Commuter Connections
Graduate Student
Guide to Off-Campus Housing

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The Department of Graduate Student Affairs can help to assist you in your search for off-campus accommodations! You are encouraged to meet with Steven Weglinski in the Graduate Student Center at Kutz Hall during our hours of operation Monday – Friday, 9am – 5pm, or contact him via email or phone. We will strive to be a valuable resource to help you find information and identify your specific housing needs.
Where should I live?

It is important to think about location when living off-campus. You should choose a neighborhood that can best accommodate your needs and lifestyle. Many students live within walking distance to the university. Others may live off of the Fitchburg Commuter Rail and closer to the city. Where you live will depend on your individual needs and your specific budget. The three main streets that are near campus include South Street, Main Street and Moody Street and the majority of Brandeis University students live within this area. To help guide your search within Waltham, we created a map of the area with the outlined ‘FREE Brandeis Shuttle’ map!

PRO TIP:
About 60% of our graduate students live within the Waltham area around Brandeis. Most of the other 40% live in the Porter Square/Cambridge & Watertown area and commute to school.

Will you be a commuter? We have a pre-pay Discounted MBTA Commuter pass saving you 11% off the regular price. Email robinh@brandeis.edu for more information.
**Waltham** has an excellent variety of restaurants and shops, an independent movie theater and affordable prices. Public transportation affords easy access to local shopping and cultural events as well as access to Cambridge and Boston. In Waltham, depending on your location you can also take the *FREE Brandeis Shuttle* to campus daily. A good number of graduate students live either in Waltham, Porter Square, Cambridge and Somerville areas. These areas have a large student population, many local services, and are easily accessible to Brandeis and downtown Boston without a car.

**Porter Square**, located about one and a half miles outside of Harvard Square, is popular with graduate students. It is approximately 20 minutes away from Brandeis and five minutes away from downtown Boston by commuter train. The commuter train runs regularly from Porter Square to the Brandeis/Roberts Station. The Massachusetts Bay Transportation Authority (MBTA) subway trains also run out of Porter Square to Boston and Cambridge. It is important to think about your first year at Brandeis and living off-campus if you are considering living off of the commuter rail line. Some things to think about include what time will your classes meet? What are your study habits and will you need frequent access to the library? Do you mind occasionally waiting outdoors in very cold winter weather? If you know you study late at night then the train might limit the amount of time you can spend on campus.

Brandeis is located on the [Fitchburg/Acton Commuter Rail train line](#) at the Brandeis/Roberts stop. Heading towards Boston, this train stops in downtown Waltham, Waverly Square, Belmont Center and Porter Square. The end of the line is in Boston at North Station. Many Brandeis students live in the Somerville and Cambridge areas and commute via train. There is an MBTA bus stop in front of the main entrance to Brandeis on South Street that connects with other bus lines that go throughout Waltham, Belmont, Watertown, Cambridge and Boston. Visit [http://www.mbta.com](http://www.mbta.com) for more train and bus transportation schedules and maps. (Check the 70, 553/554 bus lines to see those that run closest to campus).

If you have a car, you will have greater flexibility to live in other areas, like **North Waltham and Watertown** because you will not need to rent in towns with access to public transportation, which are circled in the map above. With a commuter parking pass purchased from Brandeis University, you can park in designated lots on campus (approx. $120 for the year). You can purchase a *parking pass* from the Office of Public Safety when you arrive at campus. Please note that the greater Boston area can be a difficult place to drive with complex intersections, many bikers & pedestrians, and frequently busy roads. Traffic and hard to read street signs can make it a challenging place to drive. Be sure to inquire about parking and actual commute times when considering any apartment. Most apartments will have on-street parking.

