



Wesleyan University

Senior Send Off Series (SOS)

HOUSING AFTER WES

Agenda

Welcome

Leaving Residential Life

Searching for Housing

Keeping Safe Where You Live

Q&A



Planning your move out of your residence

- Housing for seniors closes on **Monday, May 26th, 2025, at 4:00 PM**
- Start planning ahead of time
 - Do you have items you can bring home if you will be visit home before leaving Wesleyan?
 - Will you pack items to go into storage?
 - What items will you no longer need?
 - Are there items to be donated versus thrown in the dumpster?
 - Are there items right now that you already know you will no longer need once you depart campus to make packing at the end of the semester easier?
 - Will you hire movers?
 - If you plan to hire movers, you must be present to let them into the space. Res Life will not issue keys or access to movers.

Transportation

- **Familiarize yourself with transportation options available to you**
 - Is there public transportation readily available to you?
 - If you attend graduate school, are there shuttles that run to and from campus or near the housing you may be looking at?
 - What are the hours of operation?
 - Check the public bus route and municipality information regarding bus routes as there is usually advance notice when a bus route will not operate anymore or has changed.
 - ☐ Is the area pedestrian friendly?
 - ☐ Is the area vehicle and driving dominant?

Living with Roommates

- Be honest with yourself about non-negotiables if you are considering living with roommates. Just because you are friends does not mean you will be good roommates.
- Communicate honestly and transparently with potential roommates about cohabitation expectations.
- Conflict will arise; discuss how you approach and work to resolve conflict.
 - Addressing conflict directly, even if it may seem minor, will help in the long run compared to letting things build up.
 - Room changes are not as easy; breaking a lease can carry financial implications.

Housing History/Rental Verification/Proof of Residency

- **When you apply to rent, you may be asked to provide rental history or a rental verification.**
 - Wesleyan, as your most recent landlord, can provide a reference of your rental history.
 - We need your permission to disclose your rental history.
- **Proof of residency:**
 - You can submit a ticket to the Office of Residential Life requesting a proof of residency.

Key Points to Consider Before Renting an Apartment

- **Determine Your Budget**
 - Are you making at least 3x your monthly rent?
 - Consider a roommate to split the cost
 - Plan for upfront costs
- **Choose Your Location**
 - What will be your parking situation?
 - Distance from work
- **Apartment Size and Features**
 - Number of bedrooms/baths
 - Laundry facilities
 - Pet-friendly policies
- **Give Yourself Time to Search**
 - Approximately 60 days
- **Lease Agreement**
 - Read fully to understand the terms and conditions
- **Be Familiar with the Application Process**
 - Be prepared to provide documentation
 - Know your credit score
- **Apartment Inspection**
 - Check for existing damage or malfunctioning appliances

CALL ME TODAY!

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Romina@DaveJonesRealty.com



www.RominaSellsCT.com



CONNECTICUT RESIDENTIAL LEASE AGREEMENT

1. **THE PARTIES.** This Residential Lease Agreement ("Agreement") is made on the undersigned date by and between:

Landlord

Landlord's Name: Joseph Smith
Mailing Address: 123 Main Street 1st floor Middletown CT 06457

Tenant

Tenant's Name: Mary Jones
Additional Occupants: N/a

2. **PROPERTY.**

- **Property Address:** 123 Main Street 2nd floor Middletown CT 06457
- **Residence Type:** ☒ Apartment ☐ House ☐ Condo ☐ Other: _____
- **Bedroom(s):** 2 **Bathroom(s):** 1

3. **TERM.** (check one)

☒ - **Standard Lease**

Start Date: 02/01/2025
End Date: 2/1/2026

After the End Date, this Agreement shall: (check one)

- ☒ - Terminate if no renewal or extension is made.
- ☐ - Convert to a month-to-month lease.

☐ - **Month-to-Month Lease**

Start Date: 02/01/2025
Termination Period: _____ Days

4. **RENT.**

- **Monthly Rent:** \$ 1500
- **Due Date:** 1st day of each month.

5. **SECURITY DEPOSIT.** (check one)

☐ - **No Security Deposit.**

☒ - **Security Deposit.**

- **Amount:** \$ 1500
- **Returning to Tenant:** 30 days after lease termination.

