

# OFF-CAMPUS LIVING GUIDE

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**International Student Life**

*Student Affairs*

**UNIVERSITY OF GEORGIA**

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# IMPORTANT TIPS

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## When should I look for housing?

Most students look for housing many months in advance. Students start to secure housing for the next academic year as early as November. To be safe, you should have all your housing secured by March at the latest. The majority of leases are year-long and do not have contractual subleasing agreements. There are some select places that do offer six month leases. If you sign a 12-month lease, you are required to pay for those 12 months, as outlined in your lease. Leases are legally binding documents.

## General Prices

Living in Athens can be pretty inexpensive, so it is not too hard to find an affordable rent. Most students pay between \$400-\$600 a month, but prices can range anywhere from \$300 per month to \$1,200 per month. These prices depend on how new the apartment/townhome/house is, where it is located, and what services or amenities are offered with it.

## Subleasing

You will need to check your landlord to determine if subletting is allowed within your lease agreements. If you choose to sublet your place to someone, it often means you will still be liable to any rent, utilities, etc. that your subleser will pay you. This is a Facebook group that lots of people join to find sublesers and to sublease: <https://www.facebook.com/groups/UGASubleasesRoommates/>

## Furnished vs. Unfurnished









Some places come furnished. Furnished means that it comes with a bed frame, mattress, desk, and chair. It also includes living room and kitchen furniture but will depend on each unit.



# PLACES TO LOOK









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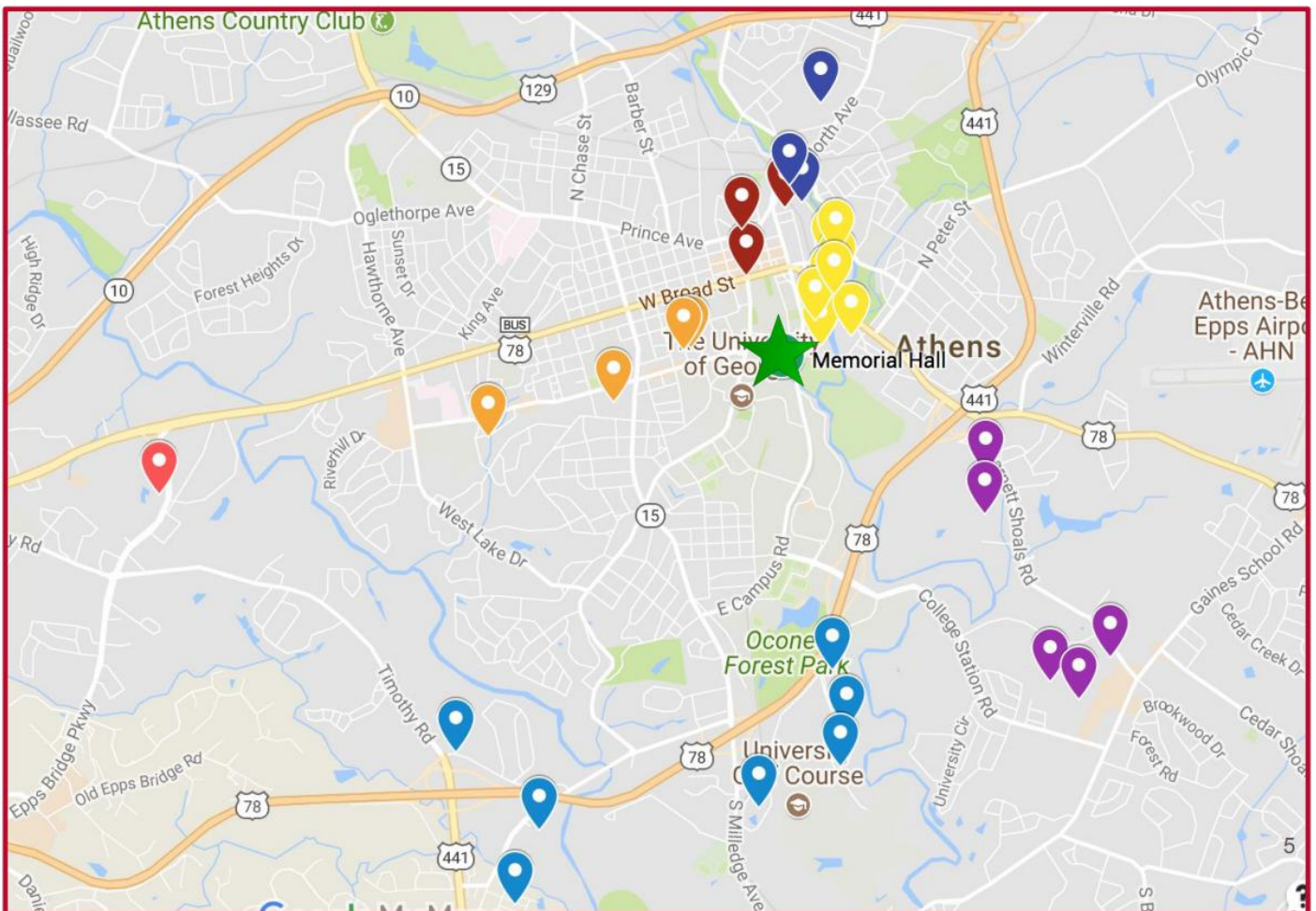
Please note that this is not an exhaustive list of housing options.

