

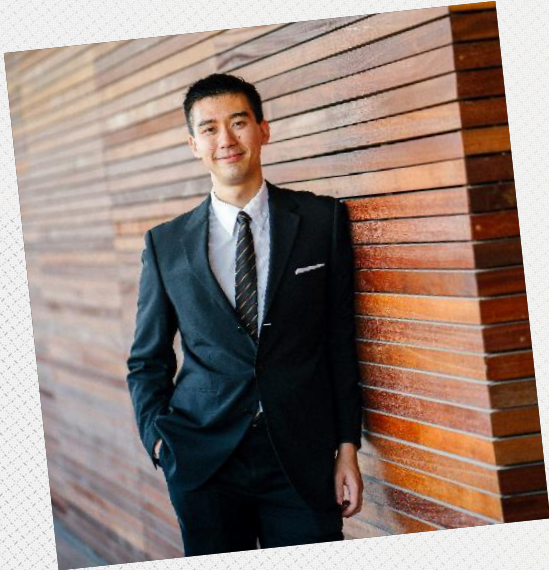
RENTAL HOUSING

© 2023 Becky Bishop White

What You Need to Know About Finding & Securing Your Rental In or Near Berkeley, California

A webinar sponsored by Visiting Scholar and Postdoc Affairs, U.C. Berkeley





Make a great first impression, whether in person or by the messages you leave.



What to know about living in a group household or renting a room in a private home.



Rules landlords use to qualify you for the rent.

Some things you'll learn today



Older Building? Check for safety features that should be in the rental and find out if it's under rent control.

complete both pages.
GENERAL INFORMATION
names you have used, if any: _____ Driver's License # and State (Country, if not USA): _____
of birth: _____ (month/day/year) _____ (month/day/year)
if adults in your household will contribute income toward the rent, please complete a separate Tenant Resume for each person and do not complete this box. Otherwise, please name any other adults (over age 18) who reside in your household and their relationship to you. (If more than one other adult, please list the information on a separate sheet. Also indicate any previous resumes used.)
date of birth: _____ Higher Driver's License # and State (Country, if not USA): _____
the full name(s) and ages of any children in your household: _____
last recent address: _____ state: _____ or, if not U.S., Country: _____ Postal Code: _____
have resided at this address: _____ (month/day/year to month/day/year)
to contact you - telephone number: _____
contact information: _____
if you own or rent your current or previous home, do or did you own or rent?
if yes, please give name, address and telephone number of current/most recent landlord: _____

Essential documents for your rental search.

Questions about Coronavirus? Visit <https://coronavirus.berkeley.edu/>

OVERVIEW OF THE PROCESS TO FIND A RENTAL

Some Furnished Rentals are Available in Advance

- Some owners want to attract visiting scholars/postdocs with rentals that include furniture, linens, and cooking utensils.
- These rentals, ranging from rooms to small and large apartments and houses, are often advertised weeks or months in advance of availability.
- You can contact the owners of such rentals and see if you can arrange your housing before coming to Berkeley. Negotiations can be conducted long-distance via Zoom, Facetime, Skype, email, etc.
- You can check the listing resources daily (described later) for such housing to see what's new.

Most Rentals are Unfurnished & Available Immediately

- New, unfurnished rentals come on the market every day.
- Most rentals do **NOT** have furniture. Resources for furnishings will be discussed today.
- Most rentals are ready for immediate occupancy, so there is such a thing as looking too soon!
- Most owners/property managers will want to meet you in person. You can begin to contact people who advertise rentals 10 days – 2 weeks in advance of arrival to make viewing appointments so you have rentals to see right away once you are here.
- If you have not secured your housing in advance of arriving here, plan somewhere to stay short-term (hotel, motel, friend, relative . . .) in order to look for your longer-term housing in person.

