

Fairleigh Dickinson University Off-Campus Housing Information

General information about renting in the area:

Fairleigh Dickinson University's Metropolitan Campus is located in the suburban cities of Teaneck and Hackensack in Bergen County New Jersey. Due to the densely populated area, extensive public roads and highways, along with various transportation options students have many options to live off campus.

Within the cities of Teaneck and Hackensack there are options to walk to campus. You may also consider living in other areas that have public transportation to campus. These areas may include Fort Lee, Jersey City, Newark, and New York just to name a few. For information on bus and trains to the campus area you may check <http://www.njtransit.com/>

You should keep in mind that since the area is densely populated traffic and bus transportation can be time consuming. So if you choose to reside at a significant distance from campus you may encounter delays.

Various living options may be considered when looking for a residence, such as rooms for rent in a private home, home owner renting out apartments, current students looking for roommates, and a company managed apartment complexes renting out apartments.

Off campus housing near FDU:

Fairleigh Dickinson University does not have an off campus housing office. Landlords who are interested in offering housing to University students may post available rooms or apartments on bulletin boards around campus. After arrival you may check the postings on bulletin boards or in the Office of International Student Services. (please keep in mind there are very limited options).

Below is a list of local off campus housing complexes. Many of the apartments in these complexes require first month rent, a security deposit equal to 1 or 1.5 months' rent, and some also require a broker fee.

(Please be aware that the prices listed may not be accurate. You must contact the housing complex or Management Company to discuss the pricing and leasing terms. Fairleigh Dickinson University does not endorse or have an affiliation with complex or Management Company)

Off-Campus Housing Info:

<u>Apt Complex</u>	<u>Type</u>	<u>Location</u>	<u>Address</u>	<u>Contact</u>	<u>Distance</u>	<u>Cost</u>
The Carlyle	1&2 bedrooms	Hackensack	380 Prospect Avenue Hackensack New Jersey 07601	(201) 267-7095	~1 m	\$1600-\$2000
Briarwood Commons	1&2 bedrooms	Hackensack	572 Main St Hackensack NJ 07601	(866) 407-6439	~1 mi.	\$995-\$1495
Brookchester Apartments	1 bedroom	New Milford	915 River Road A New Milford NJ	(866) 223-0469	~2.1 mi.	\$1,135

Prospect Towers	1&2 bedrooms	Hackensack	300 Prospect Avenue Hackensack NJ 07601	(855)-565-3178	~2.1 mi.	\$1830 and up
Carol Apartments	1 bedroom	Hackensack	209 South Main Street Hackensack NJ 07601	(201) 267-7092	~2.6 mi	\$1140 and up
SDK Summit Gardens	1&2 bedrooms	Hackensack	30-A Arcadia Road Hackensack NJ 07601	(866) 904-5406	~3 mi.	\$1366-\$1404
SDK Lodi Apartments	1 bedrrom	Lodi	11 Massey Street Lodi, NJ 07644	(866) 904-5406	~5.6 mi	\$1,250
SDK Prospect Towers	1&2 bedrooms	Hackensack	101 Prospect Ave Hackensack NJ 07601	(866) 904-5405	~3 mi.	\$1625-\$2200
Royal Towers	1 bedroom	Hackensack	360 West Pleasantview Ave Hackensack NJ 07601	(201) 205-1149	~3.6 mi	\$1200-\$1300

Web Search:

The websites below are popular online housing searching tools. Please note Fairleigh Dickinson University does not endorse any of these websites or listings.

www.Places4Students.com

www.gardenstateapartments.com/

<http://collegerentals.com/Farleigh-Dickinson-University-Apartments>

www.forrentuniversity.com

<https://sarahomestay.com/> - Home stay options

<https://www.homestay.com/> - Short and long term home stays (one night options)

www.apartmentguide.com

www.rent.com

www.apartmentlist.com

www.myapartmentmap.com

www.trulia.com

www.forrent.com

www.forrentuniversity.com

Real Estate Agents:

Another option is to work with a Real Estate Agent. The Real Estate agent will assist you in showing available apartments in you desired area. They may also bring you to the apartments to show and will provide you this service for a fee. Generally the fee will be equal to one month rent

Below is a list or Real Estate Agents that may provide you with this service.

