

**Housing Information  
Summer C 2017**

**First, some vocabulary:**

1. **Lease.** Your contract with your apartment complex. Once you sign, you agree to follow every rule and YOU CAN NEVER CANCEL IT. Most leases in the US are for 12 months, so be very careful when you sign!
2. **Sublease.** Someone moves out before the end of their lease, and you take over their lease. They are usually cheaper and have more flexible dates. Contact Victoria Shelly at [vcshelly@ufl.edu](mailto:vcshelly@ufl.edu) if you are interested, or search [here](#).
3. **Individual lease.** You pay for your bedroom and bathroom but share a living room and kitchen with roommates.
4. **Joint lease.** You pay for the entire apartment. If you have roommates, they pay you their portion of the rent.
5. **Guarantor.** A person who agrees to be responsible for your debt if you fail to pay. As an international student, you are usually your own guarantor.
6. **Tenant.** Someone who signs a lease and rents an apartment (you!).
7. **Rent.** Money you pay on the first of the month to live in your apartment. You cannot pay in cash.
8. **Utilities.** Water, electricity, cable, internet.
9. **Utility allowance.** The amount of utilities your apartment complex pays per month. If you use more utilities than your allowance, you will be charged for the extra.
10. **Security deposit.** Extra money you must pay to secure your apartment. Sometimes refundable when you move out.
11. **Fee.** Extra money you must pay for processing.
12. **Late fee.** Extra money you must pay if your rent is late.
13. **Amenities.** Features that provide comfort or convenience (gym, pool, stainless steel appliances, etc.).
14. **Roommate.** Someone you live with who is not your family.
15. **Complex.** The entire group of buildings for one apartment community.

**Can I move into my apartment the same day I sign my lease?**

No. The apartment complex needs a few days to prepare your apartment. You should plan to stay in a hotel until then.

**Can I walk to school?**

Maybe! For most apartments you will need to take a bus, but the bus is free and Gainesville is small.

**What will my apartment include?**

At many complexes with individual leases, furniture and utilities are included. Even if your apartment includes furniture, you still need to buy sheets, towels, pillows, and kitchen supplies.

**When will my lease end?**

It depends. Make sure you know the exact date your lease ends before you sign it.

**Semester Dates**

Summer ends August 4, 2017  
Fall ends December 8, 2017

**What rules do I have to follow in my apartment?**

1. Do not smoke in your apartment.
2. Use a shower curtain in your bathroom. A shower curtain keeps the water inside the bathtub. American bathrooms are not designed for the whole bathroom to get wet when you shower, and getting water on the floor all the time will cause mold and other damage to your bathroom.
3. Do not get a pet without asking permission from the apartment complex office.
4. Do not make any changes to the electrical or plumbing systems.
5. Do not have long-term guests (friends or family who stay more than a few nights).
6. Take good care of your apartment. Clean it regularly.
7. Do not do anything illegal in your apartment.
8. If your roommate breaks any of these rules, tell your apartment complex office immediately.

## What places do you recommend?

The following places do short-term leases (less than one year), but availability, rates, and policies may change. A local company called US Ready has special agreements with apartment complexes in Gainesville. You can see their housing options, as well as their other services, at [usready.org](http://usready.org).