NEW! PERSONALIZED RENTAL SEARCH SUPPORT WITH MOVE BAY AREA

- VSPA has partnered with **Move Bay Area** (<https://www.movebayarea.com/>) to offer you exclusive and specialized housing search services.
- **Move Bay Area** has agreed to provide either a 1- or 2-day home finding service at reduced rates, and VSPA will provide a \$300 subsidy reimbursement* for a total savings of \$500 to use the service. **The reimbursement subsidy is considered taxable income. To alleviate some of the tax burden, the subsidy amount will be augmented by 20%.*
- The reduced rates are \$1,450 for the 1-day service, and \$2,200 for the 2-day service.
- To apply for this program, complete the form on the VSPA website for review and approval. A link to the form may be found here:
<https://vspa.berkeley.edu/vspa-housing-relocation-assistance-program>
- The trusted and invaluable services provided by **Move Bay Area** will help you save time, get oriented to the area and the rental market quickly, and give you all the tools you need to be prepared with your home search.

SOME QUICK BASICS RELATED TO HOUSING

Families With Children



- Public schools, K-12 require residency in the city in which the school is located.
- Postdocs who are married/partnered and/or have children in their household have a *very slight chance* of housing in University Village Albany:
<https://housing.berkeley.edu/explore-housing-options/family-student-housing-university-village/family-student-housing-postdoctoral-applicants/>
- Resources: bananasbunch.org, berkeleyparentsnetwork.org, carebubbles.berkeley.edu, and ece.berkeley.edu.
- Greatschools.org provides school rankings and parent comments.

In Brief: Ways To Get Around

*The **Clipper Card** is a Universal card for most public transit in the Bay Area, including ferry services.

*There are the usual car rental companies and car share programs. Taxi services, Uber and Lyft are also available.



*Berkeley is friendly for walking and bicycling, with designated streets and paths. Many local bookstores sell this biking/walking map that includes a campus map.

*A useful resource is the **Parking & Transportation Services** office at UC Berkeley: pt.berkeley.edu.



TYPICAL RENT RANGES MAY 2023

Becky White's Statistics and What the Rental Website "Zumper" Has to Say About Berkeley

Typical Berkeley & Nearby Rents According To Becky:

- Studio Apartments: \$1,600 - \$2,400
- 1-Bedroom Apartments: \$1,950 - \$2,650
- 2-Bedroom Apartments, Small Houses: \$2,800 - \$4,500
- 3-Bedroom Apartments are rare. Expect to pay \$3,500 and up. 3-Bedroom Single Family Homes are usually \$4,800 and up.**
- 4-Bedroom Apartments are essentially unheard of. Expect to pay \$5,500, and probably more, for a 4-Bedroom Single Family Home.**
- **** You might pay substantially less if you are willing to commute a half-hour or more.**

Zumper's Median Rents for Berkeley

(zumper.com/rent-research/berkeley-ca)

STUDIO: \$1,995

(last month: \$1,900)

1-BEDROOM: \$2,295

(last month: \$2,250)

2-BEDROOM: \$3,200

(last month: \$3,200)

3-BEDROOM: \$4,807*

(last month: \$4,495)

4-BEDROOM: \$5,595*

(last month: \$5,595*)



*Limited data distorts this figure.

HOW TO CALCULATE YOUR RENT BUDGET, Part 1

Gather all sources of your income for the year.

- From your household income.
- From savings you can allocate for the length of your time in Berkeley.
- From grants or awards.
- Remember to budget for other costs, such as the rental deposit and utility deposits – these are covered in later slides.



CALCULATING YOUR RENT BUDGET, Part 2



Rental calculator

- Divide your annual household income by 12 for an estimated monthly income.
- Ideally, your target rent budget is 33% of your monthly income. You may have to spend a greater percentage in our rental market.
- In an expensive rental market such as Berkeley and nearby communities, **many landlords are willing to give some leeway on the ratio of rent to income.**

MOVE-IN COSTS: FIRST MONTH'S RENT+DEPOSIT

WHAT IS A DEPOSIT?

Any money collected in addition to first month's rent is a DEPOSIT.



