



SUFFOLK  
UNIVERSITY  
BOSTON

OFF-CAMPUS  
**HOUSING GUIDE**

## DEAR COMMUTER STUDENT,

This is an exciting time in your life! Some of you will be experiencing new independence and responsibility, while others look forward to living in a new city Boston. To help you define your role as a good neighbor while living off campus, Suffolk University offers this guide. We hope the information presented here helps make your experience as productive and problem-free as possible.

You can still be active on campus while settling into your new community. Learn how to balance academic life with apartment life. You can stay connected to your Suffolk family by joining us at programs and events on campus. If you are not sure where to go or whom to see, stop by the Off-Campus Housing Office (OCHO) or check us out online at [suffolk.edu/ocho](http://suffolk.edu/ocho). Please do not hesitate to call, email, or visit us with your questions or concerns regarding commuter living!

Remember, even though you may be living off campus, you are still a representative of Suffolk; you are accountable for your behavior both on and off campus. We work closely with all community stakeholders and students to ensure that everyone lives safely and peacefully together.

On behalf of Suffolk University, welcome to the neighborhood!



**Yvette Claudia Velez**  
**Director**  
**Off-Campus Housing Office (OCHO)**

# WELCOME TO BOSTON OFF-CAMPUS HOUSING GUIDE



Listing of businesses does not serve as an endorsement of any particular one. The lists in this guide have been compiled for informational purposes only.

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## SECTION 1

# DISCOVERING BOSTON AND YOUR PLACE IN THE CITY



### MISSION

The Off-Campus Housing Office (OCHO) is a resource for all current or future students, staff, and faculty looking for off-campus housing in the Boston area. OCHO provides support and assistance to enhance the commuter student experience. This office also offers programs and services that advocate for commuters' needs, educate on off-campus living, and increase commuters' involvement in the University and in Boston.

### OVERVIEW OF BOSTON

Welcome to your first year of living off campus in Boston! While it is the largest city in New England—with a population of more than 600,000—Boston is essentially a collection of neighborhoods. As you will discover, each neighborhood has a personality all its own. It's your job to choose the neighborhood that best suits your personality, needs, and financial means. This handbook aims to empower you with the information you will need in order to feel at home in this historic, vibrant city.

Boston is home to more than 90 universities and colleges, and a remarkably high concentration of students and young professionals between the ages of 18 and 30. These demographics result in a highly competitive rental market. With careful planning, determination, and advice from the OCHO, you can conduct a successful housing hunt.

### OVERVIEW OF THE HOUSING SEARCH WITH OCHO

OCHO provides resources for every stage of the housing hunt—from lists of trustworthy real estate agents to mediation for those with roommate or landlord conflicts. Every year, we help students transition from residence hall life to apartment life, and offer guidance for those who are completely new to Boston. Please be sure to visit [suffolk.edu/ocho](https://suffolk.edu/ocho) for the most current information.

The process starts with a visit to our office. We have an open-door policy and are happy to help you with every step of your housing search. First, you should decide who you will live with. By visiting us in person or online, you and your roommate(s) can define your housing needs and your budget. Once you have determined where you can feasibly afford to live, sign up to get access to our lists of trusted real estate agents and rental listings. Then, the search begins!

If you are looking for housing for the fall semester, start looking at rental units as early as March and April. If you need housing for the spring semester, begin your search in November. Try to concentrate on a few possibilities and narrow your search from there. Only when you have found the apartment you feel comfortable in should you sign a legally binding lease. Doing your research first will save you time and potential headaches further along in the process.



## SECTION 2

# HUNTING FOR YOUR NEW HOME

The Off-Campus Housing Office provides information to Suffolk University students as a courtesy service. The information is for the use of Suffolk University students only and is updated periodically. Suffolk University neither accepts nor creates any responsibility for the reliability of the information provided or those listing with the office. Contact with persons listed herein will be conducted independently of the University. Suffolk University will not be involved in any negotiations between you (the leaseholder) and any landlord, property owner, student, prospective student, or real estate agent before, during, or after any agreement.

Persons interested in the listed opportunities should investigate those opportunities to their satisfaction before making any commitments. By using this welcome kit and OCHO's additional resources, you agree to assume all risks involved with your use and to release Suffolk University and its employees and other agents from any liability and responsibility for any claims for any personal injury, accident, damage, expense, or other loss that may be caused, suffered, or incurred by you, or to you or your property.

### OFF-CAMPUS PARTNERS

Your search for roommates, neighborhoods, and even furniture should begin on our website, [suffolk.edu/ocho](http://suffolk.edu/ocho). Once you are on our home page, click on "Search for Housing" in the right-hand sidebar. This will take you to [offcampushousing.suffolk.edu](http://offcampushousing.suffolk.edu), our partner website where real estate agents post apartment listings (and photos!), students at Suffolk and other universities look for potential roommates, and all members of the Suffolk community can find properties for sale. Some potential roomies link to their Facebook or Twitter accounts, so you can get to know more about them before you sign a contract. You'll also find the contact information for trusted area Realtors, so you can contact and work with them directly. This invaluable site also lists additional essential resources to keep handy.

### ATTENDING OCHO EVENTS

The Off-Campus Housing Office organizes special events designed to kick-start your housing search and provide you with the resources you'll need as you define your desired living arrangement.

### Transitions

This annual signature series of programs starts halfway through the academic year. OCHO presents information sessions for students transitioning from residence life on campus to apartment living. A housing fair introduces students to aspects of the housing search process as well as utility company representatives and other resources. Plus, the office offers events that are designed to pair people up with potential roommates. All Transitions events are informative and fun!

### Stay Connected Tables

It's easy to connect with campus life when you live off campus. Visit our weekly tables in the lobbies of Sawyer and the Samia Academic Center to get information on everything you need to know.

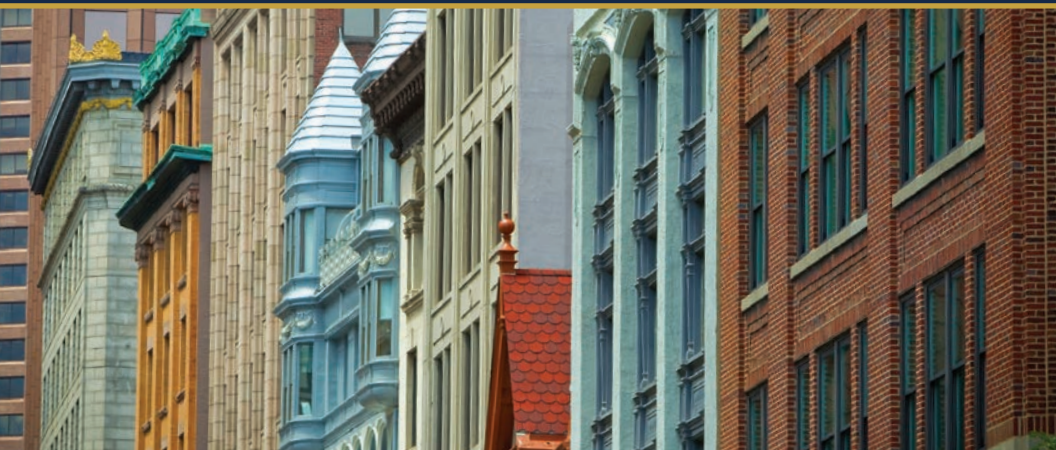
### Graduate and Law Student Housing Search

OCHO also presents a day of events specifically for Suffolk's graduate and law students. This valuable series of information sessions allows students to meet potential roommates at an informal social, meet with real estate agents, and even view apartments. OCHO hosts another information session/housing fair in April.

