

**Housing Information  
Spring 2018**

**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](mailto: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. You cannot pay in cash.
8. **Utilities.** Water, electricity, cable, internet.
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. Spring term ends April 27, 2018.

**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. Do not do anything illegal in your apartment.
8. If your roommate breaks any of these rules, tell your apartment complex office immediately.

## What places do you recommend?

The following places do short-term leases (less than one year), but availability, rates, and policies may change:

1. [The Pavilion on 62nd](#) (352-353-0316)  
1000 SW 62nd Blvd Gainesville, FL 32607 [map](#)  
Monday-Friday, 10AM-7PM; Saturday, 10AM-5PM;  
Sunday, 1PM-5PM. \$439-\$480 per bedroom per month.  
\$75-\$200 short-term lease fee per month. First and last  
month ½ due at move-in. Fully furnished. Utilities  
included up to \$40 per person.
2. [Canopy](#) (352-367-8383)  
4400 SW 20th Ave Gainesville, FL 32601 [map](#)  
Monday-Friday, 10AM-8PM; Saturday, 10AM-7PM;  
Sunday, 12PM-5PM. \$500-\$540 per bedroom per month.  
Utilities and furniture included.
3. [The Niche](#) (352-448-2280)  
4000 SW 37 Blvd, Gainesville, FL 32608 [map](#)  
Monday-Friday, 10AM-7PM; Saturday, 10AM-5PM;  
Sunday, 1PM-5PM. \$529-\$614 per bedroom per month.  
Utilities and furniture included.
4. [The Nook](#) (352-415-4387)  
3415 SW 39 Blvd, Gainesville, FL 32608 [map](#)  
Monday-Friday, 10AM-7PM; Saturday, 10AM-5PM;  
Sunday, 1PM-5PM. \$447-\$529 per bedroom per month.  
Utilities and furniture included.
5. [Lexington Crossing](#) (352-373-9009)  
3700 SW 27th St, Gainesville, FL 32608 [map](#)  
Monday-Friday, 9AM-7PM; Saturday, 10AM-6PM;  
Sunday, 12PM-5PM. \$410-\$549 per bedroom per month.  
\$125 short-term lease fee per month. \$500 security  
deposit. Fully furnished. Utilities included except  
electricity.

Walking distance to UF:

6. [The Retreat](#) (352-372-6535)  
1001 SW 17 Ln, Gainesville, FL 32601 [map](#)  
Monday-Friday, 9AM-6PM; Saturday, 10AM-5PM;  
Sunday, 11AM-5PM. \$654-\$829 per month. Utilities and  
furniture included.
7. [Oakbrook Walk](#) (352-375-4541)  
1331 SW 13th St, Gainesville, FL 32608 [map](#)  
Monday-Friday, 9AM-5PM. \$650-\$799 per bedroom per  
month. Utilities and furniture included. First and last  
month's rent due at move-in.
8. [Social 28](#) (352-727-4442)  
311 SW 13th St, Gainesville, FL 32601 [map](#)  
Monday-Friday, 9AM-6PM; Saturday-Sunday, 12PM-  
4PM. \$599-\$700 per bedroom per month. \$350  
processing fee. First month due at move-in. Fully  
furnished. Utilities included up to \$30 per person.
9. [The Courtyards](#) (352-372-3557)  
1231 SW 3rd Ave, Gainesville, FL 32601 [map](#)  
Monday-Friday, 9AM-6PM; Saturday, 10AM-4PM. \$589-  
\$619 per bedroom per month. \$50 application fee. \$200  
redecorating fee. Fully furnished. Utilities included up to  
\$30 per person.

Good for families:

10. [Sun Bay](#) (352-376-6720)  
708 SW 16th Ave, Gainesville, FL 32601 [map](#)  
Monday-Friday, 8AM-5PM; Saturday, 10AM-4PM. \$600-  
\$675 per bedroom per month. \$40 short-term lease fee  
per month. \$20 application fee. \$250 security deposit.  
Utilities included except electricity. Furniture available  
for an extra \$40-\$60 per month.
11. [Hunter's Crossing](#) (352-378-4800)  
4830 NW 43rd Street, Gainesville, FL 32606 [map](#)  
Monday-Friday, 9AM-6PM; Saturday, 10AM-5PM;  
Sunday, 1PM-5PM. \$996-\$1329 per month for the whole  
apartment. \$35-\$100 short-term lease fee per month.  
Furniture available for an extra \$349-\$494 per month.  
Utilities \$200-\$300 per month after \$30 set-up fee.
12. [Huntington Lakes](#) (352-376-9905)  
5400 NW 39th Ave, Gainesville, FL 32606 [map](#)  
Monday-Friday, 9AM-6PM; Saturday, 10AM-5PM;  
Sunday, 1PM-5PM. \$955-\$1530 per month for the whole  
apartment. \$30 short-term lease fee per month.  
Furniture available for an extra \$349-\$494 per month.  
Utilities \$200-\$300 per month after \$30 set-up fee.
13. [Lake Crossing](#) (352-376-6440)  
4000 NW 51st Street Gainesville, FL 32606 [map](#)  
Monday-Friday, 9AM-6PM; Saturday, 10AM-5PM;  
Sunday, 1PM-5PM. \$955-\$1482 per month for the whole  
apartment. \$35-\$100 short-term lease fee per month.  
Furniture available for an extra \$349-\$494 per month.  
Utilities \$200-\$300 per month after \$30 set-up fee.
14. [Madison Pointe](#) (352-372-0400)  
2701 NW 23rd Blvd, Gainesville, FL, 32605 [map](#)  
Monday-Friday, 9AM-6PM; Saturday, 10AM-4PM;  
Sunday, 12PM-4PM. \$919-\$1389 per month for the  
whole apartment. 10% short-term lease fee per month.  
Security deposit is one month's rent. Furniture available  
for an extra \$95-\$165 per month. Utilities not included.

A local company called US Ready has special agreements with apartment complexes in Gainesville. You can see their housing options and other services at [usready.org](#). Home stays are also an option with American Homestay Network. You can visit their website, [homestaynetwork.com](#), and contact them about homestay opportunities in Gainesville at [florida@homestaynetwork.com](mailto:florida@homestaynetwork.com).

General search options:

1. [swamprentals.com](#)
2. [gainesville-rent.com](#)
3. [hometogo.com](#)

Sublease search options:

1. [facebook.com/groups/UFRoommateSearch](#)
2. [gainesville.craigslist.org/search/sub?availabilityMode=0&is\\_furnished=1](#)