1. [LUX13](#) (352-374-3866)  
1015 NW 21 Ave, Gainesville, FL 32609 [map](#)  
Monday-Friday, 9AM-7PM; Saturday, 10AM-4PM; Sunday, 12PM-4PM. \$605-\$975 per bedroom per month. 20% short-term lease fee per month. \$1000 security deposit. Fully furnished. Utilities included except electricity and water.
2. [Lexington Crossing](#) (352-373-9009)  
3700 SW 27th St, Gainesville, FL 32608 [map](#)  
Monday-Friday, 9AM-7PM; Saturday, 10AM-6PM; Sunday, 12PM-5PM. \$410-\$549 per bedroom per month. \$125 short-term lease fee per month. \$500 security deposit. Fully furnished. Utilities included except electricity.
3. [Gainesville Place](#) (352-765-0946)  
2800 SW 35th Pl, Gainesville, FL 32608 [map](#)  
Monday-Friday, 9AM-7PM; Saturday, 10AM-6PM; Sunday, 12PM-5PM. \$514-\$645 per bedroom per month. \$100 short-term lease fee per month. \$1000 security deposit. Fully furnished. Utilities included up to \$40 per person.
4. [Ridgemar Commons](#) (352-448-4954)  
3611 SW 34th Street, Gainesville, FL 32608 [map](#)  
Monday-Friday, 8AM-5:30PM. \$899-\$1099 per month for a whole apartment. \$50-\$100 short-term lease fee per month. \$500 security deposit. Furniture available for an extra \$100-\$125 per month.  
Walking distance to UF:
5. [Grand Home Properties](#)  
(WhatsApp: 1-540-848-1309)  
\$649 per bedroom per month. Security deposit is 1 month's rent. Utilities, furniture, and linens included.
6. [The Courtyards](#) (352-372-3557)  
1231 SW 3rd Ave, Gainesville, FL 32601 [map](#)  
Monday-Friday, 9AM-6PM; Saturday, 10AM-4PM. \$559-\$785 per bedroom per month. Fully furnished. Utilities included up to \$30 per person.
7. [Social 28](#) (352-727-4442)  
311 SW 13th St, Gainesville, FL 32601 [map](#)  
Monday-Friday, 9AM-6PM; Saturday-Sunday, 12PM-4PM. \$599-\$700 per bedroom per month. \$350 processing fee. First month due at move-in. Fully furnished. Utilities included up to \$30 per person.
8. [The Continuum](#) (352-327-3040)  
425 W University Ave, Gainesville, FL 32601 [map](#)  
Monday-Friday, 9AM-6PM; Saturday, 10AM-3PM; Sunday, 12PM-4PM. \$699-\$1191 per bedroom per month. \$50 short-term lease fee per month. Utilities and furniture included. Must have Bachelor's degree.
9. [Oakbrook Walk](#) (352-375-4541)  
1331 SW 13th St, Gainesville, FL 32608 [map](#)  
Monday-Friday, 9AM-5PM. \$699-\$799 per bedroom per month. Utilities and furniture included. First and last month's rent due at move-in.  
Good for students and families:
10. [Sun Bay](#) (352-376-6720)  
708 SW 16th Ave, Gainesville, FL 32601 [map](#)  
Monday-Friday, 8AM-5PM; Saturday, 10AM-4PM. \$600-\$675 per bedroom per month. \$40 short-term lease fee per month. \$250 security deposit. Utilities included except electricity. Furniture available for an extra \$40-\$60 per month.
11. [Oxford Manor](#) (352-377-2777)  
2777 SW Archer Rd, Gainesville, FL, 32608 [map](#)  
Monday-Friday, 9AM-7PM; Saturday, 10AM-4PM; Sunday, 12PM-4PM. \$450-\$809 per bedroom per month. 20% short-term lease fee per month. \$1000 security deposit. Utilities included except electricity and water. Furniture can be included or available for an extra \$35-\$60 per month.
12. [Museum Walk](#) (352-379-9255)  
3500 SW 19th Ave, Gainesville, FL, 32607 [map](#)  
Monday-Friday: 9AM-6PM; Saturday: 10AM-4:PM. \$609-\$599 per bedroom per month. \$1530 per month for a whole apartment. 10-20% short-term lease fee per month. \$1000 security deposit. Utilities included up to \$35 per person.

## Apartment search options:

1. [swamprentals.com](http://swamprentals.com)
2. [gainesville-rent.com](http://gainesville-rent.com)
3. [airbnb.com](http://airbnb.com)

## Sublease search options:

1. [facebook.com/groups/UFRoommateSearch](https://facebook.com/groups/UFRoommateSearch)
2. [yoapartment.com/areas/UF/house-listings-and-apartment-subleases](http://yoapartment.com/areas/UF/house-listings-and-apartment-subleases)