



Help

Housing

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- Finding a Place to Live
- What is “Fair Housing”?

Web Resources

Many students find the following web resources helpful in locating housing.

<p>The California Apartment Association www.caanet.org</p>	<p>A brochure for renters is available to help you through the rental process. Explains what a lease is, what your rights are, what you need to do to get your security deposit back, etc. The brochure is available on-line at under the “Renters” section</p>
<p>International Student Placements www.isphomestays.com</p>	<p>Find a match with a host family. You can review the site to learn about the application procedures and download an application. From the home page, click on “Students”, then on “Southern California”. Scroll down to find the application form.</p>
<p>College Park www.collegeparkweb.com</p>	<p>Select CA-Bay Crest apartments for the location closest to Long Beach City College.</p>
<p>CSULB Off-Campus Housing www.myidealhome.com/csulb</p>	<p>View private listings of housing in the area</p>
<p>Universal Student Housing www.usaish.com</p>	<p>The agency offers Homestay placement for a fee</p>
<p>Homestay Services International www.homestayservices.com</p>	<p>The agency offers Homestay placement for a fee.</p>
<p>Craig’s List http://losangeles.craigslist.org/lgb/hhh/</p>	<p>Free advertisements of homes/apartments in Long Beach Area.</p>

Economical Stores for Home Furnishings

DISCOUNT STORES

K Mart
2900 BELLFLOWER BLVD. Long Beach

Big Lots
2300 E. 7th Street, Long Beach
5227 Lakewood Ave., Lakewood
2238 Bellflower Blvd., Long Beach

Target
950 E. 33rd Street, Signal Hill
2270 Bellflower Blvd., Long Beach
3705 E. South Street, Long Beach
11525 South St , Cerritos

MATTRESSES/FUTONS

IKEA
20700 S. Avalon Blvd., Carson

Mattress City
3091 Long Beach Blvd., Long Beach
10831 Los Alamitos Blvd., Los Alamitos

Mattress Discount Furniture
16441 Bellflower Blvd., Bellflower

Aladdin Sleep Center (for Futons and Frames)
5539 Stearns, Long Beach

The Outlet (for Futons)
8757 E. Artesia, Bellflower

THRIFT STORES (Used Items)

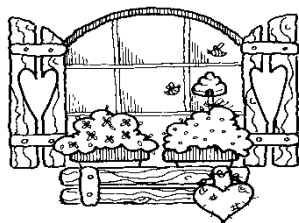
CHOC
17458 Bellflower Blvd., Bellflower

Go Bananas Thrift
3416 7th Street, Long Beach

Goodwill
5440 E. Del Amo, Long Beach
12130 E. Carson Street, Long Beach

Salvation Army Thrift Store
4234 Woodruff Avenue, Long Beach

ADVANTAGES AND DISADVANTAGES HOMESTAY VS. RENTING AN APARTMENT



ADVANTAGES OF LIVING WITH AN AMERICAN FAMILY:

- You will learn about a new culture, first hand!
- The family will help you learn about Long Beach
- You will improve your English skills
- Rent is reasonable
- Some houses include meals, so you can taste new foods
- Your room is furnished

DISADVANTAGES OF LIVING WITH AN AMERICAN FAMILY:

- You must follow the family rules
- You must give your schedule to the family so that they will always be able to find you
- You must call the family if you are going to be late
- You will have less personal freedom
- You may not always like the food that is offered to you

ADVANTAGES OF LIVING IN AN APARTMENT:

- You will have more freedom
- You can share the rent with someone else, which will make it cheaper
- You don't have to follow house rules unless you and your roommates agree on them first
- You can buy and prepare the food the way you like it

DISADVANTAGES OF LIVING IN AN APARTMENT:

- If your roommate is from the same country as you, or if you live alone, you will not learn English as quickly
- Most apartments are not furnished
- You will have to do your own cooking
- Roommate may not be compatible
- If your roommate decides to move out, you will have to pay all the rent
- Utilities are not included, so it could be more expensive

Homestay Living

Long Beach City College Housing welcomes you as a student to the college and wants you to know that we are here to provide you with housing information and help you with your housing needs.

From the time we began providing the service, we have been encountering questions from our students that we feel might be beneficial to you when you are making housing choices:

Is it okay to pay cash for my first month's rent since I do not yet have a bank account?

YES! It is okay to pay cash, but ask your homestay host family to provide you with a written rent receipt at the same time you pay them the rent. Be sure and keep the rent receipt with your important personal papers just in case any problems arise at a later date. As soon as you have opened an account with a bank though, start paying your rent with a check. Your cancelled check will be your receipt.

What is a security deposit and why do I have to pay one?

Most homestay hosts and apartment owners require a security deposit to defray their expenses in case you (1) damage anything on the premises, (2) leave without giving proper written notice (usually 30-days), (3) leave unpaid debts behind, and /or (4) do not give a forwarding address. Make sure you have a signed rental agreement that describes in detail how and when your deposit will be refunded. Your landlord or homestay host does not have to return your deposit if any of the above situations exists.

BY LAW your deposit must be returned to you within **21** days of the date you move out completely and return the key as long as you have met all of the above requirements.