### CHOOSING A ROOMMATE

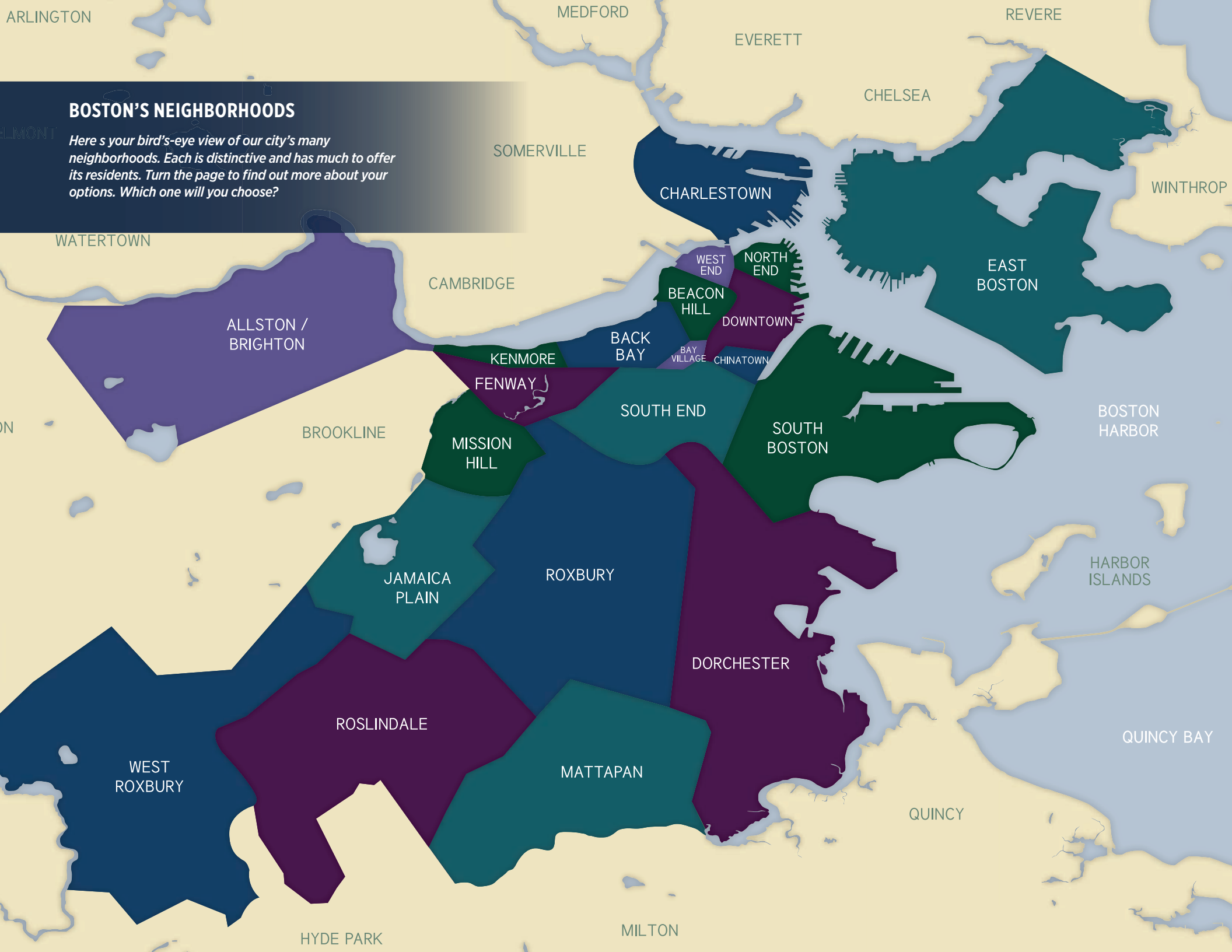
In order to save on expenses, you may want to live with one or more roommates. Start by asking your friends if they would like to live with you. You can also utilize our new roommate search features online. Create a profile of yourself, complete with photos, and browse others. You can also link this feature to your social media sites, allowing you to connect with potential roommates.

Who you live with can be as important as where you live. When considering potential roommates, it is important that you choose someone who respects your lifestyle. We encourage all potential roommates to create and sign a roommate contract, which defines shared responsibilities. Spelling out these expectations and terms for a living arrangement—from overnight guests to pets and study hours—will help avoid conflicts once you have moved in.



## BOSTON'S NEIGHBORHOODS

Here's your bird's-eye view of our city's many neighborhoods. Each is distinctive and has much to offer its residents. Turn the page to find out more about your options. Which one will you choose?





## CHOOSING A NEIGHBORHOOD

Greater Boston comprises a collection of vibrant neighborhoods. Each offers its own attractions. And because Suffolk is right in downtown Boston, campus is an easy commute away from them all. Take the time to discover the best place for you, and focus your housing search accordingly. You can learn more at [boston.gov/neighborhoods](https://www.boston.gov/neighborhoods). Here are the neighborhoods in Boston and beyond that are most popular with Suffolk students.

*Commute times to campus by public transportation are listed in parentheses.*

### Allston/Brighton (40 minutes)

Located west of downtown—between Boston College and Boston University—this is “Student Central.” B trains on the Green Line make these neighborhoods a T ride away from campus. You’ll find large, relatively inexpensive apartments here, along with clubs, shops, and restaurants serving global cuisine.

### Back Bay and the Fenway (15–25 minutes)

You’ll be neighbors with fabled landmarks if you live here. Back Bay includes stylish brownstones and Newbury Street—Boston’s shopping mecca—while the Fenway is home to the Museum of Fine Arts, the Isabella Stewart Gardner Museum, and the Red Sox, who play their home games at Fenway Park.

### Beacon Hill (5 minutes)

Suffolk University’s campus dots this district, known for its cobblestone streets and gas lamps. This neighborhood is as close as you can get to living on campus outside of the residence halls. Charles Street is home to fine dining, and exclusive galleries and boutiques.

### Brookline\* (30 minutes)

Parallel to Allston and Brighton, you’ll find this community, which retains its small-town charm despite great views of the cityscape. Brookline is known for its green spaces, local boutiques, and great restaurants. Many apartment buildings were once small hotels or private residences. The Green Line’s D and C trains make for an easy campus commute.

### Cambridge\* (25 minutes)

Boston’s edgier, trendier sister city, Cambridge is just a Red Line T ride away across the Charles River. Cambridge is made up of diverse, residential squares: Harvard, where you’ll find the world-famous university; Kendall, land of MIT and a wonderful art-house movie theatre; Porter, featuring restaurants all along Massachusetts Avenue; and Inman, known for its local shops and entertainment standards.

### Charlestown (20 minutes)

The Freedom Trail concludes here, at the grand finale of the Bunker Hill Monument. Charlestown is also where you’ll find the USS *Constitution* proudly moored alongside restaurants by the harbor. This area is popular with college students and young professionals who are drawn by the charming housing and spectacular views of the iconic Zakim Bridge.

### Dorchester (15 minutes)

This is Boston’s biggest and most diverse neighborhood. You’ll find a wide range of architecture here, along with the restaurants and stores that line Dorchester Avenue. Area landmarks include Franklin Park Zoo and the harborside John F. Kennedy Presidential Library and Museum.

### East Boston (20 minutes)

Connected to the rest of the city by the T’s Blue Line, East Boston is undergoing a cultural renaissance. Here you’ll find the runways of Logan Airport, waterfront parks, Santarpio’s Pizza, and traditionally residential enclaves. The Suffolk Rams play here on our athletics fields, too. Apartments are affordable here and new stores and restaurants are always opening for business in this bustling area.

### Jamaica Plain (35 minutes)

Affectionately called JP by those in the know, Jamaica Plain is home to peaceful Jamaica Pond, Arnold Arboretum and its beautiful greenery, and some of the most culturally diverse areas in Greater Boston. It is accessible from Suffolk by T on the Orange Line.

### Malden and Medford\* (30 minutes)

If you prefer suburbia, check out these two towns just north of the city. Malden and Medford offer large, affordable apartments and all the shops and facilities you need. Myriad bus routes connect both towns to Boston, ensuring an easy commute between urban studying and suburban living.