Jayne Prichard Schmitz

Clinton Realty Company – Management Company of Cedar Ridge Garden Apartments located adjacent to campus
222 Grand Ave., Englewood, NJ 07631

Mobile: 973.508.3507

Tel: 201.569.5090

Fax: 201.569.2224

Email: jayneschmitz@optonline.net

David Berardi

NJ License - Sales Associate – Alexander Anderson Real Estate Group
14 Bergen Street, Hackensack, NJ 07601

Mobile: 201.281.4563

Tel: 201.343.6640

Fax: 201.343.6641

Email: dberardi@alexander-anderson.com

Michael Pessolano

Friedberg Properties
213 Rivervale Road, River Vale, NJ 07675

Mobile: 201.290.9460

Tel: 201.666.0777

Fax: 201.666.0778

Email: pazz@cape.com

Short term stay

If you are not able to make long term arrangements prior to arrival you may consider a short term stay. There are many hotel options located in Bergen County.

Those hotels where we have negotiated a reduced rate can be found on the FDU webpage: <http://fdu.edu/webresources/metroplacestostay.html>

Other hotel/motel/inn options can be easily found through an online search.

Please note Fairleigh Dickinson University does not endorse any specific hotel/motel/inn option.

Housing Search Tips:

- Create a budget. Determine how much you would like to spend on rent per month. Factor in the cost of utilities, cable, internet, food, transportation and other expenses, and take note of application fees, security deposit and broker's fees.
- Start your search early. Allow for up to 60 days to find housing. Utilize online sources, newspapers or brokers when looking for an apartment. Walk around your desired area, sometimes for-rent signs are posted on buildings.
- Beware of possible scams. Use common sense and trust your instincts. If the offer seems too good to be true, it probably is! Seeking out reviews and endorsements of the reputation and legitimacy of the prospective owner, company or real estate agency and comparing prices against comparable rentals in the area can help you spot possible scams.
- Try not to rent an apartment sight unseen. Verify the condition of the apartment by arranging a visit. Go with a real estate agent or a friend.
- Read the lease thoroughly to ensure you understand everything you are signing.
- When paying application fees and/or deposits it is suggested that you use payment methods like credit cards or PayPal because they are secure and traceable.
- Choose the best area for you. What neighborhood do you like best? Do you want to be within walking distance of campus? Is it a neighborhood that you would be comfortable coming home to late at night.
- Look at the services available within the building and/or in the neighborhood. Some landlords may provide on-site services like laundry, dishwashers, washers/dryers, on-site parking, but housing with fewer services will generally be less expensive. Consider having roommates. Having roommates may reduce your expenses. Find people who you get along with, have the same study habits, share your values, and are reliable and responsible. Spend time discussing your expectations and goals.

Additional Factors to be aware of:

Once you find housing that is acceptable, you will want to sign a lease. The lease is a binding legal contract that will protect both your rights as a tenant and the rights of the landlord. Make sure you read the fine print, check for all fees and fully understand all of the rules, regulations, policies and stipulations before you sign.

Before a landlord will enter into a lease with you, they will assess your credit. They will generally ask you to complete an application that will ask for your annual income, expenses, and credit references. It is important to have good credit. If you do not meet the landlord's income or credit requirements, having someone with good credit to 'guarantee' or co-sign the lease.

Some landlords will require you purchase renters insurance; this is a reasonably priced insurance which protects your belongings against the unexpected, such as a fire, flood or theft. Even if the landlord doesn't require this insurance, you should consider purchasing it. Policies are widely available from many providers which can be easily found through an online search.

After the lease is signed by you and the landlord you should focus on moving in to your new housing. Ask your landlord about any restrictions they may have on moving in. Friends or family can be a valuable source to help with the move. There are third party companies that rent trucks and/or provide moving services, which can be easily found through an online search.

Additional Resources and Helpful Links:

Sample Rent Agreement – See pdf on the off-campus housing page

New Jersey Landlord Tenant Information Service http://www.state.nj.us/dca/divisions/codes/offices/landlord_tenant_information.html