WHAT ARE THE LEGAL LIMITS FOR THE DEPOSIT?

Rarely charged, but legal: Twice the amount of rent for an UNfurnished rental, three times the rent for a Furnished rental.

DEPOSITS ARE REFUNDABLE

When you move out, **your deposit should be refunded within 21 days.**



MAKE A TENANT RESUME

- This form is posted on the VSPA website as a pdf for you to print and complete with your financial information:
https://vspa.berkeley.edu/sites/default/files/shared/doc/VSPA_TENANT%20RESUME_11052020.pdf
- Note the form has two pages – the photo on the right shows page 1.
- Complete one for each adult in your household.
- The Tenant Resume is a “cheat sheet” for your personal use to help you complete rental application forms.
- **This is NOT a rental application form.** That application form is given to you by the landlord, leasing agent, or the property manager of the rental for which you wish to apply.

TENANT RESUME

NOTE: This is a guideline to help organize your financial information to show how you qualify for a rental. It will assist you with completing what is typically requested on rental application forms in California. If some parts are not relevant to you, please create your own Tenant Resume. This is best imparted in person, but that is not always possible. Be very careful about sharing this information. Do not email this form without password protection on the document. It is suggested to note only the last 4 digits on bank accounts, SSN#, etc., conveying the complete information verbally if you are the final candidate for the tenancy.

PERSONAL INFORMATION

Name: _____

Previous names you have used, if any: _____

Your date of birth: _____ month/day/year Driver's License # and State (Country, if not USA): _____

Date your driver's license expires: _____ (month/day/year)

If any other adults in your household will contribute income toward the rent, **please complete a separate Tenant Resume for each person and do not complete this box.** Otherwise, please name any other adults (over age 18) in your household and their relationship to you. Please also indicate any previous names used.

Other adult's date of birth: _____ His/her Driver's License # and State (Country, if not USA): _____

Please list the full name(s) and ages of any child(ren) in your household:

Current/most recent address: _____

City: _____ State: _____ or, if not U.S., Country: _____ Postal Code: _____

Dates you have resided at this address: _____
(month/day/year to month/day/year)

Best way to contact you – telephone number: _____

E-mail: _____

Other contact information: _____

Considering your current or previous home, do or did you own or rent? _____

If you rented, please give name, address and telephone number of current/most recent landlord:

If you own(ed) your current/most recent home, please write a brief statement on a separate sheet of paper concerning its disposition or your plans for it (i.e., plan to sell it, it's currently on the market, sale pending, plan to rent it, etc.).

Please list your addresses and the dates of residency for the previous 5 years if different from above address:

Do you plan to bring any pets to your new rental? _____. If yes, please list the number of pets, the type of pets and the breed(s) and the weight(s) of any dog(s) you own: _____

Does anyone in the household smoke? _____. Will you have liquid-filled furniture, such as a waterbed, in your new rental? _____

Please explain any 'Yes' answers to the following questions on a separate sheet of paper:

Have you ever been convicted of or pleaded no contest to a felony? ____ Yes ____ No

Have you ever been asked to move out of a residence by a landlord or property manager? ____ Yes ____ No

Have you ever been a party to an unlawful detainer action or filed bankruptcy within the last 7 years? ____ Yes ____ No

IMPORTANT FOR INTERNATIONAL SCHOLARS TO KNOW

Before You Leave Your Country

Contact your bank to inform them that you will be requesting wire transfers of funds to a U.S. bank or possibly to an individual. Find out what their rules are so you can accomplish this.