### Mission Hill (25 minutes)

This neighborhood, with its easy access to the Green Line’s E trains, is home to a culturally diverse mix of residents. Mission Hill’s relatively low rents make it popular with students attending Boston’s many universities and professionals working in the adjacent Longwood medical area.

### The North End (10 minutes)

Known as Boston’s Little Italy, the North End is a tourist destination and one of the city’s coolest neighborhoods. Here you’ll find landmarks like Mike’s Pastry and the waterfront Columbus Park, along with countless Italian eateries and almost-daily festivals in the summer. This area is an easy walk to campus, as well.

### Quincy\* (35 minutes)

About a half-hour T ride away on the Red Line, Quincy offers a small-town feel with easy access to the ocean. Wollaston Beach’s rock-lined promenade is a great place for a stroll or a bike ride, while the John Adams Homestead hints at the area’s presidential past. You’ll find all the stores and conveniences you need to feel at home here.

### Somerville\* (30 minutes)

The residential heart of this city, adjacent to Cambridge, is Davis Square. Here you can mingle with Tufts students, catch a half-price movie, and see a live performance at the Somerville Theatre. It’s all just a Red Line ride away.

### The South End (15–20 minutes)

This neighborhood is known as Boston’s culinary and cultural hotspot. Beautiful brownstone buildings, upscale restaurants, and galleries line Tremont Street, along with the Calderwood Pavilion (an offshoot of the Huntington Theatre) and the Cyclorama (home to special events year-round). The South End is within walking distance of the Orange and Green Lines on the T.

\*City outside of Boston

\*City outside of Boston





## CHOOSING A PRICE RANGE

When deciding where you would like to live, you must keep this essential fact in mind: Boston has one of the highest cost-of-living rates in the country, and rents are consequently expensive. Traditionally, the cost to live in Boston's various neighborhoods falls into these categories. When determining your price range, remember to factor in utility costs along with your rent.

Expensive	Moderate	Inexpensive
Back Bay	Allston/ Brighton	East Boston
Beacon Hill	Charlestown	Malden/ Medford
Brookline	Fenway	Mission Hill
Cambridge	Jamaica Plain	Quincy
North End	Somerville	
South End		

## BEING A SAVVY HOME-HUNTER

As you work with real estate agents to find your new home, you have the right to expect that these professionals will adhere to the following guidelines:

### Real Estate Agent Good Practice Standards

Real estate agents must maintain up-to-date licenses issued by the Massachusetts Board of Registration of Real Estate Brokers and Salespersons. They must meet and abide by this organization's statutory and regulatory requirements as well.

Real estate agents must provide clients with a written description of the services the broker will offer in finding an apartment and disclose the fee for such services, including its payment deadline.

Real estate agents must be open in communicating that they represent the property owner, not clients.

Real estate agents must comply with all state and local housing regulations, including the City of Boston's rental re-inspection ordinances and zoning code, which mandates that no more than four off-campus undergraduate students may share an apartment.

Real estate agents must be in good standing with the Better Business Bureau.

Real estate agents must show actual available properties that are listed through them.

Real estate agents must maintain a physical commercially zoned office location, to which clients can go to have questions answered.

*When searching for off-campus housing, be sure to utilize all of our office's resources first. While you may look at listings on such sites as craigslist, be aware of potential scams. Never commit to leasing an apartment you have not seen in person and never share essential personal information like your bank account number or Social Security number.*

**For more advice on how to protect yourself from potential fraud, visit [craigslist.org/about/scams](http://craigslist.org/about/scams).**

## BEING A SAVVY FUTURE TENANT

Finding an apartment also entails asking the right questions before signing the lease. Here are some to pose to your potential landlord:

### About the Lease

- How much is the rent?
- Is there a penalty fee for late rent payments?
- Can the rent be increased at any time after move-in?
- What are the length and term of the lease, and are they negotiable?
- How much advance notice must you give before vacating?
- How can you receive a full refund of your security deposit?
- Is subletting allowed; if so, under what conditions?
- Who pays for utilities?
- How are repairs and emergencies handled and by whom?
- Is there a list of rules and regulations for tenants to follow?
- Will you be charged cleaning fees?
- Is there an occupancy limit on the apartment?
- Are pets allowed; if so, is a refundable pet deposit required?

### About Safety

- Does the door have an adequate lock?
- Is there a peephole?
- Is there a security system in the building?
- Do the smoke alarms work?
- What happens if you lose your key?
- Does the apartment have gas or electric heat, and is the system in working order?
- Where is the circuit breaker?

### About the Amenities

- Are the fixtures (faucets, toilets, drains, drain stoppers) in working order?
- Is the refrigerator clean and in working order?
- Is the carpeting clean and in good condition?
- Is there a working doorbell?
- Is there a private yard?
- Are there laundry facilities in the building?
- Is the closet space adequate?

## PLANNING FOR YOUR MOVE

You always want to plan ahead for your move. Listed below are a few things to think about **before** moving in.

- Do not move into an apartment if the condition is unacceptable.
- Arrange utilities before you move in. Try to set up phone lines and/or cable in advance.
- Ask your landlord about trash and recycling pick-up. Each town's policies vary; check online for more information.
- You need to display your name on your mailbox to receive your mail.
- Change your address with Suffolk University and your local post office. You can update your local address with the University as follows:
  - Log on to [MySuffolk](http://MySuffolk)
  - Click the "Resources" tab
  - Click "Resources" on the drop-down menu
  - Under "Resources" on the left side of the screen, click "Update E-Checkin Information"
  - Enter your new address information in the fields provided
  - Click the "Submit" button
- Access the United States Postal Service website at [usps.com](http://usps.com) and submit an online change of address form to forward your mail.

## SECTION 3

# SEARCHING FROM ABROAD (INTERNATIONAL STUDENTS)



As an international student moving to Boston, you are about to begin a transnational adventure! Looking for Boston-area housing from another country, however, will pose an interesting challenge. Answering the following questions before beginning your actual housing search should prevent many future headaches.

1. What type of an apartment will you want?  
If you are traveling quite a distance, you may want to consider a furnished apartment so you do not have to worry about buying or shipping large pieces of furniture.
2. Do you want roommates or would you rather rent an apartment by yourself? Many students new to the area and to the culture find that living among other people helps make the transition a little easier.
3. Where in the Boston area do you want to live? If you are unfamiliar with the city, it may help to find an apartment as close to campus as possible. Refer back to Section 2 for descriptions of different neighborhoods.
4. Do you understand real estate-speak? See our apartment vocabulary section on page 19 for help with terms and abbreviations you are likely to encounter when searching for your apartment.
5. Do you need to make a quick trip into Boston to look for apartments? Feel free to stay in a Boston-area hotel, but know that Suffolk is able to temporarily house students in the University's residence halls in downtown Boston during the summer.

## DOCUMENTS INTERNATIONAL STUDENTS MUST HAVE IN ORDER TO RENT AN APARTMENT

It is likely that most apartment owners will want a few specific documents from you as you prepare to sign a lease. We recommend you start gathering these documents three to four months before you start searching for apartments, as some of these documents may take a while to secure.

### Essential Documents

- Copy of your passport
- Copy of your I-20
- Social Security number (SSN)—if you have one. **For more information, visit [suffolk.edu/isso](https://suffolk.edu/isso).**
- Proof of good credit history—this generally takes the form of a credit check. If you are unable to demonstrate an acceptable credit history going back at least two to three years, be prepared to have a guarantor co-sign your lease and utility contracts.

## WHAT TO CONSIDER WHEN RENTING AN APARTMENT

- Renting an apartment long-distance (without being physically present in the area in which you wish to rent) is very difficult, and we do not recommend it. Some landlords prefer to meet the student in person before agreeing to rent the space. Be prepared to meet your landlord and potential roommates in person before signing the final lease agreement.
- Typically, landlords require a security deposit equal to one month's worth of rent (the amount may vary). The deposit is returned at the end of the lease if the apartment is in good shape and there are no major damages when the contract expires.



