Basic Boston Housing

Traits:
1. Boston is an old city, and our housing is old too. Many apartments do not have elevators, central air conditioning, or laundry in-building.
2. Boston’s rental housing is in short supply. Many apartments are too pricey to afford alone. Finding roommates is key.
3. Boston is a college town, which means most apartments begin to turn over during the summer and continue up to the beginning of September.

Students are strongly encouraged to start their apartment search early and to visit apartments before signing a lease. Most landlords will not rent to tenants who they have not met.

Good Links to have:
- Housing Resources
  bumc.bu.edu/ohr
- Off-Campus Services
  offcampus.bu.edu
- City of Boston
  cityofboston.gov
- TranSComm - Transportation Solutions for Commuters
  bumc.bu.edu/transcomm

BUMC students live all over the Greater Boston area.

Popular Neighborhoods
1. The South End
   Home of BUMC, closest to campus. About 25% of BUMC student population lives here.
2. Fenway/Kenmore
   Location of the Charles River Campus, easy to access from BU Shuttle. About 15% of BUMC students live there.
3. Allston/Brighton
   Not very convenient, but cheap and easy to find housing. About 5-7% of students live here.
4. Back Bay
   Fairly convenient, beautiful. Near 5% of students live here.

Price Ranges
- Very Expensive: Studios: $2200-$3200
  1 Bed: $2500-$4100
  2 Bed: $2800-$4800
  3 Bed: $3400-$5200
- Expensive: Studios: $1700-$2500
  1 Bed: $1900-$2700
  2 Bed: $2600-$3500
  3 Bed: $3000-$3600
- Moderate: Studios: $950-$1500
  1 Bed: $1200-$1800
  2 Bed: $1800-$2500
  3 Bed: $2300-$2900
- Inexpensive (for Boston): Studios: $800-$1200
  1 Bed: $1000-$1400
  2 Bed: $1200-$1800
  3 Bed: $1600-$2200

Commuting Times
- Close: Commute under 30 minutes, no transferring.
- Average: Commute under 45 minutes, one transfer.
- Long: Commute up to 60 minutes, sometimes two transfers.
**Boston Housing Reference Sheet**

**Getting Around Boston**

<table>
<thead>
<tr>
<th>Public Transportation Close to BUMC</th>
<th>Taxis: are plentiful on Washington and Tremont Streets, especially in the evening. Uber and Lyft available throughout Boston.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The MBTA is Boston's public transit authority <a href="http://mbta.com">mbta.com</a></td>
<td>The <strong>BU Shuttle</strong>: a free shuttle that travels between the BUMC and Charles River campus. It stops at Albany Street every 10 to 20 minutes <a href="http://bu.edu/thebus">bu.edu/thebus</a></td>
</tr>
<tr>
<td>Trains: Orange Line (at Massachusetts Avenue), Red Line (at Broadway Station)</td>
<td><strong>Bicycle Cages/Racks</strong> on campus <a href="http://bumc.bu.edu/transcomm">bumc.bu.edu/transcomm</a> Hubway: Boston's bike sharing system, <a href="http://thehubway.com">thehubway.com</a></td>
</tr>
<tr>
<td>Buses: #1, #8, #10, #47, CT1, CT3 (Newton and Concord Streets, Mass. Ave.), Silver Line (on Washington Street)</td>
<td></td>
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</tbody>
</table>

**Finding Roommates**

Most students in Boston will live with roommates to make housing more affordable. Before deciding to live with a roommate, students should make sure they have three “C’s”: credit, consideration, and communication. Roommates in Boston are “jointly and severally” liable for rent, meaning that if one roommate doesn’t pay, everyone else has to make up the rest.

**Finding Housing**

**BU Resources**

1. Housing Resources [bumc.bu.edu/ohr](http://bumc.bu.edu/ohr) Located on the Medical Campus, Housing Resources assists students with their housing search from the beginning of the process to reading and signing a lease. Contact 617-638-5125 or [ohr@bu.edu](mailto:ohr@bu.edu).
2. BU Off-Campus Services [offcampus.bu.edu](http://offcampus.bu.edu), is the apartment and roommate database. It can be used to find apartments, roommates, short-term housing, even furniture. See apartments 'By Owner'.
3. BU Real Estate [bu.edu/realestate](http://bu.edu/realestate) offers University owned apartments for rent. Graduate students who want to live in housing that is managed by Boston University and located on the CRC should call 617-353-4101.
4. Facebook:Incoming classes have pages for students to connect, find roommates, ask housing questions and learn from others about their housing search. There are also a number of Boston Housing Facebook groups that allow those seeking housing in the Boston vicinity to connect.

**Online Resources**

1. [Offcampus.bu.edu](http://offcampus.bu.edu) Best online resource to find apartments available in Boston. Available apartments begin by searching these listings.
2. [Boston.craigslist.org/nfa](http://Boston.craigslist.org/nfa) Boston’s largest online apartment-hunting tool. It can be used to find apartments, roommates, short-term housing, even furniture. See apartments ‘By Owner’.
3. [Padmapper.com](http://Padmapper.com) Search for no-fee listings by neighborhood.

**Realtors**

If you are short on time or have very specific criteria, using a realtor is a good option. They can drive you around, show you several apartments during one appointment, and may know a lot about the neighborhood where they work. Most Boston realtors charge a [realtor fee](http://realtorfee.com) or commission, which can be up to one month’s rent. [offcampus.bu.edu](http://offcampus.bu.edu)

**Property Managers**

Landlords hire managers to rent/maintain their buildings. No realtor fee is charged.

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**Move-In Day Standards:**

- Apartment unit is safe, clean & sanitary
- Landlord contact info is posted
- All smoke alarms working
- Schedule of move-in day

**Search Timeline**

5-6 months before move-in:
- Do your research
- Decide on your housing budget and where in Boston you want to live
- Choose at least two neighborhoods to explore
- Begin contacting potential roommates
- Schedule a visit to Boston

2-3 months before move-in:
- Visit Boston
- Meet your potential roommate(s)
- Using the Housing Resources available, search for an apartment
- View apartments
- Submit an application for the apartment you want
- Meet the landlord prior to signing a lease

4 weeks before move-in:
- Reserve a truck for moving day
- Apply for a parking permit from the city

1 week before move-in:
- Review your lease
- Notify the post office about your address change
- Double-check your move-in directions
- Make sure you have a parking permit
- Confirm truck reservations
- Call to have utilities turned on during your moving day, and turned off at your old apartment

**All rental units must meet Standards on move-in day. Call 311 to report non-emergency issues**

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