

Campus Area Housing

RENTAL RESOURCE GUIDE



WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

Welcome!

The Campus Area Housing (CAH) office, a service of Campus and Visitor Relations, has been UW–Madison's official source for available privately-owned housing and consumer rental information for over 40 years. Whether you are an undergraduate student moving off-campus for the first time, a transfer student, an international student, a graduate student, a faculty/staff member new to Madison, or any other member of our community, the *Campus Area Housing Rental Resource Guide* was created with your needs in mind.

What Is Campus Area Housing?

Campus Area Housing maintains an informative website (www.campusareahousing.wisc.edu) that aids all campus community members in navigating off-campus living. Our mobile-friendly site provides an easily searchable database of campus area rental vacancies, roommate openings and sublets in apartment buildings, houses, co-operatives, and rooming houses. Users may select their criteria to generate a list of available rentals, complete with rental details and contact information. Criteria may include:

- type of housing
- date needed/rental season
- number of bedrooms
- price range
- location
- pet policy
- and more!



CAH also offers rental information and resources on our website, by phone, and in person.

Finally, CAH features affordable advertising for students, faculty, staff, community members, and area property owners and management companies. For more information about advertising with CAH, visit www.campusareahousing.wisc.edu.

MYTH:

You have to subscribe, complete a profile, and/or use a NetID or password to search the Campus Area Housing website.

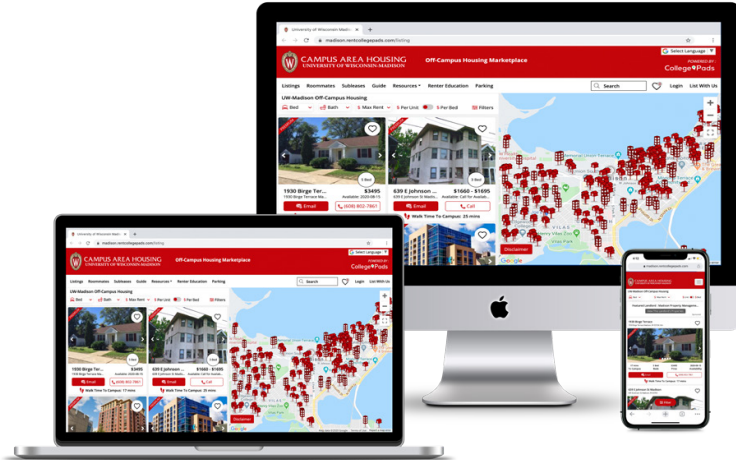
FACT:

Searching for available housing on the CAH website does **not** require personal information and is absolutely **free**. There is a nominal fee if you choose to advertise a vacancy or sublet.


Program Disclaimer: The University of Wisconsin–Madison does not endorse any of the listed properties and is not responsible for arrangement of rental contracts between individual tenants and landlords.

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Find Housing Near UW-Madison



- ✓ Mobile Responsive
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- ✓ Per-Person/Per Unit Pricing
- ✓ College Pads App
- ✓ Roommate & Sublease Posting
- ✓ Renter Education Resources
- ✓ Walk-Times
- ✓ Easily Contact Landlords

 www.campusareahousing.wisc.edu

Powered by:
CollegePads

Featured Resource: University Housing



University Housing offers 21 Residence Halls for undergraduate students and three University Apartment communities for graduate students, students with families, postdoctoral researchers, academic staff and faculty.

Division of University Housing

Slichter Hall

625 Babcock Drive

Madison, WI 53706-1213

www.housing.wisc.edu

MYTH:

Only first-year students live in University Residence Halls.

FACT:

While it is true that the vast majority of first-year students choose to live on campus, many choose to return to University Housing for their second year. Learn about University Residence Hall options for returning residents at go.wisc.edu/return or by calling 608-262-2522.

CONSIDER LIVING ON CAMPUS!

University Residence Halls offer current on-campus residents and off-campus students priority to select the specific room they want to live in, whether it's a lakefront view or a group of rooms with your closest friends. A variety of floor-plan options are available, ranging from single rooms to suite-style units, in a wide variety of locations across campus. For more information, visit the University Housing website at www.housing.wisc.edu.

Featured Resource: Tenant Resource Center



The Tenant Resource Center (TRC) offers free housing counseling for tenants, property owners and managers interested in learning more about their rental rights and responsibilities under Wisconsin law. The TRC website offers additional information and resources.

Website: www.tenantresourcecenter.org

Email: asktrc@tenantresourcecenter.org

Main Office

1202 Williamson Street, Suite 101

Madison, WI 53703

608-257-0006

9 a.m.–5 p.m., Monday–Friday

Campus Office

Student Activity Center

333 East Campus Mall

3rd floor, room 3156

608-216-2321

Check the website for office hours.