Region	Symbol	Places to Look At
Memorial Hall		Start Location
Downtown		Georgia Heights, The Standard at Athens, , Uncommon Athens
North Athens		Whistlebury Walk, The Lodge of Athens, Whistlebury Apartments
Chicopee-Dudley		The Mark Athens, River Mill, 909 Broad Apartments, Steeplechase Apartments, The Flats, Eclipse on Broad, Waterford Place
East Side		The Reserve at Athens, Polo Club Athens Apartments, Cambridge Apartments, IKON at Athens, Woodlands of Athens
Baxter Street		Bromsgrove Apartments, University Garden Apartments, Tanyard Condominiums, Towne Club Condominiums
Macon Highway Area		River Club Town Homes & Apartments, Athens Ridge Clubhouse, Riverbend Club Apartments, The Redland Apartments, The Park at Athens
Epps Bridge		Abbey West Apartments











# MAP OF PLACES TO LOOK

Region	Symbol
Memorial Hall	
Downtown	
North Athens	
Chicopee-Dudley	
East Side	
Baxter Street	
Macon Highway Area	
Epps Bridge	



# ATHENS NEIGHBORHOODS

Region	Symbol	Description
Memorial Hall		On campus, home of International Student Life
Downtown		Downtown places include any apartment complexes that lie outside of campus, in the downtown area of Athens. There are many places to live, but can often be more expensive due to location and amenities. Many of the places are new apartment complexes, which also lead to higher prices.
North Athens		North Athens includes apartment complexes and townhomes that are outside of the downtown area, past The Standard.
Chicopee-Dudley		This area lies to the east of downtown and campus. A more residential area that is often a short walk to campus and ranges in prices.
East Side		East Side includes all the apartment complexes and townhomes that lie more towards East Campus near Barnett Shoals Road. This is a little further out than some of the other options, but can be cheaper and is still a short drive to campus and has no buses.
Baxter Street		Baxter Street includes all the apartment complexes and townhomes that are on Baxter Street. This option is very close to campus, which is great for walking and the prices are usually reasonable.
Macon Highway Area		One of the furthest away options, but is a great area for townhomes and is just a short drive away. There may be bus options depending on the place of housing.
Epps Bridge		Another area that is further away from campus. It sits in the middle of many stores, each about 5-10 minutes away.



