

# Housing Options for Extension Students

University & Community Housing Services

# SERVICES WE PROVIDE

- **UCSB housing contracts & assignments services**

- <https://www.housing.ucsb.edu/>
- Residence Halls
- University Apartments
- Graduate Housing
- Family Student Housing

- **Community housing**

- Rental Listings website
- Roommate conflicts
- Receive one-on-one assistance from our staff on your housing needs
- Landlord/tenant disputes
- Educational programs
- Forms and brochures
- Success Guide
  - <https://www.housing.ucsb.edu/student-success-guide>

# University Housing Process

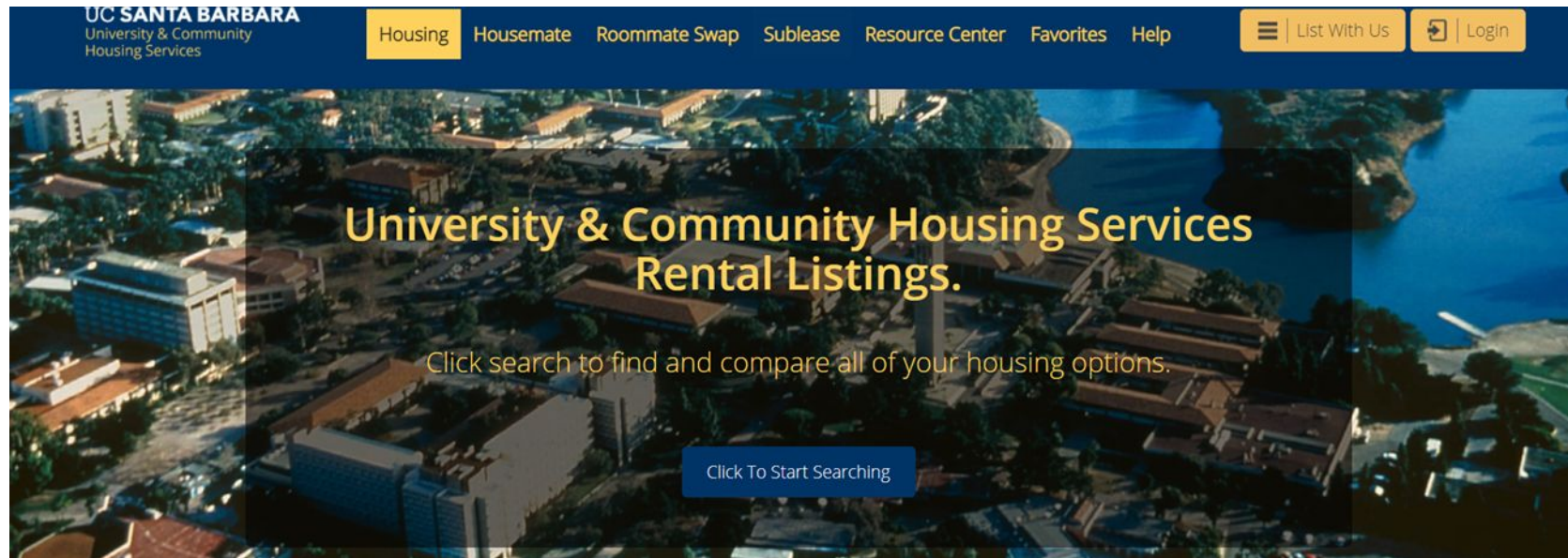
- We will continue to offer contracts until all of our spaces are filled
- Extension students **MUST** apply and then continue to check their UCSB email **DAILY** for updates
- We offer academic year contracts
- IF you have to leave after 1 or 2 quarters you can cancel with 30 days notice with a fee of \$250 or less than 30 days notice with a fee of \$350



# Community Housing Options

We can assist with off campus community housing options

- Find available rental listings in Isla Vista, Goleta and Santa Barbara
- All landlords are trusted and have to be pre-approved to put their homes on our website
- Find roommates & subleasees
- Get resources & forms
- Work one on one assistance with our staff with your housing needs
- <https://rentallistings.housing.ucsb.edu>



