First, some vocabulary:

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

Can I move into my apartment the same day I sign my lease?
No. The apartment complex needs a few days to prepare your apartment. You should plan to stay in a hotel until then.

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

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

When will my lease end?
It depends. Make sure you know the exact date your lease ends before you sign it.

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

### Semester Dates

<table>
<thead>
<tr>
<th>Semester</th>
<th>End Date</th>
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<tbody>
<tr>
<td>Spring</td>
<td>April 21, 2017</td>
</tr>
<tr>
<td>Summer</td>
<td>August 4, 2017</td>
</tr>
<tr>
<td>Fall</td>
<td>December 8, 2017</td>
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What places do you recommend?
The following places often do short-term leases (less than one year), but availability, rates, and policies may change.

There is a local company called US Ready that has special agreements with apartment complexes in Gainesville. You can see their housing options, as well as their other services, at usready.org.

1. **The Courtyards** (352-372-3557) 1231 SW 3rd Ave, Gainesville, FL 32601 [map](352-372-3557)
   - Office Hours: Monday-Friday, 9:00AM-6:00PM; Saturday-Sunday, Closed.
   - $569-$785 per bedroom per month. Fully furnished. Utilities included up to $30 per person. Walking distance to UF.

2. **Social 28** (352-727-4442) 311 SW 13th St, Gainesville, FL 32601 [map](352-727-4442)
   - Office Hours: Monday-Friday, 9:00AM-6:00PM; Saturday-Sunday, 12:00PM-4:00PM.
   - $699-$749 per bedroom per month. $75 short-term lease fee per month. Fully furnished. Utilities included up to $30 per person. $400 processing fee. Optional parking garage permit is $200 per month. Walking distance to UF.

3. **The Continuum** (352-327-3040) 425 W University Ave, Gainesville, FL 32601 [map](352-327-3040)
   - Office Hours: Monday-Friday, 9:00AM-6:00PM; Saturday-Sunday, 12:00PM-4:00PM.
   - $599-$1191 per bedroom per month. $40 application fee and $200 administrative fee (may be waived). Residents must have Bachelor’s degree. Walking distance to UF.

4. **Oakbrook Walk** (352-375-4541) 1331 SW 13th St, Gainesville, FL 32608 [map](352-375-4541)
   - Office Hours: Monday-Friday, 9:00AM-5:00PM; Saturday-Sunday, Closed.
   - $699-$799 per bedroom per month. Utilities and furniture included. First and last month’s rent due at move-in. Walking distance to UF.

5. **Sun Bay** (352-376-6720) 708 SW 16th Ave, Gainesville, FL 32601 [map](352-376-6720)
   - Office Hours: Monday-Friday, 8:00AM-5:00PM; Saturday, 10:00AM-4:00PM; Sunday, Closed.
   - $600-$675 per bedroom per month. $20 application fee. Furniture and utilities available for a monthly fee. Good for families.

6. **Royal Village** (352-338-0202) 710 SW Depot Ave, Gainesville, FL 32601 [map](352-338-0202)
   - Office Hours: Monday-Friday, 9:00AM-6:00PM; Saturday, 10:00AM-5:00PM; Sunday, 1:00PM-5:00PM.
   - $564 per bedroom per month. $50 short-term lease fee per month. Fully furnished. Utilities included up to $30 per person.

7. **Lexington Crossing** (352-373-9009) 3700 SW 27th St, Gainesville, FL 32608 [map](352-373-9009)
   - Office Hours: Monday-Friday, 9:00AM-7:00PM; Saturday, 10:00AM-6:00PM; Sunday, 12:00PM-5:00PM.
   - $410-$549 per bedroom per month. $125 short-term lease fee per month. Utilities and furniture included except electricity. $75 utility setup fee, $45 leasing fee, $500 security deposit when you show your I-20.

8. **Addison Lane** (352-275-5759) 4117 SW 20th Ave, Gainesville, FL 32607 [map](352-275-5759)
   - Office Hours: Monday-Friday, 9:00AM-6:00PM; Saturday, 10:00AM-4:00PM; Sunday, 12:00PM-4:00PM.
   - $559-$689 per month for the whole apartment. $50 short-term lease fee per month. Furniture available for an extra monthly fee of $95-$115. Security deposit is $500. Good for families.

   - Office Hours: Monday-Friday, 9:00AM-6:00 PM; Saturday: 10:00AM-4:00 PM; Sunday: Closed.
   - $609-$669 per bedroom per month. $153 per month for the whole apartment. $100 short-term lease fee per month. Utilities and furniture included. Security deposit is $1000. Good for families.

10. **Ridgemar Commons** (352-448-4954) 3611 SW 34th Street, Gainesville, FL 32608 [map](352-448-4954)
    - Office Hours: Monday-Friday, 8:00AM-5:30PM; Saturday-Sunday, Closed.
    - $869-$1069 per month for the whole apartment. $100 short-term fee. Furniture available for an extra monthly fee of $125. $30 application fee. Security deposit is one month’s rent.

    - Office Hours: Monday-Friday, 9:00AM-7:00PM; Saturday, 10:00AM-4:00PM; Sunday, 12:00PM-4:00PM.
    - $375-$449 per bedroom per month. $100 short-term lease fee per month. Utilities and furniture included. Security deposit is $1000.

**Apartment search options:**
1. swamprentals.com
2. gainesville-rent.com
3. usready.org/floorplan
4. airbnb.com

**Sublease search options:**
1. facebook.com/groups/UFRoommateSearch
2. yoapartment.com/areas/UF/house-listings-and-apartment-subleases