# HOUSING INFO

Apartment/ Location	General Pricing	Comments
<b>DOWNTOWN</b>		
Georgia Heights	\$\$\$	Walking distance to campus
The Standard	\$\$\$	Walking distance to campus
The Uncommon	\$\$	Walking distance to campus
<b>NORTH ATHENS</b>		
Whistlebury Walk	\$\$	Walking distance to campus
Whistlebury Apartments	\$\$	Walking distance to campus
The Lodge of Athens	\$\$	Has a shuttle system to campus & downtown



# HOUSING INFO

Apartment/ Location	General Pricing	Comments
<b>CHICOPEE-DUDLEY</b>		
Steeplechase Apartments	\$\$\$	Walking distance to campus & downtown
909 Broad Apartments	\$\$\$	Walking distance to campus & downtown
River Mill	\$\$	Walking distance to campus & downtown Has 6 month leasing options
The Mark	\$\$\$	Walking distance to campus & downtown
Eclipse on Broad	\$\$\$	Walking distance to campus & downtown
Waterford Place	\$\$	Walking distance to campus & downtown
The Flats	\$\$	Walking distance to campus





# HOUSING INFO

Apartment/ Location	General Pricing	Comments
<b>EAST SIDE</b>		
Polo Club Athens Apartments	\$	On Athens Transit Line
IKON at Athens	\$	On Athens Transit Line Weekend downtown shuttle
Woodlands of Athens	\$\$\$	On Athens Transit Line
The Reserve at Athens	\$	On Athens Transit Line
Cambridge Apartments	\$\$\$	Walking distance to Publix
Shoal Creek	\$\$	On Athens Transit Line



# HOUSING INFO

Apartment/ Location	General Pricing	Comments
<b>BAXTER STREET</b>		
Tanyard Condominiums	\$\$\$	Walking distance to campus Close access to UGA Transit system
Towne Club Condominiums	\$\$	Walking distance to campus Close access to UGA Transit system
Bromsgrove Apartments	\$\$	Walking distance to campus Close access to UGA Transit system
University Garden Apartments	\$\$	Walking distance to campus



# HOUSING INFO

Apartment/ Location	General Pricing	Comments
<b>MACON HIGHWAY AREA</b>		
The Park at Athens	\$	On Athens Transit Line
Athens Ridge Clubhouse	\$\$	Has shuttle system to campus and downtown
Riverbend Club Apartments	\$	
River Club	\$	Bus stop on-site, service to UGA
The Redlands Apartments	\$	On Athens Transit Line
<b>EPPS BRIDGE</b>		
The Bluffs at Epps Bridge	\$\$	On Athens Transit Line



# Leasing/Management Companies

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Another popular option to find housing is to look through a leasing or management company. These differ from traditional apartments or student living communities because these companies manage many properties across Athens that may not necessarily be in the same complex or area. Some property management companies located in Athens are listed below:

## Rent Athens

247 E Washington St,  
Athens, GA 30601  
(706) 389-1700  
[rentathens.com](http://rentathens.com)

## CollegeTown Properties

428 N Milledge Ave,  
Athens, GA 30601  
(706) 850-7740  
[collegetownproperties.com](http://collegetownproperties.com)

## Landmark Athens

1557 S Lumpkin St,  
Athens, GA 30605  
(706) 395-1400  
[landmarkathens.com](http://landmarkathens.com)

## Howard Properties

721 S Milledge Ave,  
Athens, GA 30605  
(706) 546-0300  
[howardrentals.com](http://howardrentals.com)

## Landmark Properties

315 Oconee St,  
Athens, GA 30601  
(706) 543-1910  
[landmark-properties.com](http://landmark-properties.com)

## Valerio Properties

475 N Church St,  
Athens, GA 30601  
(706) 546-6900  
[valerioproperties.com](http://valerioproperties.com)



# ROOMMATE TIPS

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## Roommate or No Roommate?

Choosing to live with roommates or not is a personal choice, but if you decide to, check out our tips on how to find them and some ways to get along with them! Roommates are a great way to save a little money and to possibly make some friends at the same time!