# Community Housing Tips

- Most leases in the community will be 12 month lease terms
- If you are only coming or 1-2 quarters please be cautious signing a 12 month lease because often is difficult to find someone to take over the lease
- If you sublease PLEASE do NOT send any money until you get everything in writing!
- Most are not furnished
- Utilities will vary from lease to lease about what is included
- Please be aware of scams and anything too good to be true most likely is. If you have any doubt please email our office and we can look into it for you
  - [housinginfo@housing.ucsb.edu](mailto:housinginfo@housing.ucsb.edu)
- Be sure to get EVERYTHING IN WRITING (If on the phone then follow up in an email with the terms and ask for confirmation)
- Do NOT exchange any money WITHOUT first getting terms in writing AND seeing the place you are going to be renting
- Best to pay using checks, cashiers checks or money orders and NOT cash! If you pay in cash get a signed receipt!
- DO NOT WIRE ANY MONEY EVER!
- Be sure to do a move in and move out video to secure your deposit and document any pre existing conditions
- Move In/Move Out How To Video - [https://prezi.com/rwz7bt0kwisn/?utm\\_campaign=share&utm\\_medium=copy](https://prezi.com/rwz7bt0kwisn/?utm_campaign=share&utm_medium=copy)

# Sublease Smarts

- Make sure everyone meets the potential sublessor!
- Decide how much you will be charged for rent, utilities, and deposit.
- Summer Subleasing: Supply-high, Demand-low
- Example: Rent=\$600. Lower to:\$500
- Loss over 3 months=\$300
- Loss over 3 months if you do not find sublessor=\$1800
- Start off asking for the rent owed BUT you may need to negotiate the terms (i.e. paying for utilities, lowering rent, ect.)
- ASK for a security deposit (usually equal to one month's rent)!
- Be sure to have contact with the manager/owner so that THEY know who will be living in your place during the summer
- Be sure to get EVERYTHING IN WRITING (If on the phone then follow up in an email with the terms and ask for confirmation)
- Do NOT exchange any money WITHOUT first getting terms in writing (SUBLEASE AGREEMENT)



# Sublease Smarts

## Sublease Checklist

- Obtain permission from your property provider to sublease the unit
- Post your sublease on our website
- Be sure to do your research and find tenants that are responsible and who agree to all terms and conditions of the original lease
- Do not sublease to people not affiliated with UCSB
- Record the terms of the sublease in a written document (our office has a sublease agreement form that you can use)
- Be clear about who is managing the subtenancy
- Be clear about how utilities and other bills will be paid
- Complete an Inventory and Condition Report at the time of the subtenant's move-in and move-out. If you aren't in town, have a friend do it.
- Arrange for a move-in/move-out video with our office.

### Rental Listings Website:

<http://rentallistings.housing.ucsb.edu>

1. Log in with your UCSBnetID and password, or contact our office for credentials if you aren't a student.
2. Search or post via the "Sublease" section. Come by with any questions!



*Your "one-stop shop" for all off-campus housing needs!*

### Rental Listings

Our online rental listings database

### Conflict Resolution

Dispute resolution & mediation services

### Videotaping Services

Move-in & move-out videotaping to protect your security deposit

### Rental Advice

Looking over your lease before signing, tips, etc.

### Rental Forms

Sublease, inventory, applications, & more!

### Other Resources

Bus schedules, maps, storage companies, & more!

UCSB CHO's

## Videotaping Services

\$15 for one  
\$25 for both

Our videotaping services can help you save hundreds of dollars when subleasing or subletting. By documenting the condition of your place before and after a leasing period with our videos, you'll have a neutral 3rd party account for show. Just in case.

### Office Hours:

Monday to Friday  
8 to 12pm and 1 to 5pm

### Location:

UCen 3151, 3rd Floor  
(above Jamba Juice)

### Contact:

(805) 893-4371  
[www.housing.ucsb.edu/cho](http://www.housing.ucsb.edu/cho)

FROM UCSB COMMUNITY HOUSING OFFICE

## Sublease Smarts

It's all about your rights and responsibilities!