- Renters must review the rental contract carefully to understand the agreement and the responsibilities of both parties.
- Some landlords may require a US Social Security number (SSN). As an international student, you can apply for an SSN only if you have been offered and authorized for employment. If your landlord requires confirmation that you are not eligible for an SSN, the Center for International Programs & Services can provide documentation clarifying your status in the United States. Contact [suffolk.edu/isso](http://suffolk.edu/isso) for more information.
- Keep reviewing apartment listings on a regular basis, as apartments are constantly added to and removed from the market. Starting as early as February and as late as early September, apartments will become available for the fall semester.
- Apartments can be furnished or unfurnished, but unfurnished apartments are more common. Renting an unfurnished apartment means you will have to buy furniture (sofa, bed, TV, etc.), kitchen items to prepare meals, linens, and all cleaning supplies. Some apartments include all utilities (electricity, Internet, cable, water), but this is not always the case. You may also decide to rent furniture for the school year to avoid selling any furniture when you leave Boston. See page 44 for rental furniture options.
- If the apartment you select does not include all or some of the utilities, bear in mind this added expense that you must pay each month. You will also need to pay for laundry service if the apartment does not include a washer and dryer. Cleaning the apartment is your responsibility.

- To see how close an apartment you are considering is to Suffolk, go to [maps.google.com](https://maps.google.com) and click on the get directions link (Point A is the apartment address and Point B is 73 Tremont Street, Boston, MA 02108).

### WORKING WITH A REAL ESTATE AGENT

Until you actually arrive in Boston, there is very little you can do to secure an apartment. We encourage you to focus on your search once you're here. The best you can do from abroad is to call real estate agents and schedule appointments with them for when you arrive. They will then be able to show you the type of places you are looking for.

Working with real estate agents does incur a fee—usually equal to the amount of one month's rent—which you do not have to pay until you sign the lease of a property they have shown you. Brokers, however, are not allowed to charge for any other fees related to your application. If a broker attempts to bill for other fees, you can report them to the Massachusetts attorney general. Remember that they will have access to many more listings than the ones on our website. If you'd like, we can help you schedule appointments and call real estate agents once you arrive. OCHO itself is not a real estate agency. We are here to help provide resources to students and point them in the right direction of securing an apartment. We do not actually place them in housing.

If you need a recommendation on which agencies to use in your search, please contact us.

Until you sign a lease, you will not have an apartment secured and the property can still be taken by another person. Most leases begin on September 1 and last until August 31 the following year.

If you have any additional questions, please do not hesitate to ask, whether by phone, email, or in person!

### WHAT EVERY INTERNATIONAL STUDENT SHOULD KNOW BEFORE SIGNING AN APARTMENT LEASE

You have finally found the perfect apartment. You are approved to rent. Now, all you need to do is sign the lease. But before you reach for the pen, make sure you have considered each of the following points:

- Before you sign anything, **read and understand your lease!** Whether you are an international student crossing time zones to study at Suffolk University or you've grown up five minutes away from campus, there are questions you should ask your real estate agent and landlord before signing your lease. If you have not done so already, refer to page 15 for questions to ask.
- Your lease will define exactly what you can and cannot do while living in your apartment. Once you sign it, you have legally agreed to all of its terms. Violating the terms of your contract puts you in a very precarious position.
- Make sure you get a copy of the lease after it has been signed by the apartment's representative and you.

### APARTMENT-RELATED VOCABULARY FOR INTERNATIONAL STUDENTS

Here are some common terms that renters will encounter when they're leasing an apartment.

#### Amenities

This refers to items of convenience or enjoyment that are provided by the apartment, usually at no cost. Examples of apartment amenities include central air conditioning, dishwashers, fireplaces, and private patios or decks. Each apartment is different, so visit our website to see which amenities are currently available in which unit.

#### Furnished Apartment

These apartments contain at least some items of furniture. A typical furnished apartment's bedroom will have a bed, nightstand, desk, chair, dresser of some sort, and a lamp. A furnished apartment's common area will generally have a sofa, coffee and/or end tables, dining room table, and chairs. Keep in mind that most apartments with kitchens typically include a refrigerator, stovetop, oven, and microwave regardless of whether it is furnished or unfurnished. Every apartment is a little different in what it does and does not provide, so check with the apartment's landlord and carefully read your lease before signing. Use our website to search for furnished apartments.

Items not typically included in a furnished apartment include dishes, cups, silverware, pots, pans, linens, towels, pillow, blankets, phone, vacuum, iron, or ironing board. You will need to supply your own.

- Note: A furnished apartment is not the same as an extended stay hotel. An





extended stay hotel is often furnished similar to a furnished apartment, but the lease/rent terms are typically very different. An extended stay hotel is intended for stays of one week to one month, and the rates are usually significantly higher than an apartment that is typically intended to be rented for a one-year minimum.

#### **Guarantor (also called a co-signer)**

If you cannot demonstrate a good credit history or an income capable of covering your rent, you may require a co-signer (or guarantor) on your lease. Your co-signer will agree in writing to pay your lease and associated expenses if you default (are unable to pay) on your lease, and will be responsible for the full amount remaining to be paid. Your co-signer must demonstrate the good credit history and income that you might not be able to provide.

#### **Lease**

Your lease is a contract between you and the apartment owner. This contract will spell out the legal requirements and limitations for both you as the renter and the apartment owner. This document will also define what you are able to do (and not do) to continue living in the apartment. It will cover the process for you to leave and how the owner can make you leave (evict you) if necessary. **Read and understand your lease.** We cannot stress this enough—trying to negotiate with the apartment owner after you have signed your lease (thereby agreeing to the terms) puts you in a very difficult position. If you are unable to understand the language used, we recommend hiring a lawyer trained in this area to assist you.

#### **Security Deposit**

This is an amount of money you must pay when signing the lease for your new apartment. The deposit protects the apartment owner from the possibility of future damages or default on the lease. Your deposit is returned to you in some fashion; it may be applied to future charges or returned when you vacate the apartment.

#### **Short-Term Lease**

This is a rental agreement that lasts less than one year. Because of the added expense to find and prepare a unit for another renter, short-term lease rates are typically more expensive than the standard one-year rates. Use our website to see which apartments currently offer short-term leases.

#### **Social Security Number (SSN)**

This is a nine-digit number issued by the United States Social Security Administration. SSNs are issued to US citizens, permanent residents, and temporary working residents. The primary purpose of an SSN is to track individuals for tax purposes.

#### **Sublet**

This is an apartment whose original renter has left before the lease ended and is now renting the apartment to someone else for the remainder of the lease. In this situation, you are renting from the previous renter, not the apartment owner, so be very careful.

#### **Utility**

This term applies to resources provided by a regulated industry to consumers for a fee. Common apartment utilities include electricity, phone, cable TV, Internet service, water, natural gas, and sewage and trash disposal. Some apartments will include certain utilities in the rent, while others will require you to set up service with the utility company yourself. Our website will allow you to see which apartments' leases include utilities.

Some common abbreviations international students may encounter when searching for apartments include:

- A/C—Air Conditioning (often used to include heat as well)
- Apt.—Apartment
- BA—Bathroom; you will usually see this preceded by the number of bathrooms. Note: a “half” bathroom (0.5) is just a sink and toilet with no shower or bathtub. For example, 2.5BA refers to an apartment with two full bathrooms (toilet, sink, and shower or bathtub) and one half-bathroom (sink and toilet)
- BR—Bedroom; you will usually see this preceded by the number of bedrooms. For example, 3BR is an apartment with three bedrooms)
- HT/HW—Heat and Hot Water
- W/D—Washer and Dryer

## SECTION 4

# PLANNING FOR YOUR LEASE AND OTHER EXPENSES



This might be your first time living away from your family residence or outside a residence hall. Your lease and utilities are important responsibilities that must be paid every month. It is vital that you have the funds to cover your monthly expenses.

