

Thursday, April 23rd

Packing Up Pre-Arrival Session

Finding Housing in Raleigh: Off-Campus Leases



Session Logistics



Please introduce yourself in the chat! This has helped past groups make connections with other new students.



You can submit your questions through the Q&A (Question and Answer) feature and we will answer as many as we can during the Q&A portion of today's session.



You can use the thumbs up feature to upvote questions your peers have asked. This will make it easier for panelists to see and more likely that you will hear a response.



A recording of this session will be posted on our Packing Up webpage.

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Providing education, advice, and representation within the scope of the prepaid student legal services plan.

Packing Up: Pre-Arrival Session

Landlord/Tenant Presentation

Presenter: Attorney Michael G. Avery

University Student Legal Services



Common Legal Issues Faced by Students

- Landlord / Tenant
- Traffic
- Criminal
- Domestic
- Business/Consumer/Employment
- Immigration

Landlord / Tenant

- Leases
 - Lease Reviews
 - Notice of Termination
 - Early Termination
 - Subleases / Assignments
- Failure to Repair
 - City of Raleigh Inspections
- Move In/Move Out Inspections
- Security Deposits



Finding a Place - What to Look For

- Use Vetted Resources
 - [NCSU Off-Campus Housing Website](#)
 - [Available Rentals](#)
 - [Roommate/Replacement Finder](#)
- Verify Owner and Landlord
 - [Wake County Real Estate Property Search](#)
 - [NCSOS Business Registration Search](#)
 - Research the Landlord's Reputation

Finding a Place - What to Avoid

- Facebook NCSU Off Campus Housing Pages
 - No affiliation with the University
 - History of rental scams
 - Scammers post fake available rentals and respond to replacement tenant ads.
- Craigslist
 - Widely used by scammers to post fake ads, sometimes using photos from legitimate listings.

Finding a Place - What to Avoid

Red Flags of Fraudulent Listings:

- **Bargain Prices:** Too-good-to-be-true prices are likely fake.
- **Upfront Fees:** Never send money, security deposits, or background check fees before researching and verifying the owner/landlord.
- **No In-Person Access:** Scammers often claim they are out of state and cannot show the property.
- **Wire Transfers/Gift Cards:** Avoid any listing requesting payment via wire transfer, prepaid cards, or P2P apps (Venmo, Zelle) to unknown individuals.

Leases

- Most commonly used leases include:
 - [NC Realtors Lease](#)
 - [Apartment Association of NC](#) (AANC) Lease
 - National Apartment Association (NAA) Lease
- Some landlords use their own leases, including:
 - [Wilson Property Management](#)
 - [Trinity Property Management](#)
 - Horizon – [University Suites](#), [Village Green](#), [Centennial Village](#), [Centennial Ridge](#)

Joint and Several Liability vs. Individual Leases

- In a joint lease, multiple parties are included as tenants / residents and all parties sign the same document.
 - All signatories are obligated to fulfill the lease terms. If one tenant breaches the lease, the landlord can hold either one or all the signatories liable for the breach.
- In an individual lease, each tenant/resident signs their own lease and is solely responsible for their bedroom / bathroom.
 - Generally, there is joint/shared responsibility for the common areas within the rental unit.

Notice of Termination

- Most joint leases require a tenant to provide timely written notice of termination to terminate the lease as of its end date.
 - Example: If lease requires 60 days notice and is scheduled to end as of July 31st, notice must be provided no later than May 31st.
 - The notice of termination does not allow you to terminate any earlier than the lease end date.
 - Failure to provide timely written notice will result in the lease renewing, typically on a month-to-month basis, but could be renewed for another 1-year term (See Wilson leases).
- Most individual leases terminate automatically at the end of the lease term without automatically renewing.
 - In order to renew, you would have to sign a new lease.

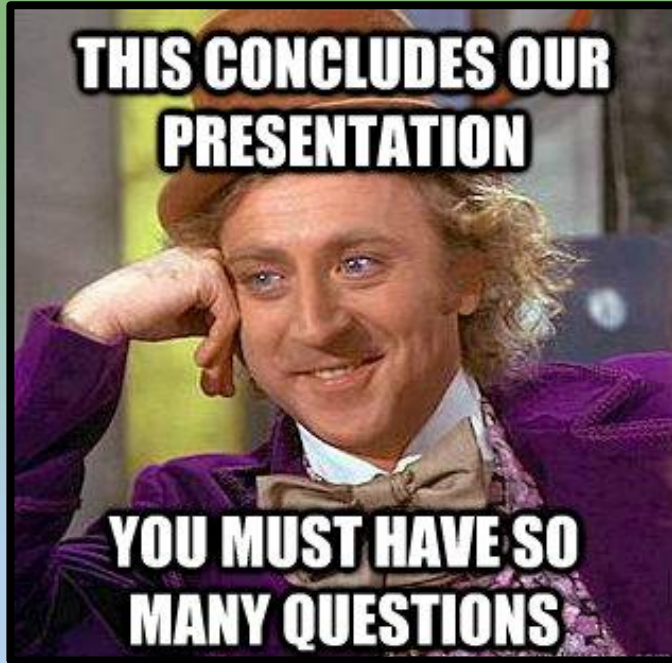
Subleasing vs. Assignment

- Subleasing ends your right of possession, but your liability continues. If the replacement tenant fails to pay rent or damages the property, you can be held liable.
- Assignment is a true transfer of rights and responsibilities from the original tenant to the new tenant.
- Most leases prohibit subleasing or assignment.
 - The lease can be amended to allow for subleasing or assignment if the landlord consents in writing.
 - For those landlords willing to consent to an amendment, they typically prefer subleasing
 - If it is a joint lease, the co-tenants will also have to consent to the amendment.
- If you know that you will not be able to satisfy the entire term, prior to signing, request a shorter ending date that you can satisfy. Do not rely on the possibility of subletting or assignment, as there is no guarantee it will be approved by the landlord and, if applicable, co-tenants.

Inspection Report

- You must document the condition of the premises, both at the start and at end of the tenancy, by completing an [inspection report](#), and taking detailed, dated photographs of the premises.
 - Many leases require that the report be completed and returned to the landlord within a short window of time, typically no more than 7 days from the start of the lease term.
 - Failure to timely submit the report could result in you being held responsible for any pre-existing damages to the premises.
 - Failure to notify the landlord of a bedbug infestation within the very beginning of the lease term will likely result in you being held responsible for the costs of treatment.
 - Bedbug treatment typically costs about \$500.00 per treatment and it may take several treatments to be effective.
 - The University's Entomology Department has a useful [guide on how to identify bedbugs and treat infestations](#).
 - You can ask the landlord whether there has been a history of bedbugs in the premises and whether any adjoining unit has been treated for bedbugs.

Questions



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Question and Answer



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