DO NOT SIGN A LEASE FOR ONE YEAR! IF YOU SIGN A ONE-YEAR LEASE, WE CANNOT HELP YOU GET OUT OF IT EARLY!

Why does the ELI recommend certain apartments?
Most apartments in the US require you to sign a lease (apartment contract) for one year. The places we recommend work with our students and will do “short-term” leases – leases for less than one year. However, the UF ELI does not have formal agreements with any of these apartments and assumes no responsibility for apartment complex rules, rental prices, or lease conditions.

Can I live in an apartment complex that is not listed here? It has cheaper rent!
You can live wherever you want. BUT, if you sign a lease for a year and leave early, YOU are responsible to pay every month or get someone to sublease. It is **impossible** to “get out of” a lease. You are signing a legal document.

Can I move into my apartment right away?
Probably not. The apartment complex will need 24-48 hours to clean and prepare your apartment. You should plan to stay in a hotel for a few days after you arrive in Gainesville.

How can I understand my lease? The language is very difficult!
You can always ask us for help understanding your lease. These vocabulary words will also be helpful:

1. **Lease.** A LEGALLY binding contract. Once you sign, you have promised to follow every rule. Impossible to “get out of” a lease.
2. **Sublease.** Take over someone else’s lease. If you leave early, you must sublease your apartment to someone else.
3. **Individual lease.** You pay for your bedroom and bathroom individually, but share a living room and kitchen with roommates.
4. **Joint lease.** You pay for the entire apartment. Good option for married students and students with children.
5. **Amenities.** Furniture, gym, pool, mail, TV, appliances, closets, etc.
7. **Security deposits.** Amounts of money (either refundable or nonrefundable) you must pay to secure the apartment. If you leave your apartment dirty, you will not get the money back. **Almost all American apartment complexes require a deposit!**
8. **Fees.** Extra money that you have to pay for processing and placement. **Almost all American apartment complexes require fees!**
9. **Utility allowance.** The limited amount of utilities covered per month. If you use more electricity you WILL be charged for “overage.”
10. **Roommates.** Apartments are NOT like dorms. You cannot easily change roommates just because you don’t like them. You must work together to resolve differences.
11. **Late fees.** If you pay rent late you will be charged.

What will my lease include?
It depends on the apartment complex. At many student apartment complexes with **individual leases**, furniture and utilities are included. At apartment complexes with **joint leases**, furniture and utilities are usually not included. Even if your apartment includes furniture, you will still need to buy sheets, towels, pillows, and kitchen utensils.

When will my lease end?
It will depend on the rules at your apartment complex. Some places will allow you to choose the day you leave, so if you wanted, your lease could end on April 23, the day after fall commencement. Most places, however, require you to pay for one whole month at a time, so even though the ELI semester ends April 22, you will probably still pay through April 30. The same is true if you lease an apartment through the summer.

Can I walk to school?
From some apartment complexes, yes. But from most, you will need to take a bus. Luckily, Gainesville is small, so bus rides are not long. And the bus is free for all UF students!
**Recommended housing with individual leases for ELI students.** We have no official agreements with any apartments, but here are some choices we recommend. 4/4 means four bedrooms and four bathrooms, 2/2 means two bedrooms and two bathrooms, etc. Prices and conditions are subject to change. Numbers correspond with map below:

1. **The Continuum** (#22). 352-327-3040. [www.thecontinuumforufgrads.com](http://www.thecontinuumforufgrads.com), 2/2. $1324 for entire apartment or $724 for bedroom/bath in the apartment. + $50 per month for short-term lease fee, $200 administrative fee (may be waived), $40 application fee. Utilities and furniture included. Studios may be available; check with staff for availability. **Residents must have a bachelor's degree. Short term lease may be possible; check with staff for availability.**
2. **The Courtyards** (#25). 352-372-3557. [www.courtyardsgainesville.com](http://www.courtyardsgainesville.com), 4/1.5, 5/1.5. Spaces currently available for women only. $549-$579. $250 application and redecoration fee. Utilities and furniture included. WALKING DISTANCE TO UF. **Two-month lease possible.**
3. **The Crossing at Santa Fe** (#28). 352-379-9300. [www.thecrossingatsantafe.com](http://www.thecrossingatsantafe.com), 3/3, 4/4. $331-$404, +$100 per month for short-term lease. $250 leasing fee, $35 application fee, $75 utility fee. $1000 security deposit. Electricity is NOT included, but water, furniture, cable, and internet ARE included. **Five-month lease possible.**
5. **Lexington Crossing** (#54). 352-373-9009. [www.lexingtoncrossingapts.com](http://www.lexingtoncrossingapts.com), 2/2, 3/3, 4/4. $399-$534. $500 security deposit for ELI students (must show I-20 or equivalent immigration documentation). $75 utility set-up fee, $45 application fee. Water, cable, and internet included. Electricity charged monthly in addition to rent. **Five-month lease possible.**

**Other options.** These apartments do joint leases and are good choices for students with families or students who prefer living alone:

1. **Addison Lane** (#2). 352-375-1519. [www.gremco.com/property/addison-lane](http://www.gremco.com/property/addison-lane), 1/1, 2/1 $539-$679, +$50 per month for short-term lease. $250 off first month’s rent. Security deposit waived with approved application or guarantor. Furniture available for an extra monthly fee: $95-$110 with a delivery and return fee of $115 each. Utilities packages available: $100-$150/month. **Lease must be at least seven months.**
2. **Hawaiian Village** (#42). 352-260-0691. [www.hawaiianvillageapartments.com](http://www.hawaiianvillageapartments.com), 1/1, 2/1, 2/2, 3/1.5, 3/2. $560-$870. $300 security deposit, $300 short-term lease fee, $200 move-in fee, $30 application fee. Furniture available for an extra monthly fee. **Three-month lease possible.**
3. **Huntington Lakes** (#47). 352-376-9905. [www.huntingtonlakes.com](http://www.huntingtonlakes.com), 1/1, 2/2. $914-$1588. $100 extra per month for lease of 3-4 months, $50 extra per month for lease of 5-6 months. 11% additional tax for leases of 6 months or less. $200 security deposit. Furniture and utilities available for an extra monthly fee. **Three-month lease possible.**
4. **Windmeadows** (#97). 352-373-3558. [http://www.mckinley.com/apartments/florida/gainesville/windmeadows-apartments#.VipKKLerS7l](http://www.mckinley.com/apartments/florida/gainesville/windmeadows-apartments#.VipKKLerS7l), 1/1, 2/2, 3/2, 3/3. $789-$1249. $300-$500 security deposit, $50 application fee, $199 reservation fee (credited to security deposit at move-in). Furniture available for an extra monthly fee ($100-$200). **Short term lease may be possible; check with staff for availability.**

Sometimes subleases are available. Subleases can be cheaper and usually have more flexible beginning and ending dates than regular leases. We know of a few available subleases for fall from other students. If you want to sublease an apartment from another student, contact us and we will give you the information.

**Apartment search agencies:**

1. [www.apartmenthunters.com](http://www.apartmenthunters.com), This is a search company that helps you find exactly what you want (recommended for families).
2. [www.craigslist.org](http://www.craigslist.org), Classified advertising.
3. [www.gainesville-rent.com](http://www.gainesville-rent.com), Local rentals listed here.
4. [www.swamprentals.com](http://www.swamprentals.com), Local rentals listed here.
5. [www.trulia.com/for_rent/Gainesville,FL](http://www.trulia.com/for_rent/Gainesville,FL), This is the local page in a larger apartment search website.