## Where to Find a Roommate?

If you are living on campus, you can find a roommate through DawgHouse, which is a matching program.

If you are living off campus, Facebook is your best tool. Groups like UGA/Athens Lease/Sublease are a great place to look for shorter leases, roommates, and if you need to sublease your apartment.

## Tips for Living with a Roommate:

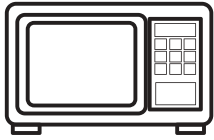
1. Have a thermostat agreement (Some people like the house too cold or too hot and it can be expensive).
2. Choose roommates with a similar lifestyle (Pets or no pets, smoker or nonsmoker, undergraduate or graduate students, etc.).
3. Have a consistent rule for the common area (e.g. Everyone washes their own dishes or load the dishwasher; each person takes the trash away one week of the month, etc.)
4. Communication is key (Have conversations and agreements at the beginning of your living situation)



# Signing a Lease

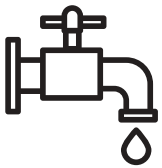
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If any of these things are not working or need improvement, be sure to discuss them with your landlord and get them fixed before you sign the lease.



## Appliances

Check to make sure they work. (Oven, microwave, stove, refrigerator, washer/dryer, etc)



## Faucets

Check to make sure all the faucets are working. You should check to see that both the cold and hot water work.



## Safety and Privacy

Check to make sure there are smoke detectors on each floor, that all of your door locks are working properly and that there are blinds or space for curtains.



## AC/Heating Unit

Check to make sure the air conditioning and heating works.



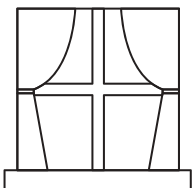
## Interior Surfaces

Inspect walls, floors, and carpet for mold, cracks, and scratches.



## Lighting

Make sure all the light fixtures work. Also be sure to check that there is enough indoor and outdoor lighting for your preference and safety.



## Windows

Check to make sure all the windows are intact, can be opened and closed, and are able to be locked from the inside.



# INSPECTING A PROPERTY

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## Applications

There is often an application before the lease that may have an additional fee. Landlord will check over your information and then inform you whether or not you qualify for a lease.

## Commonalities in Leases

Often sent through online lease/agreement forms. (examples: Docusign, Dotloop)

## Main Components of a Lease

- Rent (either total monthly payments or individual per roommate)
  - Where/to whom it should be paid
- Time of lease
- Subletting restrictions
- Pet allowances
- Information on utilities
- Use of premises
- Repairs and damages to the property
- Security Deposits (Security deposits are common- you will get them back at the end of your lease if no damages to the property are incurred)
- Early Termination of the Lease
- Move out procedures
- Overall what you and the landlord respectively are responsible for



# Other Leasing Information

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## Security Deposit

What is it?

- A security deposit is a required, but a refundable payment. It ensures that the property is not damaged, and all rent is paid during the time you lease it. The payment is often equivalent to one month's rent and will be returned to you at the end of your lease if there are no issues.

Tips on Security Deposits:

- Take pictures of your entire place before you officially move in
- Take note of anything that is not in the proper condition and inform your landlord (there will often be a form, but if there is not, be sure to do this)
- Make sure to ask about your security deposit at the end of your lease

## Repairs & Work Orders

What happens if something needs to be repaired?

- Most apartment complexes and houses have work order systems. A work order is usually an online form where you can submit your problem, and your landlord or building representative will follow up with you
- Don't hesitate to submit a work order; it is their job to fix any repairs!

## Main Components of a Lease

How is rent paid every month?

- It will depend on each complex, but there are often a couple different ways to pay rent:
  - The first way is to send a check to your building management or real estate company (If this information isn't in the lease, check with your landlord)
  - The second way is often through an online payment system, where you can set up automatic payments every month. It connects to your bank account, and lets you know when it's been paid so you don't have to worry!
    - If you pay with a credit card, there is often a fee associated with it.