If I do not like my homestay host or my living facilities, how long do I have to stay?

One of the biggest concerns that the college housing office has is making sure you are happy and comfortable in your new living quarters. It is natural for the first few weeks that you are here in the United States that you have a feeling of homesickness and feel strange in your new surroundings. If, after that length of time, you are still feeling uncomfortable and do not want to stay where you were placed, please come to the housing office and we will try to find a more suitable place for you. We do want you to be happy, but we also want you to make the effort to overcome these feelings you may have for the first few weeks. **Remember**, your host family is also going through an adjustment period also, so do try and give them a chance.

Pay attention to any lease or agreement that you signed with your host family, however. The agreement may state the period of time during which you can make a change without penalty.

Apartment Living

I found a friend and we want to move into an apartment together. How can we find an apartment in a safe area?

If you are checking the newspaper for listings and find something that sounds good, first check with the college housing office and they can show you in what area the apartment is located. Many times when the rent seems very cheap, the area is not desirable.

When I applied to rent an apartment, the manager made me pay an application fee. Why do I have to pay this?

Apartment managers have you fill out a rental application and must use a credit check agency to verify your information. These credit check agencies charge a fee for their services and the apartment managers are passing that fee along to you. It is a non-refundable fee and does not guarantee that you will be accepted as a tenant. Make sure you get a detailed receipt of anything you are being asked to pay.

If you are accepted as a tenant, you will be asked to sign a rental agreement. Make sure you understand what you are agreeing to. If you do not understand, have the manager make a copy for you and bring it to the office where someone will be able to explain it more clearly.

If my friend moves out in the middle of the month, do I have to pay an entire month's rent when the rent is due?

YES! Your apartment rent is set at a certain amount. It does not make any difference if there are one, two or three people living in the apartment: the manager will still insist on the full amount of rent. The college housing office has roommate cards that can be posted to help you find a new roommate.

After I moved out of my apartment, the manager refused to give me back my full deposit because they said I didn't leave it like I received it. Is this legal?

YES! Before you move into any apartment, ALWAYS ask to go through it with the manager so you and s/he can make note of any problems before you move in. Write them down on a checksheet and both you and the manager sign it. Keep a copy of it with your other important papers.

We hope you find these suggestions and sample questions helpful. We want your experience at Long Beach City College and the United States to be a positive one, so learn all you can about your rights. If in doubt, call our office at (562) 938-4516.

FINDING A PLACE TO LIVE

For those of you who have not yet made housing arrangements, the Long Beach City College housing office will be happy to assist you with your planning.

Hotels For Short Stays

When you first arrive in the Long Beach area, plan to stay at a nearby hotel or motel until permanent housing can be arranged. The college has made arrangements with two local facilities that will give our students a special discount. Be sure to mention the college when you reserve your room so that you can take advantage of any reduced student rate. The third hotel listed does not give a student discount, but their rate is very low. To ensure that you will have a place to stay, make your reservation before arriving.

Holiday Inn	Guest House Inn	Executive House Inn
2640 Lakewood	5325 E. Pacific Coast Hwy.	4400 E. Donald Douglas Dr.
Long Beach	Long Beach	Long Beach
562-597-4401	562-597-1341	562-420-1451

Choices for Longer Stays

BAY CREST STUDENT APARTMENTS: These apartments are ideally located in Long Beach and rent primarily to students from LBCC, Cal State Long Beach, De Vry University and Brooks College. A public bus runs directly from in front of the apartment complex to both the LAC (Carson Street) and the PCC (Pacific Coast Highway) campuses. The complex has 3 swimming pools, a Community Club House, a computer center and a weight room. Both furnished and unfurnished apartments are available, and the complex manager will match you with roommates if you do not already have someone to share with. For more information, visit the web site at www.collegeparkweb.com, or visit the apartments, located near the traffic circle, at:

1718 Ximeno St.
Long Beach, CA 90815
(562) 597-1321

HOMESTAYS AND ROOMS TO RENT: Many American families who live close to Long Beach City College provide housing for International students. Host families live within busing, biking or walking distance from the campus. Living with a host family gives you a wonderful opportunity to improve your English skills and to learn more about your new community than you would by living in an apartment with other International students.

If you would like to be matched with a host family, please contact *International Student Placements*” at www.isphomestays.com to learn about the application procedures and to download an application. From the home page, click on “Students”, then on “Southern California”. Scroll down to find the application form.

DORMITORY FACILITIES: Long Beach City College does not have dormitory facilities.

OFF CAMPUS APARTMENTS: The rent for studio or 1 bedroom apartments close to the campus is approximately \$650 - \$850 per month. The rent for a 2 bedroom apartment is approximately \$900 to \$1,400 per month.

There are many apartments available close to the college. Most apartments are unfurnished and require a minimum 6-month lease. Cost of utilities and telephone is not included in the monthly rental price. The college can direct you to apartment listings to assist you in your search for an apartment, but we cannot make the arrangements for you because you must sign the lease agreement yourself. (See below for additional information about leases.)