- **In Case a Landlord/Property Manager Asks, Have Ready:**
 - A picture of your visa.
 - A copy of the first page of your passport.
 - A copy of your welcome letter or email signed by the faculty member to whom you will report, or some other authority in your Berkeley campus department, school, or institute.
 - **A way for a rental owner or property manager to contact the above individual.**

Information You May Be Asked For In Order To Be Considered/Approved For A Rental

- A copy of recent bank statements(s) that show your name and your current balance. Redact all other information such as account numbers. If emailing documents, be sure to send them securely with a passcode.
- A payment for a rental application fee (typically less than \$50 per adult). Can be accomplished by wire transfer, U.S. Visa or MasterCard if you have one, and possibly via PayPal, Zelle, or Venmo.
 - Suggestion: Ask to run a test \$1 payment to ensure the information for the transfer of funds works. If there is a 'friends & family' option, pick that. If approved for the rental, find out if you can pay first month's rent + deposit the same way . . . But please see below.
- **BEWARE OF SCAMS:** If attempting to rent long-distance, first, check the address on Google Maps to ensure it's a residential address. If you are approved for the rental, before sending any money or sharing private information, try to arrange a virtual tour with the owner/property manager or ask a colleague, friend, or relative in the area to tour the rental on your behalf and meet the owner or property manager.
- Once you have a local address, hasten to open a checking account in a local bank or credit union for your future rent payments.

AN ASSORTMENT OF RENTAL RESOURCES

- Your name will be added to VSPA's postdocnet mailing list for a variety of housing listings and related information. This is for both postdocs and visiting scholars. Landlords and others may post housing information on this listserv for you to view.
- Sabbatical rentals are furnished places often advertised months in advance of availability. To start, try www.SabbaticalHomes.com

- <https://www.furnishedfinder.com>



A resource for "Travel Nurses & other Travel Professionals," [Furnished Finder](http://www.furnishedfinder.com) offers rooms, suites, and apartments close to hospitals and other medical establishments. Some places may be near Berkeley campus or in Oakland along an easy transit route or bike ride to Berkeley.

- Some ongoing furnished rentals may be booked in advance, like a hotel reservation. AirBnB.com may be worth exploring.
- CAL Rentals has a new website that makes it easy to pinpoint rentals on a map and see how close to campus they are. Use the filters to see only furnished rentals. (Note: the website uses the terms 'Student Rooms' or 'Student Apartments' but many listings are suitable for visiting scholars/postdocs.)



<https://www.zillow.com/berkeley-ca/rentals/>



<https://och.Berkeley.edu>

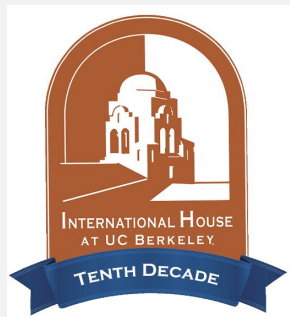
If you do not have a CalNetID, click on 'Register Here' in the **Students, Faculty & Staff** box, then select 'Guest House Hunters' and follow the directions. Visiting during Summer 2023? You can examine Summer Sublets without registering.



See URL on the upper left

Craigslist for East Bay Area:
<https://sfbay.craigslist.org/search/eby/apa?>

SOME FURNISHED RENTALS AVAILABLE NOW OR SOON



- International House at UC Berkeley is a multicultural residential “living and learning” center of nearly 600 students and scholars from 70+ countries, including the U.S. VSPA affiliates are eligible to apply to I-House for now! Assignments are made on a rolling basis.

Includes: Single postdoctoral students, visiting scholars and researchers and Education Abroad Reciprocity students.

<https://ihouse.berkeley.edu/resident-life/apply-live-here>

- Single postdocs may apply to **Intersection Apartments** in Emeryville, 3 miles to campus & with good access to public transit.