### UCSB COMMUNITY HOUSING OFFICE

UCEN 3RD FLOOR  
(805) 893-4371  
[HOUSING.UCSB.EDU/CHO](http://HOUSING.UCSB.EDU/CHO)

# Sublease Smarts

## What is subleasing?

Subleasing means that a tenant will temporarily move out and may rent out the unit or room space to another tenant for a negotiated fee. The tenant's name will remain on the lease, and the tenant will be responsible for any damages the sublease creates. In essence, the original tenant becomes the "landlord" during the subtenancy.

Don't get subleasing confused with "reassignment," which means that the tenant is leaving permanently and needs to find a replacement. In this case, the original tenant's name is removed from the lease. The tenant is responsible for managing the subtenancy.

## How is subleasing done?

The subtenant must be equally responsible in handling the agreement. By signing a sublease agreement form, terms and conditions of the subtenancy can be laid out in writing for both the tenant and subtenant to review and sign.

We recommend that even when subleasing to a close friend, having a sublease agreement form serves as an unofficial yet legitimate form of documentation to specify certain terms of the lease. This may include utility (water, trash, internet, gas, electricity) and rent costs, rules (no smoking, overnight guests, etc.), and term length. If your potential sublesser is unwilling to sign this contract, consider this a red flag.

## Sublease Smarts

*"Nobody told me that!"*

### Get everything in writing

We have tenant applications and sublease agreement forms in our office and on our website.

### Collect a security deposit

Security deposits will pay for cleaning and unpaid rent at the end of the subtenancy, if any.

### Be flexible

Often times, tenants will negotiate rent costs or include utilities in their sublease agreements. This makes it easier to find prospective sublessees for hot sublease periods like the summer.

### Be wary of non-UCSB affiliates

International non-UCSB students have come to Isla Vista to work and have fun, but have created a lot of damage over the years.

### Talk to your roommates

Before starting your search, have a conversation with your current roommates about their summer or subleasing plans. This will determine your next steps regarding price, roommate compatibility, or even living space negotiations in the future.

### Use our website as a resource

In addition to finding and posting subleases on our website, you can easily search other listings to see what the sublease market looks like in terms of pricing or other factors.

<http://rentallistings.housing.ucsb.edu>

## How to use our rental listings website

1. Visit our website:  
<http://rentallistings.housing.ucsb.edu>

2. Log in with your UCSBnetID and password, or contact our office for credentials if you aren't a registered student.

After selecting "Sublease" from the drop-down menu, you can do the following:

### Post your sublease

Select the "Add a sublease" button, and fill out needed information accordingly. Make sure your description is as specific as possible, leaving less questions for your subtenant when choosing.

### Search for a sublease

Use the search bar at the top of the page to enter any apartment building name by property provider, or simply place your price range in the empty boxes. You can also scroll down to see others' posts below.

After selecting "Housemate" from the drop-down menu, you can do the following:

### Post yourself as a sublesser

Select the "Post roommate" button, and fill out needed information accordingly. Make sure your description is as specific as possible, leaving less questions for your subtenant when choosing.

### Search for a sublesser

Simply scroll down to view others' posts below. Use any contact information they provide to reach out.

