



Understanding Off-Campus Housing

It is important to remember that GRC International Programs is not an agent or property manager. We do not place students into local apartments, homes or condominiums outside of our housing program. We cannot act on your behalf. We are happy to provide resources and answer questions, but students need to contact local landlords directly. Other considerations:

- Leases are legal contracts. You must be at least 18 years old to apply on your own. Underage students may still be able to rent rooms individually from private homeowners.
- Most property managers will charge an application fee for every adult who wants to live there. These range from \$50-100 per person.
- There are occupancy restrictions when renting. In most cases, no more than 2 non-related people can share a single bedroom. For example, up to 4 people may share a 2-bedroom apartment. This can help reduce individual cost.
- Most leases will require a 12-month commitment. Some will offer shorter 6 or 9-month options, or even month-to-month, but will often charge higher rent.
 - There are penalties if you break the lease early. These can include fines and forfeiting any deposit.
- You will usually need proof of income that is 2.5-3x the monthly rent. Some landlords will accept the financial documents from your I-20.
- You will need to pay a deposit. These can range from hundreds up to an entire additional month of rent. A portion is usually refundable when you move out.
- Having an established credit record is often required, but some places will waive this and charge a higher deposit.
- Most rentals will also be unfurnished. There are some furnished options, but they are less common and more expensive; although, usually still more affordable than a hotel

Median Rent / Available Listings: Oct 31, 2023

	Auburn	Kent	Covington	Federal Way
All	\$2,050 / 147	\$2,033 / 211	\$2,950 / 17	\$1,985 / 140
Studio	\$1,595 / 6	\$1,516 / 10	N/A	\$850 / 4
1 BR	\$1,495 / 25	\$1,620 / 55	\$1,439 / 2	\$1,547 / 35
2 BR	\$1,836 / 59	\$1,895 / 68	\$1,800 / 2	\$1,895 / 47
3 BR	\$2,469 / 29	\$2,700 / 52	\$2,899 / 6	\$2,695 / 40
4+ BR	\$3,373 / 28	\$4,900 / 26	\$3,365 / 7	\$3,705 / 14

Other costs of living averages:

- Utilities: \$166 (most apartments will include water, sewer, and garbage but may charge a surcharge. Electricity is almost always tenant responsibility).
- Internet: \$64.11
- Groceries: \$140.35 (“thrifty”) up to \$279.68 (generous)

How to Find Housing

There are large number of search tools for housing. Some sites cater to large apartment complexes or property management companies. Others cater to private individuals or small landlords. Some listings may appear on multiple sites while others may only use one or two.

Large Search Tools. Most of the listings you find here are from property management companies or professionally managed apartments. Almost all these apartments and houses will be un-furnished but some of the search tools will allow you to filter furnished options.

- Zillow: [Rental Listings - 310 Rentals | Zillow](#)
- Apartment Advisor: [Apartments near Green River College, Auburn, WA | Studio,1-3 Beds Apts \(apartmentadvisor.com\)](#)
- College Student Apartments (requires sign-up): [Student Apartments and College Sublets | College Student Apartments](#)

Furnished Finder caters to traveling nurses and remote workers. It lines up with student needs quite well as a result. The rooms are already furnished, almost always include utilities, and offer shorter term options than apartment rentals. Many offer discounts on extended stay as well. It is constantly changing with the supply and demand market but it usually has at least a handful of good options.

[Travel nurse housing/furnished rentals in Auburn Washington \(furnishedfinder.com\)](#)

RoomSurf is specifically for students seeking college roommates. It is sorted by school and there is a Green River entry. It is not very active, but still has potential as a peer-to-peer resource

<https://www.roomsurf.com/greenriver-roommates>

Things to Know When Renting

1. Rental Agreements:

- Make sure to carefully read and understand the terms and conditions of the agreement before signing it.
- Tenants have the right to request a written receipt for any payments made to the landlord.

2. Rent and Deposits:

- Landlords are generally allowed to charge any amount for rent unless there is a specific local law or program in place.
- Landlords must provide a written receipt for all rent payments.
- A refundable security deposit cannot exceed the amount of one month's rent.
- Landlords must provide an itemized inspection report within 14 days of move-in and return the full or partial deposit within 21 days after the tenant moves out.

3. Maintenance and Repairs:

- Landlords must ensure that the rental property is in a safe and sanitary condition.
- Tenants must report any necessary repairs in writing to the landlord.
- Landlords are required to begin work within a certain period of time based on urgency of the repair. Immediate hazards or loss of electricity, heat, or water must begin within 24 hours.

Additional notes when renting a private room in the same home as their landlord or other shared situation:

1. Rental Agreements:

- It is recommended to have a written rental agreement specifying the terms and conditions of the arrangement, including rent amount, payment due dates, and any house rules.
- Make sure to discuss and clarify expectations regarding shared spaces, privacy, and any additional responsibilities.

2. Rent and Deposits:

- The rent amount should be agreed upon and clearly stated in the rental agreement.
- Typically, a deposit is not required for a private room rental in the same home; however, it is advisable to clarify this with the landlord beforehand.

3. Privacy and Access:

- As a tenant, you have the right to privacy even in a shared living situation. Landlords must respect your privacy and cannot enter your room without proper notice, except in cases of emergency.
- It is recommended to discuss and agree upon reasonable access to common areas, such as the kitchen, bathroom, and living room.

4. House Rules and Responsibilities:

- Clarify and discuss any house rules that may be in place, such as quiet hours, cleaning duties, and shared expenses.
- It is important to establish clear communication and address any issues.

Here is the contact information for emergency assistance and resources that renters in Washington State can reach out to for help:

1. Emergency Assistance:

- In case of immediate danger or emergency, call 911.
This includes the landlord refusing to allow you access to your room or unit.

2. Tenant Union of Washington:

- Phone: (206) 723-0500
- Email: contact@tenantsunion.org
- Website: tenantsunion.org
- The Tenant Union provides information, resources, and assistance to tenants regarding their rights, housing issues, and tenant-landlord disputes.