**PRO TIP:**

*Use Google Maps to view estimated times for travel by car, public transport, or walking!*
Some questions to ask yourself in general and about specific rentals:
1. Where is the house located?
2. Are stores located conveniently to my home?
3. How safe is the neighborhood?
4. Is there adequate parking?
5. Who do I call in case of an emergency?
6. Will I live alone or with others?
7. What is the cost of the rent per person?
8. How many bedrooms are there?
9. Is heat included in the price of rent?
10. What type of heat (oil, gas, electric) does it use?
11. What appliances/amenities are included with the house?
12. Are laundry facilities close?
13. What will be my cost for transportation between school and home?

PRO TIP:
Check out our Neighborhood Guide ONLINE for more information on which neighborhood is right for you!
What should my budget be?

Boston is the 3rd most expensive housing market in the United States. However, Waltham is one of the more affordable suburbs in the greater Boston area. There are several large apartment complexes in Waltham; apartments are also located in multifamily homes and smaller apartment buildings. A typical apartment in the area is a two story or three story multi-family home that has two or three apartments stacked on top of each other, as well as a 5-6 bedroom home with shared common space and bathroom(s). When examining what your budget should be you should think about heat and other utility bills as well, which generally add about $100+/month. It is especially important to take heat into consideration as it is cold in Waltham and heating costs can be very expensive in the winter. However, some rentals may have heat/utilities included in the rent.

Typical Rental Rates (monthly)

<table>
<thead>
<tr>
<th># of Bedrooms</th>
<th>Studio – 1 bed</th>
<th>2 bed</th>
<th>3 bed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waltham</td>
<td>$1200 -- $1500</td>
<td>$1500 -- $2200</td>
<td>$2000 -- $2600</td>
</tr>
<tr>
<td>Cambridge</td>
<td>$1350 -- $2000</td>
<td>$1600 -- $2300</td>
<td>$1900 -- $2700</td>
</tr>
</tbody>
</table>

*Please note: These prices are estimates and represent the total monthly cost for the entire household.*

Before you begin making calls to realtors or landlords, it is advisable to figure out how much you want and can afford to spend on housing. You should create a budget for yourself that includes rent, utilities, books, transportation, food, entertainment, and the other expenses that might arise during the year.

Other costs that you may have to pay include the first month’s rent, a security deposit of one month’s rent, last month’s rent (equal to one month). Most housing is found through a real estate agent. It is common in Boston to pay a total of 1 month’s rent to the real estate agent to secure your apartment.

Example

If your portion of the rent is $750.00
1st month’s rent: $750.00
Last month’s rent: $750.00
Security Deposit: $750.00
Broker Fee: $750.00
Your total needed to secure the apartment would be $750.00 x 3 + $750.00 = $3000.00

*Not all rentals will require all 4 costs as diagramed above. Speak to your agent about details.*

PRO TIP:

**To help you budget for expensive heating bills, request to see the past year’s month-by-month heating costs before securing your rental!**
Suggested Agents & Resources

We work closely with several real estate agents in the Waltham area that have a proven track record providing top customer service to our Brandeis Graduate Students. Please refer to the agents below for additional assistance in your search for housing. They each are knowledgeable about the specific needs of Brandeis graduate students.

Martha Zawadski
781-856-2246
marthazrents@yahoo.com

Alan Gould
561-504-5015
alan@centrerealtygroup.com

Spring Chen @ UHOUZZ
Company provides concierge service to protect rent payments and view properties through video chat! Contact Spring Chen for more details on their current specials!
*Great for Domestic & International Students that may not have a chance to visit before renting!
Uhouzz.com
spring.chen@uhouzz.com

Julie Carrozo
617-713-4404 - Office
781-526-0207 - Cell
julie@betterplacerealty.com

Steven McCue
617-610-2170
steven.mccue@commonmoves.com

Tom Giblin
617-921-8677
tsgiblin@gmail.com

Disclaimer: The Office of Graduate Student Affairs provides information to students as a courtesy service to help with finding suitable housing for students attending Brandeis University. The information is for the use of Brandeis students and is only updated periodically. Brandeis University accepts no responsibility for the reliability of the information provided or those listing with the Department. Contact with persons listed herein will be conducted independently of the University. Brandeis University will not be involved in any negotiations between you (the leaseholder) and any landlord, property owner, student, prospective
student or realtor.
Need help finding a roommate?
Often times, it is too expensive to live by yourself. Having a roommate can cut costs dramatically and also help keep you connected to campus events and activities. Be sure to post about yourself and your housing interest on our Housing Facebook page or List Serve. If you work through an agent, be sure to let them know a little about yourself, so they can help you match with other roommates you will likely get along with!

