasers and to sublease:  [https://www.facebook.com/groups/UGASubleasesRoommates/](https://www.facebook.com/groups/UGASubleasesRoommates/)

**Tips for Living Off-Campus**

**Food & Meals**

Students living off-campus may want to sign up for a commuter meal plan with the University of Georgia. Having a commuter meal plan means that you will have an allocated number of meals per semester through the dining halls during the academic year. With a commuter meal plan, you may also purchase Paw Points. Paw Points are accepted in retail locations on campus like Starbucks, Chick-fil-A, and more. Students may also purchase Bulldog Bucks separately, which work similarly to Paw Points but do not require the purchase of a commuter meal plan. [Click here](#) to learn more about commuter meal plan options.

Students may choose to forgo a commuter meal plan and buy and prepare their own food. Athens has a variety of grocery stores, including Kroger, Wal-Mart, Publix, Trader Joe’s, and more. Additionally, Athens is home to fantastic restaurant selections. [Click here](#) for a comprehensive guide to all thing’s food and drink in Athens from the Red & Black, an independent student newspaper at the University of Georgia.

**Grocery Stores**
The information below details popular and common grocery stores in Athens.

**Kroger**

700 US Hwy 29 N, Athens, GA 30601
2301 College Station Rd, Athens, GA 30605
191 Alps Rd, Athens, GA 30606
1720 Epps Bridge Pkwy, Athens, GA 30606

**Publix**

3620 Atlanta Hwy, Athens, GA 30606
1860 S Barnett Shoals Rd, Athens, GA 30605

**Trader Joe’s**

1850 Epps Bridge Pkwy Ste 331, Athens, GA 30606
Delivery Services

Grocery and meal delivery services are another option you may want to look into for getting food off-campus, especially if you don’t have a car or access to one. Some examples are detailed below.

<table>
<thead>
<tr>
<th>Grocery Delivery</th>
<th>Meal Delivery</th>
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<tbody>
<tr>
<td><strong>Hello Fresh</strong>: Ships ingredients for meals and specific recipes right to your door. Great for beginner cooks! Ingredients are delivered in a meal kit, with prices depending on the meal kit selections. Requires a subscription to the service.</td>
<td><strong>Uber Eats</strong>: Uber Eats is an easy way to get food delivered. Download the app, select a restaurant, and track your order through the app.</td>
</tr>
<tr>
<td><strong>Instacart</strong>: Delivers groceries from local stores in Athens like Kroger and Publix. Choose which products you would like delivered, delivery time, and track your shopper. Requires a subscription to the service.</td>
<td><strong>Grubhub</strong>: Grubhub is another meal delivery or pickup service. Some dining and retail locations on UGA campus work with the Grubhub app so you can pre-order and pick up meals on campus.</td>
</tr>
<tr>
<td></td>
<td><strong>DoorDash</strong>: DoorDash is another meal delivery alternative that students may wish to utilize. Download the app to get started.</td>
</tr>
<tr>
<td></td>
<td><strong>Bulldawg Food</strong>: Bulldawg Food is a local Athens meal delivery service. Visit the website at the link above to order meals and learn more.</td>
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Transportation

Determining the best transportation and commute option for students living off-campus is very important. It is recommended that students determine before classes start how they will get to campus from their housing. Transportation options are something that students should consider when looking into the best housing option for them.

Buses

Athens has two main bus systems: Athens Transit and the University of Georgia Bus System. Some apartments also have their own bus routes to campus! For the University of Georgia Bus System information about routes and stops, download the University of Georgia app. Click here for a live map of all the different bus routes at the University of Georgia and track the buses on campus! Both bus systems are a free service; however, Athens Transit requires you to provide your Student ID to ride.

Click here to learn more about Athens-Clarke County & Athens Transit Authority services.

Biking

Biking to campus is another popular transportation option. With multiple bike racks on campus, the University of Georgia is a bike-friendly campus. The University of Georgia has also recently started the Bulldog Bike Share initiative, the electric pedal-assist bikes for students to rent via the Gotcha Mobility app. All Bulldog Bike Share bikes are equipped with GPS and located at 22 different spots on campus. To rent a Bulldog Bike Share bike, students must download the Gotcha Mobility app from the Apple App Store and Google Play Store to register, locate, and unlock a bike. Click here to learn more about the Bulldog Bike Share.

Walking

Walking is a great option to get around campus and downtown Athens! If you are interested, click here to read about the recommended self-guided walking tour of the University of Georgia campus.

Rideshares

Rideshare and taxi apps such as Uber and Lyft are popular options for getting around Athens! Before getting into a car, make sure to double-check the app for the driver’s information, match the license plate number, car make, and model to the driver on the app. Remember that rideshare and taxi apps are a great way to get to and from a destination quickly, but safety is the top priority.
Cars & Parking

Students may wish to bring a car to campus. To register for a campus parking spot, visit the Parking Info page at the Transportation & Parking Services of the University of Georgia. It is important to register for a campus parking spot as soon as possible since the spots fill up quickly. Registration for a campus parking pass may start in April, and the price typically ranges from $20-$40 per month.

Since parking on the University of Georgia campus may fill up quickly, students may want to look into other alternatives such as purchasing a parking pass with the Presbyterian Student Center located on 1250 S Lumpkin St, Athens, GA 30605. Click here to learn more about parking passes at the Presbyterian Student Center at the University of Georgia.

Off-campus housing in Athens should offer parking spots for residents. If you are living in an apartment complex or townhouse, you may have to purchase a parking pass. This is important to clarify with your landlord as parking is usually separate from rent. Downtown parking in Athens has hourly rates during the week, with parking free on Sundays.

Students interested in purchasing a car during their time in Athens should be sure to budget and determine responsibilities accordingly. It is important to set your price range and do your research. Look for ads on campus bulletin boards, a local newspaper, online or visit a car dealership. Have a reputable mechanic separate from the car seller. Check the car history through CARFAX. Ensure that the original owner properly transfers the title of ownership for the car. It is essential to get your car insured and to bring documents to the Georgia Department of Driver Services. When registering the car in your name, make sure that new license plates will be issued. Lastly, you must have a valid driver’s license.

The Transportation & Parking Services at the University of Georgia offers an annual event called Operation Safe Drive, in which all students are invited to have their vehicle inspected for free. Operation Safe Drive typically is an event conducted near holiday times to prepare for safe travels. The University of Georgia Transportation & Parking Services mechanics along with the Facilities Management Division will complete safety inspection and tune-ups. Click here to learn more information about last year’s event.