### THE LEASE

A tenant with a lease has signed a binding legal document stating that they will pay rent for a particular apartment for a specified period of time. Under this tenancy, the landlord cannot increase your rent until the lease expires and cannot attempt to evict you unless you violate the terms of the lease.

If you cannot demonstrate a good credit history or an income capable of covering your rent, you may require a co-signer (or guarantor) on your lease. Please refer back to page 20 for more information on guarantors.

At the time you sign a lease, a landlord will typically require you to pay the first and last month's rent, as well as a security deposit. Because your rent cannot increase during the term of your lease, this security deposit and the last month's rent cannot, by law, exceed the amount of the first month's rent. You are entitled to receipts for and interest (if you live in the unit for at least one year) on both of these pre-payments.

At the time you pay your security deposit or within ten days of the start of your tenancy, your landlord must give you a signed, separate statement of your apartment's current condition, including a comprehensive list of any existing damage. You have 15 days from the time you receive this document or

from the time you move in (whichever is later) to return a corrected copy of this list. This list is important, as it establishes a basis for any future deductions from your security deposit to cover damages to the rental unit.

A tenant at will does not have to sign a lease and pays rent periodically (usually monthly). Tenancies at will are either verbal or written. A landlord may raise the rent, provided legal notice is given terminating the tenancy at will and offering the tenant the right to remain in the apartment at the increased price. The landlord and the tenant at will may terminate the tenancy at any time for any or no reason, provided they give written notice 30 days or one full rental period in advance (whichever is longer).

### UTILITIES

While your lease pays for the roof over your head, you will also be responsible for paying for basic utilities while living off-campus. While some apartments' leases include heat and hot water, it is not a given, and you must budget accordingly. Typically, you will have to pay for your telephone, cable television, Internet, and electricity service each month. Here are the contact numbers and websites for Greater Boston's major utility companies.

### Electricity

Eversource  
1-800-592-2000  
[eversource.com](http://eversource.com)

### Gas Heating

National Grid  
1-800-233-5325  
[nationalgridus.com](http://nationalgridus.com)

### Phone/Cable/Internet

Comcast  
1-800-COMCAST  
[comcast.com](http://comcast.com)

RCN  
800-RING-RCN  
[rcn.com/boston](http://rcn.com/boston)

Verizon  
1-800-VERIZON  
[verizon.com](http://verizon.com)

Sometimes telecommunications companies offer discounts if you order your phone, cable, and Internet services as a bundle. Ask about student discounts, too. Be sure to do your homework before choosing your provider.



### RENTERS' INSURANCE

For added piece of mind, you may want to purchase renters' insurance during your time as an off-campus student. This insurance, with monthly premiums averaging between \$15 and \$30, covers your possessions in the event of damage, theft, or destruction. Liability insurance also provides coverage in case someone is injured while on your property. Renters should check to see if their roommates are willing to contribute to a group insurance policy, and if the cash value of their personal property is equal to or more than the cost of the insurance. Renters' insurance is a personal choice—one that might be right for you.

You can find more at [consumersadvocate.org/renters-insurance](http://consumersadvocate.org/renters-insurance)

### BUDGETING FOR HOUSING EXPENSES

Paying these expenses might seem daunting at first, but you will soon learn to budget your money to cover your lease and utilities. You might want to prepare a budget using Microsoft Excel or a similar spreadsheet program. Listing your monthly purchases and responsibilities in black and white will help you see where you can make adjustments and plan for future expenses. Remember, you will also have to purchase household goods—including furniture—for your new home. Planning ahead will help you make the most of your time living off campus.

## SECTION 5

# KNOWING YOUR RESPONSIBILITIES AND RIGHTS WHILE LIVING OFF CAMPUS







## BEING A GOOD NEIGHBOR

Suffolk University students have a responsibility as members of both the Suffolk community and the neighborhood community to demonstrate respect and concern for their neighbors. Suffolk University imposes an obligation upon all its students—both resident and non-resident—to demonstrate responsible citizenship in their local neighborhoods.

You can also visit the City of Boston online at [boston.gov/renting-boston](http://boston.gov/renting-boston). This resource is full of tips on how to improve your time as a renter.

## OFF-CAMPUS BEHAVIOR POLICY

Suffolk has developed a comprehensive set of behavioral expectations and consequences for all students—the Community Standards and Student Discipline System. You are subject to this system even if you do not live in one of the residence halls. Therefore, while you may reference the full definition of the Community Standards and Student Discipline System in your student handbook, it is worth repeating the Off-Campus Behavior Policy here.

The University reserves the right to refer to the Student Discipline System any student identified as being involved in disruptive, disorderly, or destructive behavior, or in any other behavior that is disruptive of the University's community/neighborhood relations; interferes with or obstructs the lawful missions, processes, and functions of the University; or that is found by the University to be abhorrent or offensive to generally accepted standards of social conduct.

If found responsible, the student is subject

to sanctions up to and including loss of University privileges, suspension, or dismissal from Suffolk University.

Sanctions may also include parental notification consistent with the provisions of the Family Education Rights and Privacy Act (FERPA). Repeated violations or the severity of the misconduct may heighten the University's response and may include suspension or expulsion.

The below list is not exhaustive, but sets forth examples of inappropriate conduct and resultant minimum sanctions:

- Inappropriate, disorderly, or disruptive conduct: letter of warning
- Hosting a disruptive party off-campus: probation, fine, and parental notification
- Participating in a disruptive party off-campus: letter of warning and fine
- Noise disturbance: letter of warning and fine
- Possession or consumption of alcoholic beverages in locations or under conditions prohibited by University policy or by law, including allowing minors to consume alcohol in an off-campus residence: probation, fine, alcohol education, and parental notification
- Illegal possession or consumption of drugs: probation, fine, drug education, and parental notification
- Aiding, abetting, or cooperating in an act that violates the Suffolk University policy on off-campus behavior—any student who is present at the time when a policy violation occurs may be charged with the violation: letter of warning and fine
- Possession of a false ID: probation, fine, and parental notification

## TENANTS' RIGHTS

You have many responsibilities as an off-campus student. You have rights as well, and it is essential that you know them. You already know that you are responsible for paying your rent at the first of each month (or on the date indicated on your lease agreement). In return for this timely payment, you are entitled, by state law, to protection from the following violations. This information has been adapted from a publication distributed by the Massachusetts Office of Consumer Affairs and Business Regulation.

There is much [more information](#) online.

### Rights to Fair Housing

Your status as a student isn't protected against anti-discrimination laws related to housing, yet you cannot be denied housing due to:

- Race or color
- National origin
- Religion
- Gender
- Familial status (including children under 18 and pregnant women)
- Disability
- Sexual orientation
- Gender identity
- Marital status
- Age (40 or older)
- Ancestry
- Military status
- Public housing assistance

### Under these laws, landlords are prohibited from:

- Refusing to rent
- Refusing to negotiate
- Making housing unavailable
- Setting different terms or conditions (for example, mandating that households with children must live on the first floor)
- Falsely deny that housing is available for inspection or rental

These laws pertain to most housing, although owner-occupied buildings with no more than four units might be exempted.

If you think you've been discriminated against, contact:

- OCHO
- The Office of Housing and Urban Development
- The Massachusetts Commission Against Discrimination

### Rights Against Unlawful Entry

Your landlord, or an agent of your landlord, may only enter your apartment for the following purposes:

- To inspect the premises
- To make repairs
- To show the apartment to a prospective tenant, purchaser, mortgagee, or its agents
- In accordance with a court order
- If the premises appear abandoned
- To inspect the premises within the last month of tenancy in order to determine the amount of damage (if any) to be deducted from the security deposit.

If your landlord insists on entering your apartment in an unreasonable manner at an inconvenient time, you may file for a temporary restraining order at your local district court.