How do I choose and live a roommate?
Living with a roommate can be one of the most rewarding experiences of graduate school. The key to living with someone is to remember that everyone has the right to live in a safe, clean and healthy situation that allows them to pursue academic and personal endeavors. With that in mind, we have included some suggestions in hopes that your experience leads to a successful, healthy roommate relationship.

1. Take the time to find a roommate you feel you will be compatible with.
2. Talk 2-3 times over the phone/e-mail/Facebook before meeting in person (if possible)
3. Be honest and open about your needs, concerns and expectations.
4. Get to know the person before you pass judgment.
5. Share basic information with one another including hobbies, family, program and interest.
6. Complete a Roommate Agreement Contract
7. Discuss how you should set the apartment up and then do it together.
8. Discuss what is shareable (food, computer, appliances, printer, etc).
9. When a problem arises talk about it with that person first.
10. Establish guidelines about the following (can be found in Roommate Agreement)
   -- cleanliness, cooking and housework
   -- guest, study time, work schedules, privacy, celebrations/parties
   -- financial stability: bills, rent, food, phone and payment processes (who collects/pays what and when)

Sometimes living with someone from a different region of your country or an entirely different country can be an extremely rewarding, yet challenging experience. Different communities have different concepts of personal space, ownership, communal space and property, food, noise, money, etc. It is very important that you are as direct and patient as possible in order to avoid misunderstandings and conflicts.

PRO TIP:
Attendance graduate school can be an enlightening experience in and out of the classroom. Consider living with students from different backgrounds. You may find that you have more in common with other students than you think!
Subletting

You should be aware that the majority of leases are for 12 months. If you are signing a 12 month lease you should be aware of the sublet section of your lease. Many leases will be very clear in what the sublet policy is for that apartment. Subletting works in two ways. 1) You may be able to lease all or part of the leased premises to another person and retain some right to the original lease. 2) The second option is you may relinquish your portion of the lease completely to the person you sublet to. In this situation the person you sublet to would pay the landlord directly. You must check with the landlord; in most cases the lease will have a provision for subletting with their permission.

The original tenant is responsible for the actions of the sub-tenant. To avoid any confusion, enter into any arrangement carefully and obtain a written sub---lease. However, some landlords do not permit subletting, and doing so can cause you to lose your apartment.

Local Realtors/Brokers

A realtor can help you locate accommodations that a landlord has listed with them. You may be required to sign a contract that holds you responsible for payment of the agent’s fee. This fee should be paid only after you have actually signed a lease for an apartment referred to you by that agent. Some agents do require the fee, deposit and initial rent deposit upon application for a specific apartment. If this is required, do not relinquish money unless you are certain you want the apartment if the application is approved. Many landlords require initial payments of first and last month’s rent and a security deposit. If a realtor helps you find an apartment, expect to be charged a fee equal to one month’s rent (i.e. if one month’s rent is $750, expect to put down $3000 for the apartment – first, last, security, realtor/broker)

Living with Your Family/Spouse

(MUST READ FOR PARTNERS/FAMILIES)

Many Graduate Students join us with limited resources and finding affordable housing can be quite challenging, especially when you add spouses and family members.

The main challenge with finding housing for children is the overtly common existence of older housing with walls covered in lead based paint. Massachusetts occupancy laws prevents children from living in homes with lead based paint, as well as a general requirement of one room per person. Therefore, to move in with a spouse and children, it will require a lead free home AND a minimum of 2 bedrooms (rent usually $1,600+)

If you are moving in with a spouse, you can be ok with a 1 bedroom apartment. However, if you would like to live in a larger home with roommates, each adult is required to have their own room, thus you can expect to pay for 2 rooms.