# Example of a Lease

## STANDARD LEASE AGREEMENT

This Agreement is between \_\_\_\_\_ [Landlord's Name] of  
\_\_\_\_\_ [Street Address] in the City of \_\_\_\_\_, State  
of \_\_\_\_\_ hereinafter known as the "Landlord"

AND

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_,  
\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_,

hereinafter known as the "Tenant(s)" agree to the following:

**OCCUPANT(S):** The Premises is to be occupied strictly as a residential dwelling with the following individual(s) in addition to the Tenant(s):

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_,  
\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_,

hereinafter known as the "Occupant(s)".

**OFFER TO RENT:** The Landlord hereby rents to the Tenant(s), subject to the following terms and conditions of this Agreement, a \_\_\_\_\_ [Type of residence such as:

Apartment, Home, Condo, etc.] with the following mailing address \_\_\_\_\_  
[Street Address] in the City of \_\_\_\_\_, State of \_\_\_\_\_

consisting of \_\_\_\_ Bathrooms and \_\_\_\_ Bedroom(s) hereinafter known as the "Premises".

**PURPOSE:** The Tenant(s) and any Occupant(s) may only use the Premises as a residential dwelling. It may not be used for storage, the manufacturing of any type of food or product, a professional service(s), or for any commercial use unless otherwise stated in this Agreement.

**FURNISHINGS:** The Premises is:

- To be furnished with the following items: \_\_\_\_\_



# Utilities & How To Set-up

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If you are staying in an apartment complex, you probably won't need to set up these things, and it's often included in your monthly payments. Ask your apartment representative if you aren't sure.

## Water

How to set up:

Athens Clarke County can set up your water easily. In order to set it up, follow these steps:

[athensclarkecounty.com/214/Public-Utilities](https://athensclarkecounty.com/214/Public-Utilities)

## Power

How to set up:

Either give Georgia Power a call or go to the website below and click Turn On/Off Power to set it up.

[georgiapower.com](https://georgiapower.com)

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## Wi-Fi

How to set up:

Commonly known as Charter, most students set up Spectrum wifi, which requires you to purchase a router and have them come set it up.

[spectrum.com](https://spectrum.com)

## Gas

How to set up:

Georgia Natural Gas offers fixed plans when you sign up. There are 6, 12, and 18 month fixed plans. Give them a call or go the website to set it up.

[gng.com](https://gng.com)



# Furniture

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## Furniture Rental

Cort has furniture rentals available for monthly payments- depending on how long you would like to rent it. You can rent by the room or just rent specific pieces. All you need to do is select on of their custom packages on their website, receive the furniture, and the schedule pick up when your lease is up! Prices per month can range anywhere from \$25 a month to \$400 a month.

- [cort.com](http://cort.com)

Some other furniture rentals places includes:

- [furniturerentals.com/georgia/furniture-rentals-athens-ga](http://furniturerentals.com/georgia/furniture-rentals-athens-ga)
- [rentacenter.com](http://rentacenter.com)

## Buying Furniture

If you are looking to buy furniture, some good places to look are:

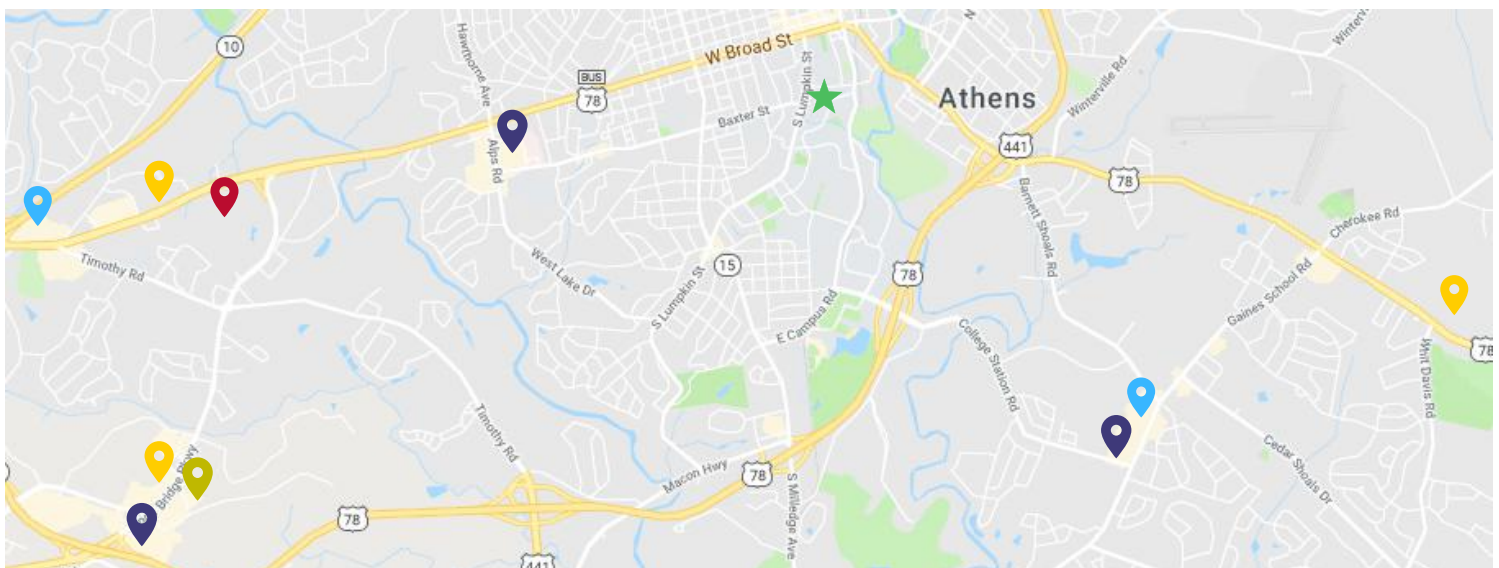
- Target (located in Athens): [target.com](http://target.com)
- Walmart (located in Athens): [walmart.com](http://walmart.com)
- Facebook (Free & For Sale Group for Used Furniture): [facebook.com](http://facebook.com)
- Ikea (located in Atlanta): [ikea.com/us/en/](http://ikea.com/us/en/)



# Food

Below are the most accessible and common grocery stores in Athens. It depends on what you get, but generally Walmart is the cheapest while Target is the most expensive.

Store	Symbol	Grocery Store Locations	Price
Memorial Hall	★	Start Location	-
Kroger	📍	191 Alps Rd 2301 College Station Rd 1720 Epps Bridge Pkwy	\$
Walmart	📍	4375 Lexington Rd 1911 Epps Bridge Pkwy 3130 Atlanta Hwy	\$
Publix	📍	1860 S Barnett Shoals Rd 3620 Atlanta Hwy	\$\$
Target	📍	3065 Atlanta Hwy	\$\$
Trader Joe's	📍	1850 Epps Bridge Pkwy	\$\$



# Transportation

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## Buses

There are two main bus systems here in Athens: Athens Transit and the UGA Bus system. Download the UGA app for bus information and routes. Both bus systems are free, but you need to have your student ID to ride for free on Athens Transit. Many off-campus apartments are either on the Athens Transit route or have their own bus transportation to campus.

## Walking/Biking

Many students decide to bike or walk to campus and around Athens. There are bike racks located around campus, however keep in mind that not all roads have separate bike lanes and Athens is very hilly. You can get to most places by walking, but you'll probably need a bus or car to get to the store.

## Car: Parking Information

Register for a parking spot at [parking.uga.edu](http://parking.uga.edu). Register as early as possible to ensure that you get a space if needed.

- Registration usually starts in April. An email will be sent out, but you can check the website ahead of time as well.
- Cost: Prices range from \$20-\$40 per month. You can register for an academic year pass or a full year (from August to July). Lots will range from \$20-\$30 per month, while the parking decks are \$40 per month.