### Rights Against Retaliation

If you are a tenant at will, your landlord cannot terminate your tenancy or raise your rent in response to the exercising of your legal rights (the landlord can do so at any other time). If your landlord tries to raise the rent, terminate, or otherwise change the terms of your tenancy within six months of when you contact the Board of Health, join a tenants' organization, or exercise other legal rights, the landlord's action will be considered retaliation against you, unless proven otherwise. The landlord will have to prove that your tenancy was changed for reasons other than your having exercised your rights.

### Rights to Rental Inspection and Apartment Condition

Almost all private rental units in Greater Boston must be inspected annually to make sure they meet all sanitation and safety codes in effect. Landlords must register their properties to ensure your apartment will be truly move-in ready when you want to move in. Landlords must also be able to prove that your new home fulfills a checklist of code requirements (like secure entry, smoke detectors, accessibility, for instance).

If you live in Boston and have a complaint, dial the Constituent Service Center (311) and request that Inspectional Services review a specific issue. Properties that are consistently labeled "problem properties" by the police, Inspectional Services, or other municipal departments will be brought to the attention of the Neighborhood Impact Team for a focused, multi-department response.

### Habitability Rights

Under the State Sanitary Code, as enforced by local boards of health, you are entitled to a safe and habitable living environment during your entire tenancy.

You are entitled to the following provisions and more. You may purchase a full copy of the sanitary code at the State House Book Store, State House, Room 116, Boston, Massachusetts, 02133; 617-727-2834.

**Water |** You cannot be charged for water. Your landlord must provide you with enough water, with adequate pressure, to meet your ordinary needs. Pending certification from the Board of Health and Inspectional Services, however, a landlord is allowed to install sub-meters or separate meters measuring each unit's water use and to assess a fee accordingly. While the terms of your lease may require you to pay for the fuel to heat the water, your landlord must provide the facilities to heat the water at a temperature between 110 and 130 degrees Fahrenheit.

**Heat |** Your landlord must provide a heating system in good working order and pay for it, unless your lease states otherwise. From September 16 to June 14, every room must be heated to at least 68 degrees (and no more than 78 degrees) Fahrenheit between 7 a.m. and 11 p.m., and at least 64 degrees Fahrenheit at all other hours.

**Kitchens |** Your kitchen must be provided with a sink sufficient to wash dishes and kitchen utensils, a stove and oven in good repair (unless your lease stipulates otherwise), and space and proper facilities for the installation of a refrigerator. Your landlord is not required to provide a refrigerator; if, however, one is provided, the landlord must keep it in good working order.

**Cockroaches, Bedbugs, and Rodents |** In buildings that house two or more apartments, landlords must ensure that all units are free from rodents, cockroaches, and insect infestation. This also applies to bedbugs—a significant, recent phenomenon in Boston-area apartments. Your landlord is responsible for any fumigation costs, as required.

**Structural Elements |** Your landlord must maintain all structural elements (including the foundation, windows, walls, doors, ceilings, etc.) of your dwelling so that it is wind-, rain-, snow-, and rodent-proof; weathertight; watertight; free from chronic dampness; in good repair, and in every way fit for its intended use.

**Snow Removal |** Your landlord will ensure that every exit used by occupants of more than one rental unit shall be maintained free from snow obstruction.

***Should a conflict with your landlord arise during your tenancy, please refer to Section 10 for more information on remedying the situation.***

### PLANNING FOR YOUR NEXT MOVE

Keep these tips in mind when your lease runs out and you decide to move out of your current housing situation.

Before moving out:

- You must give a 30-day notice to your landlord if you are planning to move out, even if your lease expires.
- Before you move out, be sure to clean your apartment thoroughly. You can be charged for additional cleaning if the condition of the apartment does not meet requirements.
- Make an appointment with your landlord and jointly inspect the apartment. The security deposit may not be refunded in full if there is any damage in the apartment. Be sure to return the keys to the landlord.
- Change your address with Suffolk University and your local post office. You can update your local address with the University by logging into MySuffolk. Access the United States Postal Service's website at [usps.com](https://usps.com) and submit an online change of address form to forward your mail appropriately.
- If necessary, make arrangements to store your furniture or personal belongings.

## SECTION 6

# GETTING AROUND



All roads and MBTA lines truly do lead to Suffolk. As an off-campus student, you can reach campus by T, car, or bike. If you live on Beacon Hill, Back Bay, or the North End, you might even walk. Here is information for those whose commute is a bit longer.

### MBTA APP

You can track the status of your subway train, bus, or even ferry using this app. Go to [mbta.com/rider\\_tools/apps/](https://www.mbta.com/rider_tools/apps/) and download this handy tool.

### BUS ROUTES

#### Bus Stations

- Tremont Street (at Beacon Street)
- Government Center
- Cambridge Street (at Center Plaza)

#### Bus Numbers

55, 556, and 503

### PARKING

Street parking in downtown Boston is extremely limited, and students with cars are encouraged to use a parking facility. Numerous garages are located near campus, including:

#### Boston Common Garage

Entrance located on Charles Street (between Boston Common and the Public Garden)  
617-954-2098

#### Center Plaza Garage

Entrances located on Somerset and Tremont Streets  
617-742-7807

#### Charles River Garage

Entrance on Cambridge Street under the Charles River Shopping Plaza parking lot next to the Wyndham Hotel  
617-643-7764

#### Government Center Garage

Entrances located on New Sudbury and New Chardon Streets  
617-227-0385

#### Laz Parking Ltd.

290 Commercial Street  
617-367-6412

#### Laz Parking Ltd.

101 Merrimac Street  
617-248-8861

#### Pi Alley Garage

275 Washington Street  
617-720-2006

#### 73 Tremont Street Garage

Enter on Beacon Street across from One Beacon  
617-742-5923







### CARS “ON DEMAND”

If you need wheels to get around the city and do not have a car of your own, you’re in luck.

#### Zipcar

Boston features plenty of Zipcar locations near Suffolk’s campus. Visit [zipcar.com/suffolk](http://zipcar.com/suffolk) to register for a zipcard, locate where available cars “live,” and then go to that location and use your card to unlock your car and go. Best of all, Suffolk has partnered with this company for savings! Members of the Suffolk community can register for as little as \$25, and may pay as little as \$9 an hour and \$68 a day.

### BIKING IN BOSTON

More and more, Boston is becoming a bicycle-friendly city. Bring your bike to campus or get one when you need one.

[Cityofboston.gov/bikes](http://Cityofboston.gov/bikes) is a great resource for cyclists.

#### Campus Bike Racks

Bike racks are located at One Ashburton Place (on the Somerset Street side), in the Sargent Hall garage, and at 73 Tremont Street (by the Tremont Place entrance to the Sawyer Library).

#### Blue Bikes

This bike-share initiative features bike racks throughout the city (and many are close to campus). Once you’ve registered and received your key in the mail, you can take a bike from any location, ride it as long as you need it, and return it to any rack location. The first 30 minutes of any ride are free! Visit [bluebikes.com](http://bluebikes.com) for more information.

### LOCKERS

Your textbooks don’t have to commute to campus with you. Call Facilities Management at 617-573-8110 to request a locker for storing your school supplies. Law students should register online for a locker at [suffolk.edu/lawlockers](http://suffolk.edu/lawlockers).

## SECTION 7

# BEING SAFE





## LIVING SAFELY

Personal safety is an important consideration for off-campus students. Boston is a relatively safe city, but there are steps you can take to protect yourself and your possessions from crime. In addition to trusting your instincts—your truest guide in questionable situations—keep these tips in mind.

### Being Safe at Home

Always lock your door—even when you are home.

Always keep your windows closed and locked when you are out or sleeping.

Always lock your car or bike.

Never open your door to strangers. Keep the safety chain on the door as you ask them for ID.

Get to know your neighbors and choose one of them to contact in case of an emergency.

Keep your emergency numbers in a convenient place, either by the phone or on the refrigerator.

Keep your valuables—including your credit and ATM cards—out of plain view.

Immediately report suspicious activity around your residence to the proper authorities.

### Being Safe on the Go

Avoid poorly-lit areas and walking alone, if possible.

