

ROUND ROCK

GUIDE TO LIVING OFF-CAMPUS

LEARN ABOUT: MOVING OFF CAMPUS, TIPS ON BUDGETING, BEING A GOOD NEIGHBOR

WELCOME TO THE NEXT STEP OF INDEPENDENCE!

Welcome to Round Rock and Off-Campus Living! The Department of Housing and Residential Life (DHRL) would like to welcome you to the community of Round Rock and introduce ourselves as your source for information, and answers to your questions.

This Guide to Living Off Campus has been produced to be a resource for living off campus. You will find information about tips on budgeting as well as general leasing information on how to be a successful community neighbor.

We hope you find the information in this guide helpful and valuable during your stay at Texas State University.

The Off-Campus Living staff is here to serve you! We are located in the Department of Housing and Residential Life building at 515 N. Comanche Street in San Marcos. Feel free to stop by and visit with us or visit our website for more information.

Thank you for choosing the Guide to Living Off Campus as your resource for off-campus living!

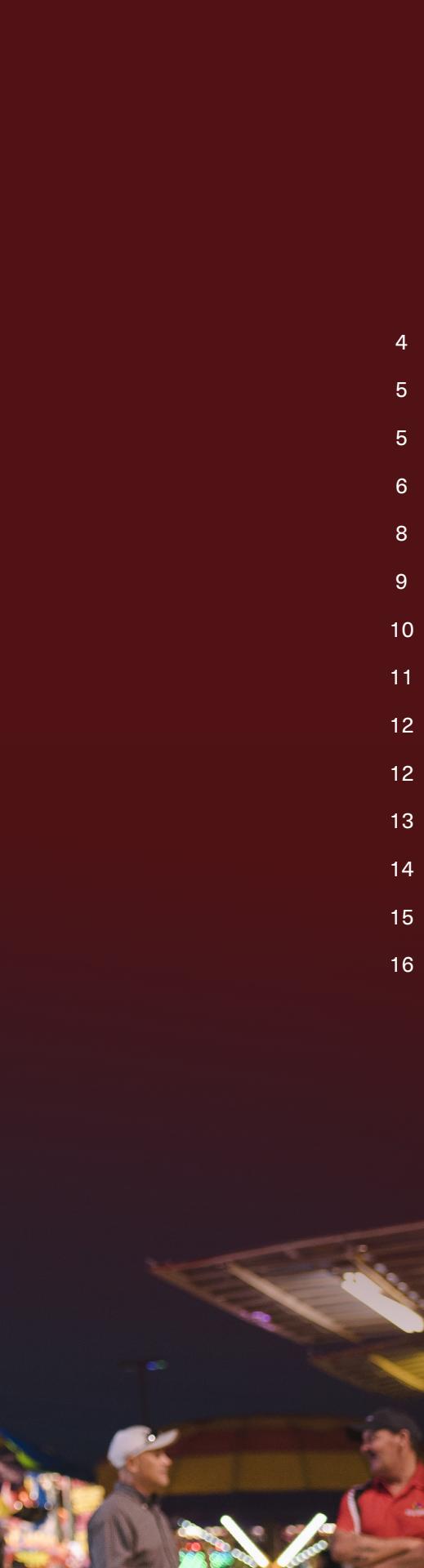
Have a great year!

Department of Housing and Residential Life,
Off-Campus Living



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DEAR BOBCATS,



Dr. Cynthia Hernandez
Vice President for Student Affairs

Texas State University works closely with the City of Round Rock and other community stakeholders to ensure that permanent residents and students have a good experience living in our neighborhoods and apartment complexes. As a member of the local community of Round Rock, it is your responsibility to know, understand, and adhere to the information, resources, and policies to ensure Round Rock remains an enjoyable place to live. Texas State's Guide to Living Off-Campus is an excellent resource as you prepare and live off-campus. Before signing lease agreements, please use this guide to learn about city codes, apartment and housing listings, city service resources, and other important information. Should you have any concerns about your apartment complex or neighborhood, don't hesitate to get in touch with your local neighborhood association, leasing office or contact Off-Campus Living at 512.245.5595 or offcampusliving@txstate.edu.

Whether you plan to live in an apartment or residential house, always remember to uphold our Texas State values.

Be a good Bobcat and be a good neighbor!