<https://housing.berkeley.edu/explore-housing-options/apartments/intersection-apartments/>



Intersection Apartments

- You can apply now to live in UC Berkeley’s CAL Housing properties anytime after May 21 and vacating no later than August 12, 2023. <https://housing.berkeley.edu/explore-housing-options/summer-housing/internship-housing/>
- Fall Semester 2023, 4-bedroom, 2+ bathroom home for rent, \$5,200, July to December, some flexibility. 613 Curtis Street, Albany. <https://askrentalsberkeley.com/property/albany-home-furnished-6-8-month-month-rental/>
- Oxford Apartments: small, mostly 1-bedroom units, in north Berkeley near campus. Rents \$3,000+. <https://www.oxford-apartments.com/>
- University Park apartments north Berkeley, near campus: <https://www.universityparkberkeley.com/>
- Berkeley Parents Network (BPN) Marketplace sometimes posts furnished rentals. <https://www.berkeleyparentsnetwork.org/about/about-subscribing>
- More resources at the end of the webinar and the VSPA website: <https://vspa.berkeley.edu/additional-housing-search-resources>

WHERE TO GET FURNITURE

For Household Goods and Basic Furniture

- There are three businesses that rent furniture – Cort, Brook, and Rent-A-Center (RAC).
- There is also an IKEA store in nearby Emeryville where you may purchase inexpensive furniture, cookware and linens.
- Ask to join 1) 'UC Berkeley University Village Free & For Sale' page on Facebook, 2) Search for 'Buy Nothing Berkeley' on Facebook to find several groups offering free items. 3) Subscribe to 'Berkeley Parents Network' to view their *Marketplace* listings, 4) SF **Craigslist East Bay 'For Sale'** postings.
- Freecycle is where locals post free items and you can also post requests for things: <https://groups.freecycle.org/group/BerkeleyCA/posts/all>

Furniture and Appliance Rental Companies



www.rentacenter.com



Brook and Cort will deliver the furniture you select and take it back when you leave. Check their policies for the minimum number of months required for this service.

LIVING IN A GROUP HOUSEHOLD/RENTING A ROOM

Solo visiting scholars or postdocs might find a bedroom in a group household or a private home to be an affordable option. (Rooming Houses are typically for undergrads.)



NOTE:

- Whether virtually or in-person, you should view the space you would be renting and meet the other people living there.
- Ask lots of questions to ensure the lifestyle is compatible.
- Shared housing and room rental listings may be found on Craigslist East Bay rooms/shares:
<https://sfbay.craigslist.org/d/rooms-shares/search/eby/roo>
- Also on CAL Rentals:
<https://och.berkeley.edu> and use the filters to screen for room rentals.

REVIEW: THINGS TO HAVE/DO/KNOW BEFORE YOU RENT

MAIN TAKE-AWAYS

- A suggested strategy is to start prior to your arrival and regularly examine the furnished resources discussed in this webinar. If any rentals meet your criteria, reach out to the owners/managers. You might be able to secure your housing before you come to Berkeley.
- Consider the benefits of the VSPA benefits offered by **Move Bay Area**.
- Be able to demonstrate you can afford the rent. (Tenant Application, backed up with financial evidence.)
- Compose a short 'advertisement' to leave as voicemail or email when inquiring about a rental. Be sure to mention your affiliation with UC Berkeley, the Department in which you will be working, and when you plan to arrive.
- If you have not secured furnished housing in advance of your arrival, continue your rental search and, about 2 – 3 weeks in advance of getting to Berkeley, include unfurnished rentals in your search.
- If you will be coming from another country, find out how to make wire transfers to a U.S. bank. Once you have an address here, establish a checking account at a local bank or credit union. Try to get a little U.S. credit as soon as possible and make all payments on time.
- When looking at rentals in person, dress neatly and bring only the people involved in the rental. If you can, take a few moments to chat casually with the person who is showing you the rental. Be cordial – the landlord may have other rentals even if you don't like the place you are viewing.

APPLYING TO A RENTAL

What's Legal and Other Tips



APPLICATION TO RENT/SCREENING FEE (C.A.R. Form LRA, Revised 4/11)

I. APPLICATION TO RENT

THIS SECTION TO BE COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.