Always know where you are going (whether by foot or by cab).

When walking, be aware of your surroundings and project a calm, confident attitude.

Have your keys handy—either in your pocket or in your hand.

Call 617-573-8333 in advance to use the University's Escort Program. Upon request between dusk and 11:30 p.m., seven days a week, a uniformed officer will accompany you from any campus building to the Park Street T station; or to the Charles River Parking, Staniford Street Parking, or Center Plaza garages

You can connect with the Suffolk University Police Department and get important information with the LiveSafe app, too.

When riding the T at night, stand close to the fare collector while waiting for the train, and sit near the driver upon embarking.

**For crime statistics on campus and in Boston, visit [suffolk.edu/police](http://suffolk.edu/police). On this website you will also find information on Suffolk's RAD program—a free self-defense class for women.**

## KNOWING WHOM TO CALL

If you find yourself in an emergency situation, dial 911 for assistance. The numbers listed below are for non-emergency calls only, except where noted.

### Boston Police Department

Serves 11 districts—Allston/Brighton; Back Bay/South End/Fenway; Downtown/ Beacon Hill/Chinatown/Charlestown; Dorchester; East Boston; Hyde Park; Jamaica Plain; Mattapan/North Dorchester; Roxbury/Mission Hill; South Boston: 617-343-4240

**West Roxbury/Roslindale:** 617-343-4560

### Boston Fire Department

617-343-3415

### Brookline Police

617-730-2222

### Cambridge Police

617-349-3300

### Quincy Police

617-479-1212

### Somerville Police

617-625-1600

### Suffolk University Police | emergency calls

617-573-8111

### Suffolk University Police | non-emergency calls

617-573-8333 and 617-573-8113

## AREA HOSPITALS

In addition to the Counseling, Health & Wellness Center on campus, you may seek medical treatment in your new neighborhood. Greater Boston is renowned for its high-quality medical facilities, and Suffolk University's downtown campus is conveniently located near some of the most famous hospitals in the country. Before you move in to your new home, you should determine the nearest facility.

Boston's hospitals include:

### Beth Israel Deaconess Medical Center

[bidmc.org](http://bidmc.org)

617-667-7000

### Boston Medical Center

[bmc.org](http://bmc.org)

617-638-6800

### Brigham and Women's Hospital

[brighamandwomens.org](http://brighamandwomens.org)

617-732-5500

### Massachusetts General Hospital

[massgeneral.org](http://massgeneral.org)

617-726-2000

**Note: As a Suffolk student, you can visit MGH's Medical Walk-In Unit for urgent care when the University's Health Services are closed. You can visit MGH Monday through Friday, 6–8 p.m.; and Saturday, Sunday, and holidays, 9:30 a.m.–4 p.m. (The Medical Walk-In Unit is closed on Thanksgiving and Christmas.) Visit [suffolk.edu/health](http://suffolk.edu/health) for more details.**



LiveSafe®

## SECTION 8

# DINING OUT AND THE RAM ACCOUNT



Students living off campus enjoy the best of both worlds when it comes to food. You are not required to purchase a University meal plan, and you can still eat in the dining halls and campus cafés with your friends or with your homework. Plus, Suffolk's downtown campus is steps away from a number of tasty options. Many locations also honor the Ram Card, making dining off campus even more convenient. Bon appétit!

### DINING AROUND CAMPUS

Off-campus students are welcome to eat on campus. You can grab breakfast, lunch, and dinner between classes at these locations:

**Café 73** in 73 Tremont Street

**Smith Café** in Samia Academic Center

**Sawyer Café** in the Sawyer Building

**Café on the Common** in Smith Hall\*

**Café Three** in Miller Hall\*

**Law School Café** in Sargent Hall

And check out OCHO's list of events for occasional community socials.

**\*Please note: Off-campus students must be accompanied by a resident student to dine at the residence halls.**

### DINING OFF CAMPUS

Chances are, your living situation features a kitchen. This is your chance to explore your inner chef! OCHO offers occasional cooking classes—check [suffolk.edu/ocho](http://suffolk.edu/ocho) for upcoming demonstrations on the essentials.

Because off-campus students are not required to purchase a meal plan, you will enjoy greater flexibility in your dining options. The city of Boston and its suburbs offer a buffet of restaurant options at affordable prices. Do the research in your neighborhood and discover your new go-to.

### USING YOUR RAM CARD

You can use your Ram Card for photo identification and for access to the Sawyer Library. Plus, it is linked to your already-existing Ram Account, a declining balance account. You can use Ram Account funds to act as an off-campus meal plan. Once your account has funds, swipe your card at participating locations, both on and off campus. All members of the University community are welcome to use a Ram Account.

Add funds at [cbord.com](http://cbord.com). Account funds do not expire as long as you are a member of the Suffolk community. This is a great budgeting tool: you can only spend the money that is available. There's no danger of accumulating debt or overdraft fees!

The list of restaurants and merchants accepting Ram Card funds off campus is constantly being updated. For the most accurate list of participating restaurants and merchants, please visit [suffolk.edu/ramcard](http://suffolk.edu/ramcard).

In addition, commuter students and graduate students can add money to their Ram Cards for on-campus dining. Café Cash Food Points, specifically for use in University dining facilities, are added directly to your Ram Card. The minimum purchase is \$20, and you can add in increments of \$50, \$100, or \$250. These Café Cash funds can only be used in dining facilities, letting you use your Ram Cash for things like books, copying, printing, and more. Café Cash don't expire as long as you are a student at Suffolk. To get or add Café Cash, visit [get.cbord.com/suffolk/full/login.php](http://get.cbord.com/suffolk/full/login.php).

To order ahead of time, get the Ram Card app.



## SECTION 9

# STAYING ACTIVE ON CAMPUS WHILE LIVING OFF CAMPUS



There are so many ways you can feel connected to campus while living off campus. Suffolk students may join a variety of clubs and activities to make new friendships, develop new interests, and contribute meaningfully to University life.

OCHO hosts a number of fun events for off-campus students—including a shopping trip for apartment supplies during Welcome Week—throughout the academic year. At our Cooking 101 on-campus classes, you can learn how to make easy and tasty meals in your kitchen. Plus, Suffolk offers the following services and programs. Visit our website for even more opportunities.

### PROGRAMS ESPECIALLY FOR OFF-CAMPUS AND COMMUTER STUDENTS

#### Commuter Ambassador Program

Commuter Ambassadors serve as mentors and resources to those living off campus. These carefully chosen ambassadors work with OCHO to plan events that keep students connected to campus throughout the academic year, develop and maintain contact with students, and answer questions as they come up.

### UNDERGRADUATE STUDENT ORGANIZATIONS

There's an undergraduate club for every interest at Suffolk. You might join the Student Government Association or Program Council, try out to sing for the Ramifications, or write for the *Venture* literary magazine. There are myriad professional societies too, including the American Chemical Society, Pre-Law Society, and History Society.

For a full list of all the organizations you can join, visit the Office of Student Leadership & Involvement online at [suffolk.edu/getinvolved](http://suffolk.edu/getinvolved).

### GRADUATE STUDENT ORGANIZATIONS

Suffolk also runs graduate student societies that promote professional development, career networking, social activities, and collaborations with faculty members and administrators. Graduate students—all of whom live off campus—may participate in these groups on campus:

- Ascend
- Association of Professional Latinos for America (ALPFA) Suffolk University Chapter
- Chinese Students & Scholars Association
- Crime and Justice Graduate Student Association
- Future Healthcare Leaders Association
- Graduate Student Association
- Interior Design Council
- Master of Public Administration Student Association
- MBA Association
- National Association of Women MBAs
- Suffolk Asian Business Club
- Suffolk University Graduate Business Association

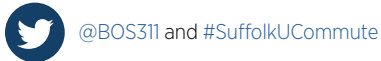
In addition to the Student Bar Association, Suffolk University Law School students may join a wide range of organizations listed at [suffolk.edu/law/stuorgs](http://suffolk.edu/law/stuorgs).