**Please feel free to call or come by our office with any additional questions!**

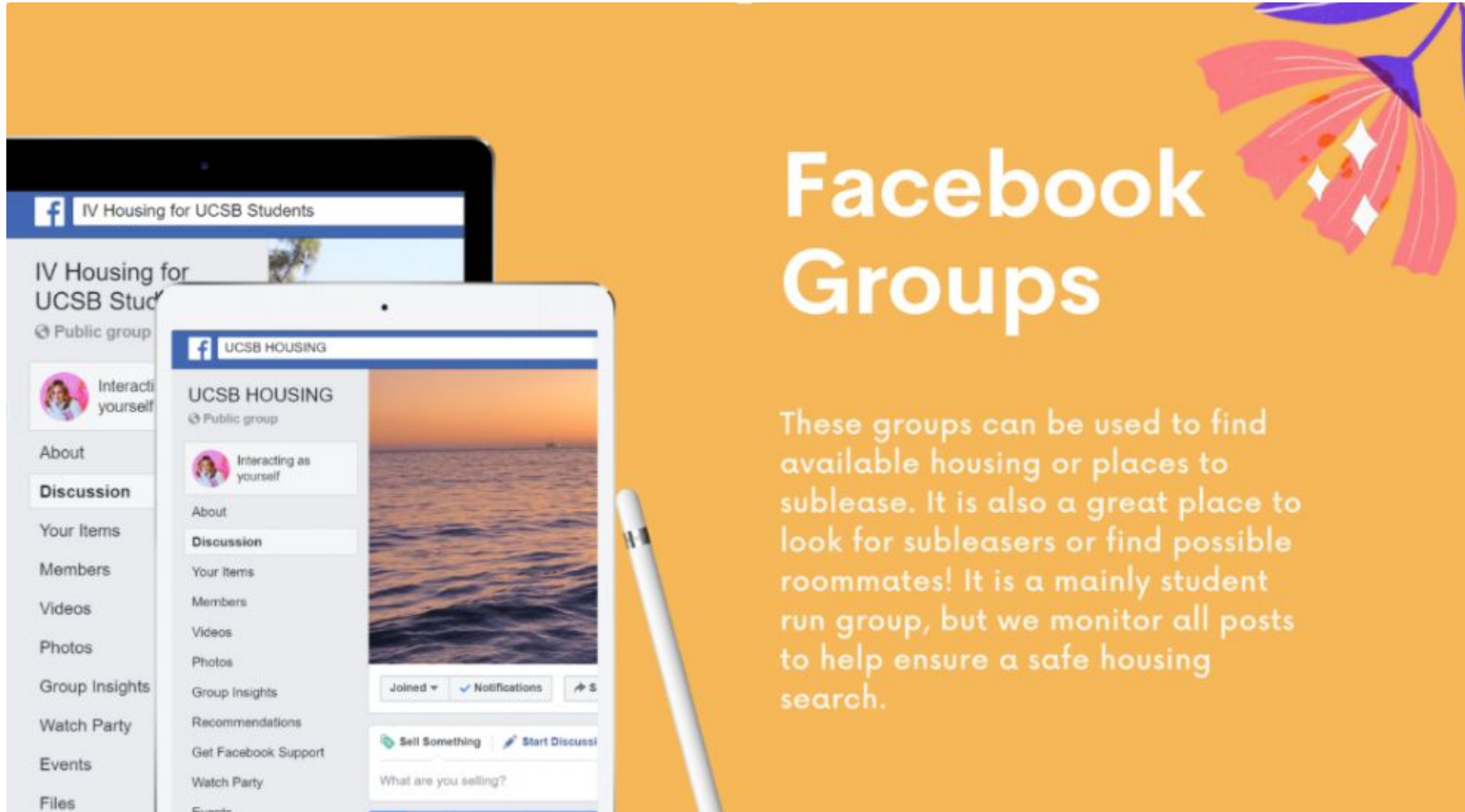


# Tropicana Gardens/Tropicana Del Norte

- Privately owned residence hall
- Located in Isla Vista
- Offers quarterly leases
- Furnished
- Dining and meal plan
- <https://www.tropicanaadelnorte.com/>
- <https://www.tropicanagardens.com/>



# Social Media Site - Facebook



## Facebook Groups

These groups can be used to find available housing or places to sublease. It is also a great place to look for subleasees or find possible roommates! It is a mainly student run group, but we monitor all posts to help ensure a safe housing search.

# Contact Information

**UC SANTA BARBARA**

## University & Community Housing Services

Monday to Friday

9am to 430pm

805-893-4371

[housinginfo@housing.ucsb.edu](mailto:housinginfo@housing.ucsb.edu)

[www.housing.ucsb.edu](http://www.housing.ucsb.edu)



**UC SANTA BARBARA**