1. Applicant is completing Application as a (check one) tenant, tenant with co-tenant(s) or guarantor/co-signor.
Total number of applicants _____
2. PREMISES INFORMATION
Application to rent property at _____ ("Premises")
Rent: \$ _____ per _____ Proposed move-in date _____
3. PERSONAL INFORMATION
 - A. FULL NAME OF APPLICANT _____
 - B. Date of Birth _____ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)
 - C. Social security No. _____ Driver's license No. _____
State _____ Expires _____
 - D. Phone number: Home _____ Work _____ Other _____
 - E. Email _____
 - F. Name(s) of all other proposed occupant(s) and relationship to applicant _____
 - G. Pet(s) or service animals (number and type) _____
 - H. Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____
Other vehicle(s): _____
 - I. In case of emergency, person to notify _____
Relationship _____
Address _____ Phone _____
 - J. Does applicant or any proposed occupant plan to use liquid-filled furniture? No Yes Type _____
 - K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? No Yes
If yes, explain _____
 - L. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? No Yes
If yes, explain _____
 - M. Has applicant or any proposed occupant ever been asked to move out of a residence? No Yes
If yes, explain _____
4. RESIDENCE HISTORY
Current address _____ Previous address _____

- The form to the left is an example of an application form to apply for a rental apartment or home. Use your completed Tenant Resume as an aid to completing this document.
- The landlord may legally charge application and credit check fees (usually \$25-\$35 per adult) for processing your application.
- You may or may not be the selected tenant.
- You may apply to several rentals at a time.
- California has very strong anti-discrimination laws when it comes to rental housing and tenant selection. Among them: it is illegal in most housing to deny you a rental on the basis that you have children, and it is illegal to deny you a rental based on your race, national origin, religion sexual orientation, marital status, and other factors. See <https://www.dfeh.ca.gov/housing/> for a complete list.

HOW TO GET A FREE COPY OF YOUR CREDIT REPORT (U.S. CREDIT ONLY)

If you have U.S. Credit, a landlord might ask you to bring a recent credit report if you view and apply to a rental.

You can get Free Credit Reports. Only go to: AnnualCreditReport.com.

- 1) **At present, all three credit report agencies (Experian, Equifax, and TransUnion) will provide free credit reports WEEKLY.**
- 2) Print out your credit report as soon as you see it on your monitor. You may not be able to gain free access to it later.
- 3) After you have your credit report, quit your browser if you are at a computer that is shared or accessible by other people.

BASIC HOUSING SAFETY & HABITABILITY



Consider obtaining renters' insurance. The cost should range between \$20 - \$35 a month. Almost all major insurers offer this insurance. Once you have a rental, call a few companies (such as Allstate, Farmers, State Farm, California Casualty, etc.) to compare rates.

- Check for working smoke detectors.
- Gas-fired appliances? Must have a carbon monoxide detector on the premises.
- Exterior doors should have solid cores and deadbolt locks.
- Look in advance for multiple ways to exit in case of emergency.
- Dwelling must be habitable, including hot and cold running water, all systems in good order.
- Premises (building and grounds) must be clean.
- Must have a working toilet, wash basin, tub and/or shower.
- Floors, stairwells, and railings in good repair.

BERKELEY RENT STABILIZATION BOARD

2125 MILVIA STREET, BERKELEY 94704

(510) 981-7368; TDD: (510) 981-6903

www.cityofberkeley.info/rent/

- The Berkeley rent stabilization regulations are primarily to protect tenants from illegal actions by rental property owners.
- These regulations cover most Berkeley apartments built prior to 1980.
- Check the Rent Board's website to see if your Berkeley rental is listed.
- If covered, your rent should stay relatively the same during your tenancy.
- Most newer apartment buildings are NOT covered by Berkeley's rent control.

YOUR APPLICATION WAS ACCEPTED! Now what?

THE RENTAL AGREEMENT

To the right is a sample first page of the rental agreement form many landlords use, but yours may look different.

- A 12-month LEASE is most common.
- MONTH-TO-MONTH agreements are rare in and near Berkeley.
- Before you SUBLEASE from a current tenant, examine the tenant's original rental agreement to ensure the rental owner permits subleasing.
- Rental agreements may run to 30+ pages with the proper disclosures.
- **Upon signing**, expect to pay first month's rent plus the deposit. If you must pay with cash, be sure to get a detailed receipt.

