



Housing Resources



USC
Viterbi
School of Engineering

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Types of Housing

On-Campus Housing

On-campus housing, are buildings on the USC campus or in the campus community that require students to apply through a USC Housing Application. USC Viterbi works with USC Housing to offer safe, convenient, and fully furnished housing at Troy Complex Apartments.

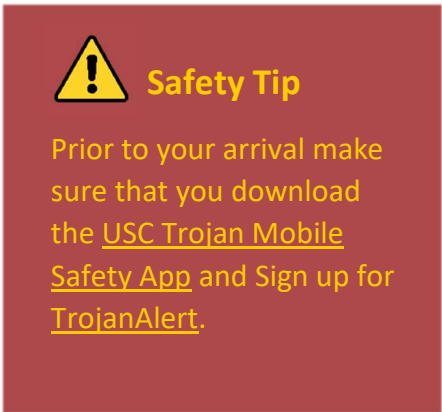
Off-Campus Housing

Off-campus housing, are apartments, homes, or bed spaces in the community that rent to students on a lease or month to month basis. Off-campus housing is usually unfurnished, appliances and furniture will need to be purchased. Landlord's usually rent furnished apartments and homes for a higher price.

USC Patrol and Response Areas



This is the area around the university and campus community that is patrolled by the Department of Public Safety, Community Service Officers, and Public Safety Officers.



Safety Tip

Prior to your arrival make sure that you download the USC Trojan Mobile Safety App and Sign up for TrojanAlert.

When preparing for the housing search think about...

- What type of room or accommodation are you looking for, a single room (no roommate), a shared room (roommate), apartment or house?
- What is your budget for housing?
- What city do you want to live in? Do you want to live near campus?
- Transportation to and from campus? Will you be driving or taking public transportation?

Costs

The cost of housing varies on the number of occupants, the unit dimensions, location, and whether it is unfurnished or furnished. The average price to rent an entire apartment in Los Angeles is \$3,800.00. Usually the leasing price for a shared apartment (1 bed space) is \$950.00 and \$1,800.00 for a single room.

Housing Listings

You can find housing listings on these websites. Please note that USC Viterbi does not endorse any of the properties or websites.

- | | |
|--|--|
| • nup.och101.com | • realtor.com |
| • student.com | • livegw.com |
| • cirtru.com | • www.theLorenzo.com |
| • rent.com | • lconplazeusc.com |
| • collegestudentapartments.com | • Tuscanyonfig.com |
| • forrent.com | • stuho.com |
| • www.uhomes.com | • garrettgardens.com |

Tips when you're looking for Housing

Here are a few tips when beginning your search for housing during your graduate program.

- If you want to live near the university, it is best to look for housing near the [USC patrol and response areas](#).
- Read reviews on google and speak to residents about their experience living in the housing property or neighborhood.
- Tour the property and the neighborhood during the day and night.

Housing Scams

BEWARE

When answering housing listings via social media and housing sites (i.e. craigslist, facebook, Instagram, wechat, ULoop) make sure to research whether the listing is real.

Not to do

- Pay cash or wire transfer.
- Meet with a landlord or leasing manager virtually or online. Always meet in person.
- View properties only through pictures. Always visit the property and make sure you are able to see the outside and inside of the property.

To-Do

- If you will be paying with Paypal, use the Merchants option NOT Friends and Family.
- Search for the property online through google maps. If you do not find the building, the listing is probably a scam.
- Look at their website and look at the pictures they have posted. Do the pictures look generic? Or have a watermark on them? Scammer's usually post "stock pictures" to scam students.
- If there is a bed space (room with a roommate) for less than \$950, the listing is probably a scam.
- Housing brokers are agents who help students look for housing. Many international housing brokers say they have a relationship with rental properties in the USC area but do not. Be cautious of the company or broker you decide to work with.
- Always verify with the property by calling or emailing, if they allow subletting or if they work with an international broker.
- For more information please see, the USA Government website for "[Rental Scams.](#)"
- If you have a trusted friend or family member that is local to the Los Angeles area ask them to visit the property and verify the manager and contact information.