TRC'S TOP 3 RENTAL TIPS

1. Read Your Lease

There is often a lot of paperwork to fill out when signing a lease, but make sure to read all of it.

2. Record Everything in Writing

Did your property owner promise something? Did you make an agreement with a roommate? It doesn't mean much if you don't have proof, so put everything you can in writing and save a copy for yourself.

3. Get Renters Insurance

Protect your property with very affordable insurance that may end up saving you a lot.

Factors to Consider Before Searching for Housing

Madison Rental Market

Madison consistently ranks as a top city to live in. The UW–Madison campus is located on an isthmus, between lakes Mendota and Monona, and is surrounded by numerous eclectic neighborhoods. Many rentals are within walking distance to campus and most are on city bus lines. There is plenty of quality housing in the area, and new housing continues to be built each year.

There is no specific leasing date in Madison. Units are advertised at various times during the year depending on the property owner or management company. Many campus leases start on or around August 15 and continue for one year.

Newer properties and those closest to campus tend to have the highest rental rates, however rental rates vary significantly. Please see page 9 for a list of average rental rates taken from a sample of rentals recently listed on the Campus Area Housing website.

Lease Term

Determine your ideal dates for the start and end of the lease. Will you be in Madison the entire year, or will you participate in a study abroad program or internship? Will you be here over the summer?

Important note: Many campus rentals have a 24-hour lease gap—leases end at noon on August 14 and the new leases start at noon on August 15. Most students stay with friends, family, or at a hotel during that time.



Personal Finances

Develop your monthly budget for rent, utilities, food, household expenses, laundry, parking, and transportation costs. Be prepared to pay an application fee, first month's rent, and security deposit.

Roommates

Finding compatible roommates is just as important as choosing where to live. Roommate disagreements are common and can be avoided by having honest discussions and drafting a roommate agreement. For more information and a sample roommate agreement, visit the Tenant Resource Center's website at www.tenantresourcecenter.org.

Discuss living habits: single- or shared-room preferences; how you will divide and pay for rent, utilities, and other charges; guest rules (overnight and social); and how household duties will be shared.

Learn everyone's plans for the year, including study abroad, internships, and summer plans. Discuss how you will handle the sublet process if one or more roommates will be moving out before the end of the lease.

NEED HOUSING FOR	BEST TIME TO LOOK
Fall (Lease starts August–October)	November–February
Spring (Lease starts November–March)	November–January
Summer Sublet (Lease starts April–July and ends in August)	March–May
Summer Long Term (Lease starts April–July and lasts for 6–12 months)	March–June

Meal Plans

Most campus area housing rentals do not include a meal plan. However, all UW–Madison students may dine in the University Housing dining facilities using cash, credit/debit cards, or their Wiscard. Also, all UW–Madison students can eat at any Wisconsin Union food venue, including satellite union delis and coffee shops in academic buildings, using cash, credit/debit cards or their Wiscard.



For more information about the Wiscard, visit www.wiscard.wisc.edu

Pets

No matter the type or size of your pet, ask if pets are allowed and whether extra fees or a deposit are required. Asking for all terms and permission in writing is recommended. If a pet is allowed, be a good pet owner by minimizing noise disturbances and damages, and by cleaning up after your pet.

When to Search

Most leases run August to August, but rentals are available throughout the year. The table above provides information on when to search for housing based on the lease start-date.

AVERAGE MONTHLY RENTAL RATES		
Size	Rent Range	Average
Efficiency/Studio	\$500–\$1,300	\$750
1 Bedroom	\$700–\$2,000	\$1000
2 Bedrooms	\$800–\$2,550	\$1,400
3 Bedrooms	\$850–\$3,600	\$1,800
4 Bedrooms	\$1,200–\$3,800	\$2,300
5+ Bedrooms	\$1,450–\$4,700	\$3,100



“Fall Rush” Myth

It is a myth that students need to decide in October or November where to live for next fall or there will be “nothing left.” Each year, there are plenty of vacancies in the campus area, and new units are being built every year. CAH recommends that students, especially first-year students, wait until after winter break and until their next year’s plans are determined before making a housing decision for the following fall. There are many reasons to wait before signing a lease:

- **Next year’s plans are not yet set.**

Students need adequate time to meet with advisors and determine future academic plans. Study abroad and internship options may affect their housing needs.



- **All options are not yet advertised.**

The greatest selection of units available for the following fall will be advertised November through February, with additional vacancies announced throughout the spring and summer. If you sign a lease earlier, you won’t be able to consider those other options.