 CALIFORNIA ASSOCIATION OF REALTORS®

RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT
(C.A.R. Form L.R. Revised 2017)

_____, ("Landlord") and _____ ("Tenant") agree as follows:

1. PROPERTY:

A. Landlord rents to Tenant and Tenant rents from Landlord, the real property and improvements described as: _____ ("Premises").

B. The Premises are for the site use as a personal residence by the following named person(s) only: _____

C. The following personal property, maintained pursuant to paragraph 11, is included _____ ("Check A or B")

2. TERM: The term begins on (date) _____ or (if checked) the personal property on the attached addendum. ("Commencement Date"). (Check A or B):

A. **Month-to-Month:** and continues as a month-to-month tenancy. Tenant may terminate the tenancy by giving written notice of at least 30 days prior to the intended termination date. Landlord may terminate the tenancy by giving written notice as provided by law. Such notices may be given on any date.

B. **Lease:** and shall terminate on (date) _____ at _____ AM/ PM. Tenant shall vacate the Premises upon termination of the Agreement, unless: (i) Landlord and Tenant have in writing extended this agreement or signed a new agreement; (ii) mandated by local rent control law; or (iii) Landlord accepts Rent from Tenant (other than past due Rent), in which case a month-to-month tenancy shall be created which either party may terminate as specified in paragraph 2A. Rent shall be at a rate agreed to by Landlord and Tenant, or as allowed by law. All other terms and conditions of this Agreement shall remain in full force and effect.

3. RENT: "Rent" shall mean all monetary obligations of Tenant to Landlord under the terms of the Agreement, except security deposit.

A. Tenant agrees to pay \$ _____ per month for the term of the Agreement.

B. Rent is payable in advance on the first (or) day of each calendar month, and is delinquent on the next day.

C. If Commencement Date falls on any day other than the day Rent is payable under paragraph 3B, and Tenant has paid one full month's Rent in advance of Commencement Date, Rent for the second calendar month shall be prorated based on a 30-day period.

D. PAYMENT: Rent shall be paid by personal check, money order, cashier's check, other _____ to (name) _____ (phone) _____ at (address) _____ (or at any other location subsequently specified by Landlord in writing to Tenant) between the hours of _____ and _____ on the following days: _____. If any payment is returned for non-sufficient funds ("NSF") or because tenant stops payment, then, after that: (i) Landlord may, in writing, require Tenant to pay Rent in cash for three months and (ii) all future Rent shall be paid by money order, or cashier's check.

4. SECURITY DEPOSIT:

A. Tenant agrees to pay \$ _____ as a security deposit. Security deposit will be transferred to and held by the Owner of the Premises, or held in Owner's Broker's trust account.

B. All or any portion of the security deposit may be used, as reasonably necessary, to: (i) cure Tenant's default in payment of Rent (which includes Late Charges, NSF fees or other sums due); (ii) repair damage, excluding ordinary wear and tear, caused by Tenant or by a guest or licensee of Tenant; (iii) clean Premises, if necessary, upon termination of the tenancy; and (iv) replace or return personal property or appliances. **SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF PAYMENT OF LAST MONTH'S RENT.** If all or any portion of the security deposit is used during the tenancy, Tenant agrees to reconstitute the total security deposit within five days after written notice is delivered to Tenant. Within 21 days after Tenant vacates the Premises, Landlord shall: (1) furnish Tenant an itemized statement indicating the amount of any security deposit retained and the basis for its disposition and supporting documentation as required by California Civil Code § 1950.6(g); and (2) return any remaining portion of the security deposit to Tenant.

C. Security deposit will not be returned until all Tenants have vacated the Premises. Any security deposit returned by check shall be made out to all Tenants named on this Agreement, or as subsequently modified.