During your housing search

When visiting an apartment complex or apartment building

When you visit an apartment building, the landlord will give you a tour. The tour will focus on the property amenities and the model room. Model rooms are well kept and decorated and only shown to possible renters. Ask the leasing personnel to show you an apartment that a student would occupy. Seeing an actual room will give you an idea of how all the apartments look.

The California Tenants Guide (2012), recommends that when you are visiting or inspecting a property to rent to look for the following problems:

- Cracks or holes in the floor, walls, or ceiling
- Signs of leaking water or water damage
- Leaks in bathroom or kitchen
- Inadequate lighting or insufficient electrical outlets
- Signs of insects, vermin, or rodents
- Accumulated trash



For a complete list please reference the *“California Tenants Guide”* linked in the *“References”* page.

When visiting a property you would like to live in...

Questions to ask about the Property

- Are utilities included (water, trash, electricity, and gas)?
- Is there ceiling lighting installed in the property?
- Is there a fee for parking?
- Will the rental property be month to month or a lease? If it is a lease, how long will the lease be for?
- Is there a screening or rental application fee?
- What is included in the rental application?
- What amount is the rental deposit?

Roommates

- Do I have to find a roommate or will I be placed with one? If I will be placed with one, how will you decide who I will be living with?
- Can I request a roommate?
- What if my roommate and I don't get along?

Beware:

If you search for a roommate and they send you a check for a portion of the rent, wait until the check is approved by your bank before sending or giving them any money in cash.

Maintenance

- If something is broken in my apartment how long will it take to be fixed?
 - Typically, the answer will be that you will need to tell a staff member. Then the property will fix it within 3-5 days.
- If something is reported broken in my apartment and never fixed, what happens next?

Finalizing your housing

When you have decided to rent a bed space or unit, you will need to submit a rental application. The application will ask for personal and financial information, previous addresses of residence, and a local guarantor, a person who is financially responsible for you during your stay. If you do not have a local guarantor available, you will be asked to provide a deposit that equals two months' rent.

Leasing Agreement

The most common contract is leasing agreements. A leasing agreement is a contract between you and the rental property. Properties or buildings around the USC area only offer leases for a year or longer. Let's say you decide to lease a shared room for a year. The lease begins in August 2019 and will end in August 2020.

- Elements found in a leasing agreement are:
 - Rules of the property.
 - Rent amount and date.
 - Start and end date of the leasing contract.
 - Cost of Utilities and other extra fee's.
 - Information on early termination or ending your lease early.
 - Information on subletting.
- If you decide to terminate or end your lease early, you are still responsible to pay the rent until your lease ends.

Sublet

Subletting is when you rent your apartment to another person. The lease usually states whether subletting is allowed. If you sublet your apartment without the approval of your landlord, they can fine or evict you.

Notice of Entry

The landlord or property staff can enter your home to fix any problems with the property. They need to give you a 24hr notice either written or verbally.

Tips on Living with roommates

Living with others is a great experience but it can be difficult because everyone has different life experiences and customs. When living with roommates, keep an open mind and communicate what your expectations are. For example, you may like to clean your kitchen every night like washing your dishes and throwing away the trash, but your roommate may not do that. Speaking to each other about your cleaning habits and finding a compromise will help you keep your apartment clean and happy.

Resources

Housing Policies and Laws in CA

The California Tenants Guide (2012) offers a complete list of California rental policies and laws. They also have an inventory checklist that you can use to document any damages while inspecting a unit with the property owner or landlord.

Website:

<https://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-ombudsman/docs/Tenant-Landlord.pdf>

Housing Scams

Information by the United States government on how to avoid housing scams.

Website:

<https://www.usa.gov/housing-scams#item-211837>

Legal help for Housing

Advancing Justice Los Angeles is an organization that provides legal assistance to tenants in residential rental units.

Website:

<https://advancingjustice-la.org/what-we-do/direct-services/housing>

USC Housing Law Clinic, aids University Park community member's in addressing housing concerns like understanding leasing contracts and assisting in obtaining reasonable housing accommodations (disability).

Website:

<https://usc.dotedu.wufoo.com/forms/usc-housing-law-clinic/>