Hints for Apartment Seekers

Find a Good Deal

Check newspaper classified advertisements (Sunday papers often have the most listings), the “Recycler” or the “Press Telegram” newspaper (which you can purchase at 7-11 or Am Pm stores) or drive through neighborhoods looking for rental signs. When you find an apartment, make sure to talk to other tenants about the place.

When choosing an apartment, you should consider its cost, proximity to campus, and safety. Is the property well lighted? Are there adequate locks on the windows and doors?

Read the Lease Carefully

A “lease” is a binding legal contract between you and the property owner, or landlord. When you sign a lease, you are obligated to pay the landlord monthly rent for the duration of the lease, even if you move out before the lease ends. The minimum information a lease or rental agreement should include is rental rate, required deposit, length of occupancy, apartment rules, and termination requirements. Some questions you may want to ask include:

- Amount of rent? What is included in rent? (gas, electricity, water, parking, laundry)
- How many persons may occupy the apartment? What is the guest policy?
- When and how must rent be paid each month? Are you allowed to sublet? (see Subletting)
- If roommates share the apartment, who is responsible if one should leave?
- Under what conditions are the security or cleaning deposits refundable?
- What is the length of occupancy? What is the landlord’s right of entry?
- What are the rules concerning pets, conduct, and recreational facilities?
- Whom do you call for emergency repairs?
- Are there laundry facilities in the building? If not, are they nearby?
- Is parking available? If not, where do you park?
- Is the apartment located near public transportation?
- How, where and when do you dispose of trash?

■ What are the requirements for full refund of the security deposit?

If corrections or repairs are needed, make the rental contingent upon these corrections and agree (in writing) upon a completion date.

When you sign a lease, you will typically be required to pay a “security deposit,” usually equivalent to one month’s rent, as well as the rent for the first month. It is always good to pay rent and other payments by check, NOT BY CASH. Write the purpose on the front of the check. If you are forced to pay by cash make sure you get a signed and dated receipt from the landlord.

The written word is strict. Read thoroughly and understand everything before signing documents such as leases and contracts. If you need help understanding the lease, bring a copy to the International Student Office where someone can help you read it.

Deposits

The landlord must return the refundable part of the deposit within 21 days of the time you move from an apartment. Any applicable deductions from the deposit must be itemized in writing.

Apartment Sharing

If one roommate leaves without paying his/her share of the rent, the landlord has the right to collect the rent from the remaining tenants. Great care should be taken to choose roommates who will fulfill their share of the obligation, otherwise you may be obligated to pay their share of the rent.

Right of Entry

The landlord has the right to enter the premises at reasonable times to inspect and make repairs, but usually a landlord will not enter your apartment without calling to ask permission or notify you that there is work to be done.

Repairs

If the landlord fails to make reasonable repairs, the tenant, after repeatedly asking for those repairs in writing, has the option of making the repairs himself (only if the cost does not exceed one month’s rent), and applying the amount of the repair as a deduction to the next month’s rent. If the repairs are more expansive than that, the tenant has the right to leave the apartment without the 30 days notice.

Damages

If the tenant or guests of the tenant damage the premises, the tenant is responsible for making repairs or replacing the damaged items. Make a list with all the damages and ask the landlord to sign it and date it, sign it yourself, and keep a copy of the list.

Subletting

If you have signed an agreement to rent an apartment and then take rent from another person to live in that apartment instead of you, this is called “subletting”. Most often a

student would do this if wanting to travel during non-school periods, but did not wish to lose the right to live in that apartment when returning. Subletting is only permitted with the landlord's consent. Many landlords do not allow it, and even if you have the permission, you are responsible for the rent payment each month whether or not you collect it from the subletting person.

Rent

The law states that rent is payable in advance for each rental period. The rent due on the first of the month, then, is for the month just beginning, not for the month ending. In most cases, rent is considered late on the fifth of the month. Penalties can be assessed after this date. Check your lease for details about when your landlord considers rent “late”, and to learn about the penalties in your particular case.

Utility Bills

You will probably be responsible for paying the cost of your telephone service and “utilities”: water, electricity and gas. Ask your apartment manager how to get these services turned on. The utility companies may require you to pay a deposit before service is activated. These deposits will be refunded to you or credited to your account when you terminate your service, provided you have paid all of your bills.

Choosing a neighborhood

When you choose where you want to live, think about safety, transportation, and, if you have no car, be sure that the things you need (shopping, library, post office, etc.) are near enough to reach easily by walking, taking a bus, or riding a bicycle.

Leaving the apartment

Under certain conditions and with proper notice (usually 30 days) a landlord may demand that the tenant leaves or that a higher rent be paid in future months. Similarly, when you intend to end your tenancy, you should write a letter to your landlord 30 days in advance of the time you plan to leave.

What is Fair Housing?

Federal and State laws prohibit discrimination in the sale, rental, lease, advertising, financing and business based on race, color, religion, sex, national origin, disability, familial status, marital status, ancestry, arbitrary reasons, age, sexual orientation, and acts of harassment and violence. For more information, please visit the Fair Housing Foundation Website at www.fhfla.com

Fair Housing Foundation

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562-989-1206/800-446-3247 • Fax: 562-989-1836