D. No interest will be paid on security deposit unless required by local law.

E. If the security deposit is held by Owner, Tenant agrees not to hold Broker responsible for its return. If the security deposit is held in Owner's Broker's trust account, and Broker's authority is terminated before expiration of this Agreement, and security deposit is released to someone other than Tenant, then Broker shall notify Tenant, in writing, where, and to whom security deposit has been released. Once Tenant has been provided such notice, Tenant agrees not to hold Broker responsible for the security deposit.

5. MOVE-IN COSTS RECEIVED/DUE: Move-in funds made payable to _____ shall be paid by personal check, money order, or cashier's check.

Category	Total Due	Payment Received	Balance Due	Date Due
Rent from _____ to _____ (date)				
Security Deposit				
Other _____				
Other _____				
Total				

*The maximum amount Landlord may receive as security deposit, however designated, cannot exceed two months' Rent for unfurnished premises, or three months' Rent for furnished premises.

Tenant's Initials (_____)
Landlord's Initials (_____)

LR REVISED 2017 (PAGE 1 OF 6)
Form Made Filable by RentalLeaseAgreements.com

Reviewed by _____ Date _____



REMEMBER THESE OTHER MONTHLY COSTS

FOOD, UTILITIES, INTERNET, TELEPHONE (MOBILE PHONE)

Berkeley Basic Needs offers emergency food relief with a Food Pantry, offering items such as rice, pasta, milk, cereal, freezer items and fresh produce. The pop-up food pantry location, hours, and other information may be found here:

<https://basicneeds.berkeley.edu/pantry>

This is open to Postdocs, Visiting Scholars, and Visiting Student Researchers. Please bring your CAL ID card.



The local Gas & Electric company is Pacific Gas & Electric, PG&E. 1-800-743-5000, pge.com



Most apartment rentals will include water and sewer charges. If not included, contact EBMUD. 1-866-403-2683, ebmud.com

Most apartment rentals will include trash collection. If not included, search under the city government's website to set up services.

Wi-Fi, cell phone, and entertainment subscriber services can be expensive. Your costs will vary depending upon your use and the carriers you choose.

COMCAST (1-800-266-2278, <https://www.xfinity.com/>) and AT&T (1-800-288-2020, <https://www.att.com/>) are the "big" internet and phone providers, but there are many others that may be more cost-effective.

BE SURE TO COMPLETE A MOVE-IN CHECKLIST

Document all existing defects within one day of move-in

- **Dated photos are best.**
- Complete your move-in condition report soon after you take possession of the rental.
- Give a dated copy of the report to your landlord/property manager and keep a copy for yourself.
- If repairs are needed any time, get a 'by when' date it will be fixed and confirm with landlord in writing.



RENTAL SEARCH IDEAS AND RESOURCES

- Consider making a journal of the rentals you see, noting details.
- Take photos of the rentals you view to if allowed (always ask).
- Write out a list of questions for the landlord before viewing. Examples: Does the rental have parking for a car? Are any utilities included in the rent?

A FEW LISTING RESOURCES (These and more are on the VSPA website.)

CAL Rentals (och.berkeley.edu). Sign up for a Guest Account (account is not necessary if seeking a summer sublet).

Craigslist (<https://sfbay.craigslist.org/search/eby/apa?>) **BEWARE OF SCAMS.**

Zillow (<https://www.zillow.com/>) may be more reliable than Craigslist.

K and S Property Management (www.kands.com).

ASK Rentals (<https://askrentalsberkeley.com/property-list/>). Must be present to view rentals; will not rent 'sight unseen.'

Kasa Properties (www.kasaproperties.com/).

Premium Properties (www.premiumpd.com/).

Lapham Company (www.laphamcompany.com/).

THANK YOU

We hope you have a smooth transition to your next place to live.

You're on your way!

Warm regards,

Visiting Scholar and Postdoc Affairs

University of California, Berkeley

&

Becky Bishop White

The Berkeley Housing Counselor

U.C. Berkeley's Rental Housing Expert for Over Three Decades