- **Roommate conflicts.** For first-year students in particular, waiting until after winter break is optimal. Throughout the fall semester, students are meeting new people and friendships are evolving. Signing a lease with people you don’t know very well could lead to roommate conflicts in the future.

- **Flexible lease terms.** Property owners and management companies may offer flexible lease terms for available units in the summer. Late spring and summer is also the best time to look for fall sublets that may end in December or the following May.

- **Rent prices may drop.** Property owners and management companies may lower rents in the spring and summer for units that have not yet been rented for the fall. On average, students who wait to sign a lease pay less.



You've never lived like this.

Walk or bike to class at the University of Wisconsin

Private bedrooms and bathrooms available

Fully furnished apartments

Designer interior finishes

State-of-the-art fitness center

Academic Success Center with iMacs and free printing

Rooftop pool with hot tub, sun deck and lounge seating

Individual liability leases and roommate matching available

Apply online at **LiveTheJames.com**

Amenities are subject to change. Limited time only. See office for details.



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Your place for information

askbucky.wisc.edu | Email | Chat | Search | Phone



Campus and Visitor Relations
UNIVERSITY OF WISCONSIN-MADISON

Factors to Consider During Your Search

Utilities

The cost of utilities can significantly impact your monthly budget if that cost is not included in your rent. These costs vary greatly and depend on the services you require, the age of the building, and the type and size of the rental unit. We recommend that you check the average utility costs for a specific address with Madison Gas & Electric at www.mge.com.

Each utility and entity responsible for paying should be listed on the lease agreement. Standard utilities include heat, electricity, water, and sewer. Additional utilities may include phone, cable, and internet service.

Furnishings and Amenities

Do you need a furnished or unfurnished rental? What appliances are provided? What amenities do you require or prefer: air conditioning, a balcony or patio, fitness room, etc.?

Renters Insurance

Does the property owner/management company require renters insurance? Do you need to show proof? Renters insurance is highly recommended for all renters even if it is not required. Many students do not realize that renters insurance can cover your possessions outside of your house or apartment as well - such as your laptop, smartphone, or bike. In addition, renters insurance includes possible property damages and can even cover living expenses if you're displaced due to a fire or other mishap. Campus Area Housing encourages students to thoroughly read and understand what liabilities would be covered in your individual renters insurance policy.

Parking and Transportation

Do you need parking for your car? Do you need a place to secure your moped or bicycle? Do additional parking charges, special terms/policies, and agreements apply?

If you need parking and it is not available with your rental, there are other options to consider:

- Some rental property owners with units in the downtown/campus area offer parking spaces for rent. The CAH website maintains a list of these options: www.campusareahousing.wisc.edu/parking.
- The City of Madison offers a Residential Parking Permit (on-street parking) for a small fee. The permit is only valid in specific areas, and allows residents to park for up to 48 hours in the same space. For more information, visit www.cityofmadison.com/parking-utility/permits/residential-parking-permits.

Please note that all UW-Madison students who pay segregated fees are eligible to receive a Madison Metro bus pass, which offers convenient travel on campus and throughout Madison.



LEASE TERMS TO KNOW

Cosigner

A cosigner is a person who signs a lease agreement with the tenant and agrees to fulfill the terms of the lease if the tenant does not. Many property owners and managers require a cosigner for college students. We encourage students to discuss this requirement with parents/guardians and roommates as early as possible in the search process to avoid issues later.

Leases are legally binding agreements

Once a lease is signed, it is legally binding. In the event that plans change, a court will uphold a properly

executed lease agreement. A tenant may be able to negotiate breaking a lease or subletting their unit. These options may be expensive and are not guaranteed. Before signing a lease, ask how status as a UW–Madison student may factor into the agreement.

Joint and several liability

A “joint and several liability” clause makes every signer of the rental agreement individually responsible for all of the rent and all damages that may occur. Property owners see everyone on the lease as one entity, which is why choosing your roommate(s) wisely is crucial.

**YOU PURSUE YOUR DREAMS.
WE’LL PROTECT YOUR STUFF.**

Get renters insurance and get peace of mind.



Get your quote today at amfam.com/uwmadison.