PRO TIP:

Over 90% of leases are year-long commitments. It is very difficult to find anything that is month to month. Remember that you are signing and responsible for the terms of the contract and can not legally break the contract without mutual agreement between you and the landlord!
Legality and Your Rights – *VERY IMPORTANT TO REVIEW!*

A lease is a legally binding contract between a tenant and a landlord. Any terms or conditions not prohibited by law may be included in the agreement. If either party fails to abide by the terms of the lease, the offended party may be entitled to certain concessions, including the possibility of termination of the agreement. You should obtain everything in writing, including specific provisions agreed upon with the landlord in your lease.

Please carefully review all the terms of a lease or tenancy at will agreement. Discuss any provisions or special circumstances before signing the lease. **Any item that may need further clarification should be discussed before signing. Every party involved should have and keep a copy of the signed lease agreement.**

Review the Attorney General’s “Guide to Landlord/Tenant Rights,” available for students to use while reviewing their lease.

Some important definitions:

--- **Common Areas:** All exterior and interior areas contiguous to a rental unit and units but not within the aforementioned nor under tenant control by mutual consent.

--- **Dwelling:** A structure or part thereof consisting of one or more units and used as a household for living purposes.

--- **Household:** A family and/or one or more unrelated persons who share the same dwelling unit.

--- **Landlord:** The owner or lessor of a given dwelling unit or any person authorized to manage or otherwise perform the owner’s or lessor’s obligations on her/his behalf.

--- **Owner:** One or more persons holding legal title to a dwelling or exclusive rights to use or administer the same. Term also applies to a mortgagee, such as a bank, which has taken the legal possession of a dwelling.

--- **Rental Agreement:** An oral or written lease agreement establishing certain terms, conditions, rules and regulations concerning the use and occupancy of a dwelling unit.

--- **Security Deposit:** A deposit of money required by a landlord from a tenant that must be returned within thirty days after a tenant vacates a unit unless the unit is damaged or rent is owed. In either of these cases an appropriate deduction is made and the remainder, 5% interest and an itemized listing of deductions, must be sent to the tenant.

--- **Tenant:** You, any person or head of household occupying a dwelling for living purposes who assumes responsibility by making a rental agreement with the landlord; plus those other occupants of the unit making up the tenant’s household at the time such agreement is made or at any time thereafter with the landlord.

Be sure to keep a copy of the lease signed by all parties. You should save all receipts, records and correspondences with your roommates and landlord until you have moved out of the apartment and your security deposit has been returned. **Do not sign a lease that does not have all of the information filled in – especially the payment schedule, price, contract length and any other things you have agreed upon ahead of time.**
Resources For After You’ve Moved In
The Office of Graduate Student Affairs (GSA) is continually looking for ways in which to make living off-campus easier for our students so that they can focus on their learning experience. Some of the programs we offer are:

Mediation:
Not everyone is a great communicator. When necessary, our office will work with students to open the lines of communication and to collaborate on creating a Roommate Agreement that is manageable and realistic. Get started on a Roommate Agreement Contract! Before a disagreement escalates into an intolerable situation the first step is to check in with Steve or Jessica at the Graduate Student Center in Kutz Hall.
Although GSA cannot offer extensive legal advice, we can guide you through options and effective communication strategies to try and resolve the problem.

Off-Campus Housing Clinic:
The Watch CDC Housing Clinic is a community resource that provides assistance through the support of trained housing advocates. Housing Clinics are held Mondays and Thursdays from 7:00pm – 8:30pm at 24 Crescent Street, Suite201, Waltham, MA. For more information, go to: www.watchcdc.org/clinic.