6. **LATE FEE.** (check one)

☐ - **No Late Fee.**

☐ - **Late Fee:** (check one)

- ☒ - **Fixed Amount.** \$ 5.00 for each ☐ occurrence ☒ day rent is late.
- ☐ - **Interest.** _____ % per annum.

7. **NSF FEE.** (check one)

☐ - **No NSF Fee.**

☒ - **NSF Fee:** \$ 25.00

8. **EARLY MOVE-IN.** (check one)

☒ - **No Early Move-in.**

☐ - **Early Move-in.**

- **Date:** _____
- **Prorated Rent.** \$ _____

9. **PRE-PAYMENT OF RENT.** (check one)

☐ - **No Pre-Payment of Rent is Required.**

☒ - **Pre-Payment of Rent is Required.**

Pre-Payment Amount: \$ 1500
Pre-Payment Period: _____
Start Date: _____
End Date: _____

10. **ACCEPTABLE PAYMENT METHODS.** The Landlord accepts any of the following payment methods from the Tenant: (check all that apply)

- ☒ - ACH (electronic bank transfer)
- ☒ - Cash
- ☐ - Check
- ☒ - Credit Card
- ☐ - PayPal (e-mail is: _____)
- ☐ - Venmo (e-mail/username is: _____)
- ☐ - Zelle (e-mail/phone number is: _____)
- ☐ - Other: _____

11. **UTILITIES & SERVICES.** The Landlord is responsible for: (check one)

☐ - **No Utilities & Services.**

☒ - **Utilities & Services:** (check all that apply)

- ☐ - Cable (TV)
- ☐ - Gas / Oil / Propane
- ☐ - Electricity
- ☐ - Internet
- ☒ - Landscaping
- ☐ - Water / Sewer
- ☒ - Trash Removal
- ☐ - Other: _____

12. **FURNITURE.** (check one)

☒ - **Property is Not Furnished.**

☐ - **Property is Furnished:** (check all that apply)

- ☐ - Bathroom(s)
- ☐ - Bedroom(s)
- ☐ - Dining Room
- ☐ - Kitchen
- ☐ - Living Room
- ☐ - Other: _____

13. **APPLIANCES.** (check one)

☐ - **Property Has No Appliances.**

☐ - **Property Has Appliances:** (check all that apply)

- ☐ - Ceiling Fans
- ☒ - Dishwasher
- ☒ - Dryer (for laundry)
- ☐ - Garbage Disposal
- ☒ - Microwave
- ☒ - Refrigerator
- ☒ - Stove / Oven
- ☒ - Washing Machine
- ☐ - Water Heater
- ☐ - Other: _____

14. **MOVE-IN INSPECTION.** (check one)

☐ - **No Move-In Inspection.**

☒ - **Move-In Inspection is Required.**

15. **COMMON AREAS.** (check one)

☒ - **No Common Areas.**

☐ - **Common Areas.** _____

16. **PARKING.** (check one)

☒ - **No Parking Provided.**

☐ - **Parking is Provided.** _____ parking spaces are provided with: (check one)

- ☐ - No Fee.
- ☐ - Fee (describe). _____

17. **PETS.** (check one)

☒ - **No Pets Allowed.**

☐ - **Pets are Allowed.**

Number of Pets: _____

Types: _____

Maximum Weight (per pet): _____ Pounds

Deposit (for all pets): \$ _____ ☐ refundable ☒ non-refundable

18. **SUBLETTING.** (check one)

☒ - **No Subletting Allowed.**

☐ - **Subletting Allowed with the Landlord's Consent.**

☐ - **Subletting Allowed with No Restrictions.**

19. **RENTERS INSURANCE.** (check one)

☒ - **No Renters Insurance Requirement.**

☐ - **Renters Insurance is Required.** \$ _____ is the minimum limit for property damage/loss and liability coverage per occurrence.

20. **SMOKING POLICY.** (check one)

☒ - **No Smoking Allowed.**

☐ - **Smoking is Allowed.**

21. **NOTICES.** If notice is sent by either Party, it shall be sent to:

Landlord. (check one)

☒ - The address mentioned in Section 1.