American Family Mutual Insurance Company, S.I. & Its Operating Companies,
American Family Insurance Company, 6000 American Parkway, Madison, WI 53783 014053 Rev. 12/19



Rental Touring Checklist



- ☐ Take a friend—never tour a rental unit alone.
- ☐ Make sure you see the actual unit you will be renting, not a model.
- ☐ Are there safety features such as smoke detectors and carbon monoxide detectors? Do they work?
- ☐ Do all of the door locks and dead-bolts work, and do the bolts stick out at least one inch?
- ☐ Do windows open and close properly? Do they lock? Are window coverings provided?
- ☐ Check out the area at night with friends to see if it's well lit and to get a feel for the neighborhood.
- ☐ Check your cell phone reception in the unit—can you send and receive texts and calls? (Test it out!)
- ☐ Does the plumbing work? Check all faucets and showers, and flush all toilets. How is the water temperature and pressure? Is there any sign of water leaks?
- ☐ Do the fans in the bathrooms work? Do you see signs of mold?
- ☐ Do the appliances work? Turn them on to make sure.
- ☐ Check for damages from current tenants, pets, rodents, insects, water, and fire throughout the unit, especially on the floors, walls, and ceilings, and inside cabinets, drawers, and closets.
- ☐ Are there enough electrical outlets throughout the unit? Do they work? (Hint: Bring your phone charger and plug it in to check).
- ☐ Do the lights work in all of the rooms?
- ☐ Does the unit have enough storage space? If you need parking for a bike, moped, or car, is it available?

- ❑ If there are any items that need to be repaired or replaced, discuss what repairs or improvements will be made with your prospective landlord, and write them into the lease.
- ❑ If you are seriously considering a rental property:
 - Ask for a copy of the lease and addendums. This will give you a chance to review the documents.
 - Read the lease carefully. Pay special attention to “Non-standard Lease Terms.”
 - Consider asking the current tenants about their experiences with the owner or management. Are they pleasant and professional? Do they respond quickly to maintenance and repair requests?

A NOTE ABOUT SAFETY

It's important to ask yourself...

- Will you feel safe in the rental?
- Will you feel safe while walking to and from classes during the day and at night?

Personally check out every rental. Trust your instincts.

Find more safety tips and resources at www.uwpd.wisc.edu.

- Contact the City of Madison Building Inspection Unit to ask about building-code violations.
- Contact utility companies to inquire about average costs for heat, electricity, cable, and internet service.

Grand Central

X01

**LIVE
EXCEPTIONALLY
IN THE HEART OF CAMPUS.**

Includes all utilities, cable, 1GB Internet in all units,
and residents-only Brooks Street Gym.

grandcentralmadison.com

X01oncampus.com

Subletting Information



ADVERTISING A SUBLET

- Tenants may advertise with Campus Area Housing at a cost of \$15 for up to 5 months, or until the vacancy is rented.
- Share information with friends, classmates, co-workers, acquaintances, and your roommates' network.
- Spread the word via social media, other advertising websites, and campus newspapers.
- Post flyers on or near campus (be sure to ask for approval when using bulletin boards in campus buildings).

Subletting is an arrangement between a current tenant (sublessor), a “substitute” tenant (sublessee), and the property owner or management company. A sublessee takes the sublessor’s place and resides in the unit, paying either part of or all of the rent. Below are some things to keep in mind when subletting:

- Not all property owners and management companies permit subletting. Be sure to ask! For those who do allow subletting, ask about and follow their subletting process.
- If you have roommates, be sure you have their support. Your roommates should feel comfortable with the new sublessee and may have to sign the sublet agreement showing their approval.

- Advertise your rental early and often, making sure it is competitively priced. Remember that taking a small “loss” each month may be better than paying 100% of your rent when you’re gone.
- If you find a sublessee, you and any cosigners on the original lease may still be responsible for timely rent payments and damages until the end of the lease term. Damages incurred by a sublessee can be taken from your original security deposit.
- Complete a written sublet agreement with your sublessee and consider asking for a deposit. If your property owner does not provide a form, an example can be found on the Tenant Resource Center’s website at www.tenantresourcecenter.org.

Be Alert for Sublet Scams

- The City of Madison and the campus area continue to be targets for rental scams, with college students who advertise sublets frequently being targeted. Often these inquiries will make vague references to your rental, the grammar and spelling will be poor, and your email address will not appear in the “To:” address line. The emails typically originate outside of the United States and are sent to many addresses at one time.
- It’s best to refrain from replying. If you are uncertain about a request that you receive, you can forward it to our office at campusareahousing@uwmad.wisc.edu and we will give you our feedback.

MYTH:

Campus Area Housing (CAH) is a roommate-matching service.

FACT:

CAH does not match two or more people who do not yet have housing. Rather, people who have already rented a unit may advertise for an additional roommate(s), or a person can advertise a sublet vacancy if they need someone to take their place in a rental.





Ready to find your new home?

We are ready to assist you!

Campus Area Housing

University of Wisconsin–Madison

Union South

1308 W. Dayton Street

Madison, WI 53715-1149

Phone: 608-263-2452

TTY: 1-800-WI-RELAY (800-947-3529)

Website: www.campusareahousing.wisc.edu

Email: campusareahousing@uwmad.wisc.edu



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