Click [here](#) to check out the [parking\\_priority\\_map](#).



# Budget Tool

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	Item	Monthly Estimate	Monthly Actual
Living Expenses	Rent		
	Electricity		
	Gas		
	Water		
	Internet		
	Cable		
	Trash		
	Other		
Transportation	Parking		
	Car Payment		
	Gas		
	Repairs/Upkeep		
	Insurance/Tags		
Food	Groceries		
	Eating Out		
Leisure	Clothing		
	Fun Activities/Vacation		
	Travel		



# Apartment Comparison

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Comparison Item	Place #1	Place #2	Place #3
Name of Place			
Address			
Distance from Memorial Hall			
Property Phone #			
Rent price per month			
Length of Lease			
# of Bedrooms			
Parking			
Utilities Included?			
Pets Allowed?			
Furnished?			
Subleasing allowed?			
PROS			
CONS			
Any additional comments			



# What to Bring or Buy

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## Example Packing List

### Kitchen

#### Easier to Bring:

- Plastic containers for food storage (e.g. Tupperware or Gladware)
- Good, sharp knives (at least one large chef's knife and a small paring knife)
- Serving spoon
- Colander/strainer
- Silverware
- Silverware organizer (drawer insert)
- Dishes (e.g. plates, glasses, mugs, bowls, serving platters, etc.)
- Dish soap and sponges

#### Easier to Buy:

- Plastic wrap, and parchment paper
- Zip-top plastic bags of various sizes
- Cutting boards
- Toaster or toaster oven
- Microwave
- Coffee maker
- Kettle
- Blender
- Ice cube trays
- Can opener
- Trash and recycling cans
- Dish drying rack
- Measuring cups and spoons
- Mixing bowls
- Bottle opener and corkscrew





# What to Bring or Buy

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## Example Packing List

### Bathroom

#### Easier to Bring:

- Toiletries (e.g. bath soap, hand soap, shampoo, lotion, etc.)
- Toilet paper
- Toilet brush
- Toilet plunger
- Bath mat(s)
- Air freshener
- Tissues
- Trash can
- Over-the-door towel hook
- Towels and washcloths

#### Easier to Buy:

- Shower curtain (and rings to hold it up)
- Shower caddy
- Toothbrush

### Other

- Safe for passport
- Important documents
- Money

### Bedroom

#### Easier to Bring:

- Pillows
- Sheets and comforter
- Night stand
- Lamp
- Trash can
- Alarm clock

#### Easier to Buy:

- Bed frame
- Mattress and box spring
- Mattress pad
- Dresser
- Hangers
- Laundry Hamper
- Curtains
- Desk
- Chair for desk



# Where to Shop

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## Target

Target is great for furniture, bedding, bathroom, and kitchen supplies. It can be a little more expensive than other places, but is a great 1 stop shop. You can also buy clothes and food here!

Located in Athens | [target.com](https://www.target.com)

## Walmart

One of the cheaper options for rugs and furniture. They also have pots and pans + kitchen supplies.

Located in Athens | [walmart.com](https://www.walmart.com)

## Bed Bath & Beyond

Bed Bath and Beyond has everything you need for bedding, towels, and handy tools! A little more on the expensive side but a good option if you can't find something elsewhere.

Located in Athens | [bedbathandbeyond.com](https://www.bedbathandbeyond.com)

## Ikea

The closest Ikea is in Atlanta, but you can order furniture from the website and have it delivered here. It is relatively low cost and you assemble the furniture yourself. They have rugs, kitchen supplies, and more!

Located in Atlanta | [ikea.com/us/en/](https://www.ikea.com/us/en/)

## Facebook

There are a lot of groups where you can buy and sell things from fellow UGA students. Anywhere from cheap furniture to books, this is a great option!

[facebook.com](https://www.facebook.com)

## Amazon

Always a great option, especially if you need something pretty quickly! Be sure to read all the reviews before purchasing!

[amazon.com](https://www.amazon.com)





# Good Luck!



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