☐ - _____

Tenant. (check one)

☒ - The address of the Property.

☐ - _____

22. **ADDITIONAL TERMS & CONDITIONS.**

23. **DISCLOSURES.** The Landlord agrees to deliver the following to the Tenant: (check all that apply)

☒ - Lead-Based Paint Disclosure

☒ - Protect Your Family From Lead in Your Home - Pamphlet

☒ - Move-In Inspection Checklist

☐ - _____

☐ - _____

☐ - _____

☐ - _____

Safety: Housing Concerns

- If living with a roommate, screen who you are living with. Even friends can have issues living together.
- If you don't know your roommate, make sure you lock/secure your room door and valuables. A small safe is a good idea for important paperwork and valuables.
- In some states, a roommate is considered a “domestic/family” situation. If you have a verbal argument and a neighbor calls, police may show up and process it as a domestic incident.

Safety: Parking/Vehicle Issues

- Big City living can mean big tickets. Pay attention to signage and curb colors. Yellow and Red zones are often No Parking/Tow/Fire lanes.
- Apartment living may have registration requirements and vehicle restrictions.
- Apartment living may have guest parking concerns.
- Ask neighbors about good mechanics in the area.
- AAA is always good to have.
- **LOCK YOUR VEHICLE!**

Safety: ID Theft & Scams

- You will get many scam emails, text messages and phone calls. Some claim to lower student loan payments, offer employment, etc. College students are known to be easy targets.
- If it's too good to be true, it probably is. Don't click links in emails/text messages if you don't know the sender.
- Webcams on phones/computers can be hacked. Be aware of internet security issues/vulnerabilities.
- Lock/Freeze your credit.

Safety: Resources

- See if you can connect with any alumni in the area.
- Know where the local Police Department, Fire Department, medical centers, etc. are located. If doing online sales, know safe places to meet up so people aren't coming to your house.
- Talk to neighbors for recommendations of car mechanics, building repairs, etc.
- Social Media often has local groups to get good feedback about contractors/repair people, but also has lots of scammers, too.
- Post College life can be very stressful; you may feel alone where you are living. Find mental health resources/groups near you if you need them. Many college students may be in your area and going through the same stresses.
- Be aware that not every location uses "911" as their emergency number. Poison control and mental health hotlines are good numbers to have stored in your phone.

Safety: General Security

- You are not in the Wesleyan Bubble anymore. Always be aware of your surroundings.
- Don't walk around with both ear buds in because you can't hear what is going on around you.
- Check before you cross the street.
- Lock windows, door, vehicles, etc.

International Student Considerations

- F-1 international students must consider post-completion options for their visa status – Plan Ahead!
- If you plan to work in the U.S. after graduation, you must first apply for and receive Optional Practical Training (OPT) authorization from the U.S. government before beginning employment.
- Start by visiting the Post-Completion OPT webpage on the OISA website:
<https://www.wesleyan.edu/oisa/life-after-wes/employment-opt.html>
- Email oisa@wesleyan.edu with questions or utilize OISA's advising services.
- Workshops to put on your calendar and attend:
 - Post-Completion Options for F-1 Students: Thursday, 2/6, 12pm-1:15pm in Usdan 110
 - Post-Completion OPT: Friday, 2/14, 12pm-1:15pm in Usdan 108 (in-person); Friday, 2/14, 3:30pm-4:45pm on Zoom (<https://wesleyan.zoom.us/j/95690988185?pwd=pjKKjawq9lOmNBCHQlQnReiso6hAdf.1>)

Q&A

Thank You!

- Kelly Dunn, Dean for the Class of 2025
- Liliana Carrasquillo-Vasquez, Director of Residential Life
- César Cruz Benítez, Assistant Director of Residential Life
- Romina Berube, Medical Office Assistant and Real Estate Agent
- Kathy Burdick, Assistant Director of Public Safety
- Tim Johnson, Lieutenant, Public Safety

*****Don't forget to complete the survey Dean Dunn will send you this week – you can gain an additional raffle entry simply by evaluating this program.**

*****RSVP for our final Senior Send-Off Series: Wellness After Wes on 3/24 at 5:30pm!**