## SUCONNECT

You can find all of Suffolk's student organizations and activities on our online portal. In addition to browsing the student groups you're interested in joining, you'll get information on annual on-campus events like Service Day, Unity Week, the blood drive, and the Winter Involvement Fair. Go ahead and get involved by visiting SUConnect at [suffolk.edu/sli](http://suffolk.edu/sli).

## GET SOCIAL

Follow us on Instagram, Facebook, and Twitter for updates on various events



## STUDENT LOUNGES

If you need a change of scenery when you hit the books, head to one of Suffolk's student lounges. These spaces offer students a place to study, meet up with friends, and relax between classes during regular hours:

### Commuter Student Lounge

73 Tremont Street, First Floor  
In between classes, come here and enjoy amenities like a microwave and fridge, comfy couches, TVs, and lockers for the day.

You can also hang out here:

### Ridgeway Lounge

Ridgeway Building, Second Floor

### Sawyer Lounge

Sawyer Building, First and Third Floors

### Veterans Lounge

Sawyer Building, Fourth Floor

### Samia Academic Center Lounge

20 Somerset, First Floor

### 73 Tremont Lounge

73 Tremont Street, Fifth Floor

### Mothers' Rooms

These are located in Sargent Hall, the Sawyer Building, and 73 Tremont. If needed, please contact the Dean of Students Office.



## SECTION 10

# RESOLVING CONFLICTS ONCE YOU'VE MOVED IN





Conflicts may arise even in the most ideal of living situations. If you have a problem, it is best to resolve it with clear communication.

### WORKING WITH YOUR LANDLORD

You already know your tenants' rights, as outlined in Section 5. It is always best to maintain a cordial relationship with your landlord. If, however, you feel that your tenant's rights have been violated, you may exercise your right to withhold rent. This is a serious legal step, and you should think carefully before taking it.

You are entitled to withhold a portion of your rent from the date your landlord has received written notice stating your dwelling is uninhabitable. You have the right to withhold a portion of rent if any of the following apply:

- You have appealed in writing to your landlord to make necessary repairs
- The local board of health has inspected your apartment, found health code violations, and reported them to your landlord
- You are current in your rent up until the time your landlord learns of the problem
- You are not the cause of the problem, and repairing the problem does not require you to vacate the premises

Remember, you must pay all withheld rent once your landlord has made all necessary repairs.

### WORKING WITH YOUR ROOMMATE(S)

Whom you live with is just as important as where you live. Before you sign a lease with someone, you should consider creating and signing a contract with your future roommate. You can find an example of a Roommate Contract at [suffolk.edu/ocho](http://suffolk.edu/ocho). These documents delineate roommates' expectations for and responsibilities to the shared living situation. It is essential to maintain open and honest communication with your roommate(s). You might want to hold weekly house meetings to air potential problems and to find solutions.

### SEEKING HELP

If you are experiencing trouble with your living situation and you feel that you need outside help, OCHO may refer you to another resource to resolve the conflict.

## SECTION 11

# HAVING THE RIGHT RESOURCES AVAILABLE







The information you'll need for a successful housing search is only a few clicks away.

## MOVING AND STORAGE RESOURCES

### Gentle Giant Moving

[gentlegiant.com](http://gentlegiant.com)

614-661-3333

### Nick's Moving Company

[nicksmovingco.com](http://nicksmovingco.com)

617-491-7700 or 1-800-286-NICK

### Precision Moving Company

[precisionmoving.com](http://precisionmoving.com)

617-623-7700

### U-Haul

[uhaul.com](http://uhaul.com)

1-800-GO-U-HAUL

### UPS Store

198 Tremont Street, Boston

617-426-3039

## FURNITURE OPTIONS

### American Furniture Rentals

485 Wildwood Avenue, Woburn

1-800-331-8700

### Cort Furniture

564 Massachusetts Avenue, Cambridge

781-721-4555

### Crate and Barrel

[crateandbarrel.com](http://crateandbarrel.com)

777 Boylston Street, Boston

617-262-8700

### Sears

[sears.com](http://sears.com)

100 CambridgeSide Place

CambridgeSide Galleria, Cambridge

617-252-3500

### Target

[target.com](http://target.com)

7 Allstate Road, Dorchester

617-602-1921

### West Elm

[westelm.com](http://westelm.com)

160 Brookline Avenue, Boston

617-450-9500

### American Family Thrift Stores

1698 Commonwealth Avenue, Brighton

617-232-9694

### Salvation Army Thrift Stores

<https://www.salvationarmyusa.org/usn/>

483 Broadway, Somerville

781-395-9783

### Back Bay Hardware

[backbayhardware.com](http://backbayhardware.com)

221 Newbury Street, Boston

617-536-0913

### Ikea

[ikea.com](http://ikea.com)

1 IKEA Way, Stoughton

781-344-4532

## CITY OF BOSTON SITES

Reading up on these sites will transform you from a new Bostonian into a true Bostonian.

### Office of Immigrant Advancement

[cityofboston.gov/newbostonians](http://cityofboston.gov/newbostonians)

New in town? The Mayor's Office of Immigrant Advancement fosters the participation of immigrants and members of Boston's cultural and linguistic minorities in the city's economic, civic, social, and cultural life. It also highlights immigrants' many contributions to Boston.

### Boston Housing Authority

[boston.gov/calendar/housing-search-clinic](http://boston.gov/calendar/housing-search-clinic)

### SPARK

[boston.gov/departments/neighborhood-services/spark-boston](http://boston.gov/departments/neighborhood-services/spark-boston)

Geared for those aged 20 to 34—a full third of Boston's population—this site offers advice on buying a home, developing business opportunities, networking, and getting involved in community service.

### Bos:311

If you see something, say something. The BOS:311 application lets you report issues directly to the City of Boston. Download it from Google Play or iTunes. You can literally get the latest word on the street, or avenue, or lane where you live with this app.

### SUFFOLK CARES FOOD PANTRY

73 Tremont Street, 12th Floor.

1. **Rosalie K. Stahl Center**  
University Welcome Center  
73 Tremont Street
2. **One Beacon Street**
3. **Nathan R. Miller Residence Hall**  
10 Somerset Street
4. **Frank Sawyer Building**  
8 Ashburton Place
5. **Samia Academic Center**  
20 Somerset Street
6. **Ridgeway Building**  
148 Cambridge Street
7. **David J. Sargent Hall**  
120 Tremont Street
8. **Michael S. & Larry E. Smith Residence Hall**  
150 Tremont Street
9. **Residence Hall**  
10 West Street
10. **Modern Theatre**  
523–525 Washington Street
11. **Athletics Fields**  
150 Porter Street  
East Boston



# MASSACHUSETTS BAY TRANSPORTATION AUTHORITY SUBWAY AND COMMUTER RAIL MAP

\*The MBTA has special resources to help you plan your Rapid Transit/Key Bus Routes Map on accessibility.



## Legend

- RED LINE
- MATTAPAN LINE
- ORANGE LINE
- BLUE LINE
- SILVER LINE and branches
- GREEN LINE and branches
- COMMUTER RAIL
- Accessible station
- Free Logan Airport shuttle bus
- Customer Communications & Travel Info
- KEY BUS ROUTE
- Amtrak service
- MBTA Transit Police: 911
- Rapid Transit transfer station
- Back Bay, North & South stations
- TTY 617-222-3146, www.mbta.com
- Commuter Rail transfer station
- \*Station: Accessible for Silver Line only
- Elevator/escalator/lift updates: 800-392-6100

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Not to scale

**You can make your way to Suffolk on all four subway lines.  
Here are the stops that will bring you closest to campus:**

Blue Line: Government Center

Green Line: Park Street

Orange Line: State

Red Line: Park Street

Off-Campus Housing Office  
73 Tremont Street, 7th Floor  
Boston, MA 02108

617-573-8647  
ocho@suffolk.edu  
suffolk.edu/ocho