Here Are Some Useful Numbers to Get You Started

National Grid (gas)
Customer Service: 800---233---5325
Emergency Gas Safety: 800---233---5325
www.nationalgridus.com

NSTAR (electric)
Customer Service: 800---592---2000
www.nstaronline.com

Verizon (telephone / internet)
Customer Service: 800---870---9999
www.verizon.com

Comcast (cable/internet)
Customer Service: 800---266---2278
www.comcast.com

MBTA (Massachusetts Bay Transportation Authority)
For information on subway, bus, commuter rail schedule, maps and fares.
Customer Service: 617---222---3200
www.mbta.com

*Charlie Cards are free cards that can be picked up at kiosks in the subway or at local MBTA offices. You can add money to them in the metro. When you add money to them and then use them for busses and subway rides to receive discounted fares.
Moving In / Out
You always want to plan ahead for moving. It can be time consuming and often more expensive than anticipated. Listed are a few reminders before moving in and moving out. If you have used furniture for sale or you would like to purchase used furniture, please go to my.brandeis.edu (classified section).

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 appointments in advance.
--- You need to display your name on the mailbox to receive you mail – DISPLAY LAST NAME.
--- It is better to ask the landlord or neighbors about the trash disposal schedule before you throw away your garbage and recycling.

Before moving out:
--- You typically must give a 60---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. TAKE PICTURES!
--- 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. (Including mailbox key if there is one)
--- Change your address with school and local post office.

Being a good neighbor
The neighborhoods in the Waltham area are made up of a tight knit group of residents, business owners and students that all work hard to create a sense of community. As a student at Brandeis you are expected to act responsibly as a community member. Many areas have active neighborhood associations as well as neighborhood watch groups in relation with the Waltham Police Department. Brandeis encourages students to become active positive members of both the community at large and that in which they live.

Steps to being a good neighbor
Be neighborly; it is not required that you introduce yourself to your neighbors, but being friendly helps in building relationships. Simple gestures in the community will provide for a more comfortable setting and a pleasant experience. This can include observing reasonable hours for noisy activities. Remember that noise travels, especially if you live above or below someone!
Temporary On Campus Summer Housing Arrangements

*Only available until August 5\(^{th}\), 2017*

We are offering the opportunity to stay on campus for up to 3 days during the summer months to assist you in your search for housing. This is the perfect arrangement for any student that has set up appointments to see apartments in the area and would like to save money on a place to stay for a few nights to secure housing for the upcoming semester. Housing on campus will be available from June 1\(^{st}\) – August 5\(^{th}\) for $20/night. Please contact Steven Weglinski at weglinski@brandeis.edu or 781-736-3546 for more information.

**Alternative House Arrangements**

While between homes, use Orbitz.com or Hotwire.com to find cheaper rooms at hotels. We also include additional cost effective resources to consider.

- **Marriott Hotel Newton**
  2345 Commonwealth Ave
  Newton, MA 02466
  617---969---1000

- **Holiday Inn Express**
  385 Winter Street
  Waltham, MA 02451
  781---890---2800

- **The Westin Hotel -- Waltham**
  70 Third Ave
  Waltham, MA 02451
  781---290---5600

- **Embassy Suites**
  550 Winter Street
  Waltham, MA 02451
  781---890---6767

- **Global Immersions Inc:** (Watertown, MA) 888---924---2712
  www.globalimmersions.com
  *Provides home-based housing placement services for all lengths of stay.*
  **This should be planned at least 1 month in advance**

- **Boston Homestay Inc.:** (Needham, MA) 781---449---9733
  www.bostonhomestay.com
  *A temporary homestay placement service for international students and professionals.*
  **This should be planned at least 1 month in advance**

- **Airbnb.com**
  Save money by renting from a local host.
  If you rent through AirBNB and have any issues, please read this guide!

- **Boston Hostels**
  hostels.com/boston/usa
  *Inexpensive accommodations for shared temporary living*

**PRO TIP:**

*Be sure to utilize our Housing Facebook Page and Housing List Serve to communicate your housing needs, questions, and opportunities!*