

Six Steps To Leasing For Students

Quick Lease Checklist

- Define your requirements
- Search for properties at CarvajalGroup.com
- Narrow down your list
- Schedule showings
- Pick your favorite property
- Submit Lease Offer (houses/duplexes/condos)
- Submit Rental Application (apartments)
- Line up a co-signer
- Bring a check
- Sign your Lease
- Store signed lease in a safe place
- Complete Move-In Checklist
- Schedule movers
- Unpack boxes
- Invite your parents down to stock the fridge
- Kick back and enjoy!
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West Campus Facts

West Campus is bordered by 38th street to the north, MLK to the south, Lamar to the west and Guadalupe to the east. (MLS = "UT")

Distance to campus:
 5-min. bus ride; 7-min. bike ride; 10- to 15-min. walk

1BR/1BA – \$800+
 2BR/2BA – \$1,200+

Pre-Leasing begins as early as September the prior school year.

If you're like most students looking for a place to live, you're starting from ground zero, so begin with Step #1 below to define your requirements. If you think you've already found your dream property, we'll help you check it out (Step #3 below), compare it to similar properties, and make sure what may sound too good to be true really is a great deal. Did you and your friends already handpick the apartment complex you want to live in next year? Great – we'll help you get the best deal and be your advocate through every step of the process. Skip to Step #4 and call us right away to get the process started. All of our expertise is FREE for students, so there's no reason not to take us up on it.

Step 1. Defining Your Requirements

The first step in the leasing or pre-leasing process is to determine YOUR list of requirements. What is your budget? What area of town suits you best – West Campus, Hyde Park or somewhere off the beaten path? Do you want to live near the cheerleaders or next to the law students? Do you want to walk to class, take the bus, or brave parking? What type of property appeals to you most – a house, duplex, condo or apartment (big or small complex)? Will you have roommates? Do you actually want roommates? (Oops - we don't really need to know that.) How many bedrooms and bathrooms will you need? Do you have any other requirements – pets or pools, garage or gym, closet-space or clothes washer and dryer? Once you've prioritized your most important criteria (complete our [Leasing Wish List for Students](#)), you're ready to start the search for your ideal property.

Step 2. Searching for Properties

Since there is this cool thing called the Internet, you don't need to drive all over just to get an idea of what your options are. CarvajalGroup.com is a great place to start. Click on [Austin Properties for Lease](#), select your property types and size requirements, and you're off to the races. You'll see all of the properties that meet your criteria with detailed information, pictures, virtual tours and more. Then save your favorites to your shopping cart. If you're not big on searching online or you just don't have the time, we're okay with that too. But you'll need to contact us - we don't have our psychic links perfected yet. Call us at 512.419.7770 or email us at info@carvajalgroup.com to let us know all of your requirements and we're happy to find potential properties for you.

Step 3. Finding Your Ideal Property

Now that you've narrowed down your list to a handful of good matches, it's time schedule showings with your agent. Great properties lease fast! We schedule showings within 24-48 hours of your call. And you can look at as many properties as you want – even with the higher price of gas these days. Pictures are one thing, but you'll want to see your prioritized properties in person, take notes and compare. Remember, this is likely where you'll live for the next year or more. Don't settle – take the time to find the property that's right for you.

Step 4. Submit Your Lease Offer or Apartment Application

Once you've found your ideal property, call us and we'll help you submit a [lease offer](#) for houses/duplexes/condos or a [rental application](#) for apartments. Credit and background checks will likely be completed during this part of the process, so let your agent know up front if there are any issues that may arise. If you're leasing an apartment, you'll typically need picture identification, your social security number and a co-signer unless you can show proof of a steady income (like your past three monthly pay stubs). You'll also need information about yourself and your rental history for the application – and you may be required to pay a non-refundable rental application fee (typically less than \$50).

Step 5. Sign Your Lease

It's time to sign on the dotted line! Leases are binding contracts, so we'll want to make sure to go over the fine print. What day of the month is your rent due and is there a grace period? Who should you contact for repairs? Will your lease automatically renew without written notice? You'll need to pay any necessary deposits and often the first month's rent. When everything is signed and the deal is done, file a copy of your lease somewhere safe to refer to later.

Step 6. Walk-Through and Move-In

Before you move in, you will want to walk through the property and note any issues. We'll make sure you submit the appropriate form so your landlord will make any immediate repairs necessary and so that you will not be held responsible for any major flaws upon move out. See our [Move-In Checklist](#) to ensure that NOTHING goes overlooked. Finally, it's time to unpack your boxes and enjoy your new digs!