A handwritten signature in black ink, appearing to read "Cynthia Hernandez".

Dr. Cynthia Hernandez
Vice President for Student Affairs



WHAT IS OFF-CAMPUS LIVING?

The office of Off-Campus Living is located in the Department of Housing and Residential Life on the San Marcos campus. The Off-Campus Living staff is available to provide educational information to enhance your knowledge of rental leases and basic move-in and move-out guidelines. The Guide to Living Off Campus was designed to help educate and assist you in your off-campus housing options. Please call us at 512-245-5595 for assistance.

CITY OF ROUND ROCK RESOURCES

City of Round Rock

512.218.5400

www.roundrocktexas.gov

New Residents Welcome to Round Rock

How to activate utilities including water, wastewater, garbage and recycling, gas and electricity, learn about neighborhood associations, city services, etc:

www.roundrocktexas.gov/departments/utilities-and-environmental-services/new-residents/

Water, Sewer, and Garbage

512.218.5460

Rates: www.roundrocktexas.gov/departments/utilities-and-environmental-services/utility-billing/water-sewer-garbage-rates/

Billing: www.roundrocktexas.gov/departments/utilities-and-environmental-services/utility-billing/

Garbage/Recycling/Waste

512.255.4980

Utility Connect/Disconnect

512.218.5460

www.rrtxwater.com

Police Non-Emergency

512.218.5500

Gas Setup

1.800.460.3030

Electricity Setup

1.866.797.4839

ROUND ROCK OFF-CAMPUS LIVING APARTMENTS

LEASE TERM	DEPOSIT	UTILITIES INCLUDED	AMENITIES	LOCATION
Lease Length(s) (Months)	Security Deposit			Distance from Campus
Number of Bedrooms	Conventional			
Leasee	Security Deposit			
Water				
Electric				
Internet				
Cable				
Garbage				
Furnished				
Washer / Dryer in Unit				
Patio / Balcony				
Pet Friendly				
Security System				
Gated				
2.2 mi				
6.7 mi				
1.3 mi				
1.8 mi				
<5 mi				
<5 mi				
8.5 mi				
2.8 mi				
4.2 mi				
4.9 mi				
4.2 mi				
6.1 mi				
7 mi				
5.4 mi				
7.3 mi				
5.5 mi				
6.7 mi				
2 mi				
1.6 mi				
3.1 mi				
6.9 mi				
7.6 mi				
4.2 mi				
6.9 mi				
6.6 mi				

*Advertised in Round Rock Guide to Living Off-Campus book.

Note: Information is subject to change, please contact the property for more information.
For disclaimer visit reslife.txstate.edu/OffCampusLiving
Updated: 11/10/20

ROUND ROCK OFF-CAMPUS LIVING AT A GLANCE

401 Teravista 512.930.5577 401 Teravista Prkwy 78665	Colonial Grand at Ashton Oaks 866.359.7915 300 South A W Grimes Blvd 78664	Lone Oak 512.246.6257 1201 Hidden Valley Dr 78665
Apple Creek Apartments 512.244.3715 1501 Lawmont Dr 78665	Colonial Grand at Round Rock 866.339.3241 1800 Plateau Vista Blvd 78664	Madison at Westinghouse 512.688.5025 600 Westinghouse Rd 78626
Arrington Ridge 512.388.6080 599 University Blvd 78665	Colonial Village at Sierra Vista 512.246.3811 1111 S Creek Dr 78664	Madison Dell Ranch 512.671.3800 700 Louis Henna Blvd 78664
Bartz Ranch 512.596.5874 4401 Interstate 35 78664	Cordevalle 512.388.7300 650 Louis Henna Blvd 78664	Montelena 512.671.8975 2501 Louis Henna Blvd 78664
Bell at Teravista 512.310.5856 1700 University Blvd 78665	Creekside at Kenney's Fort 512.255.6500 1100 S Kenney Fort Blvd 78665	Palm Valley Apartments 855.527.3657 1301 AW Grimes 78665
Bexley Round Rock 512.642.5400 1401 Satellite View 78665	Derby Park Apartments 512.504.7332 1200 S Mays St 78664	Regency at Dell Ranch 512.371.6430 670 Louis Henna Blvd 78664
Camden La Frontera Apartments 512.520.2167 1401 Hesters Crossing Rd 78681	The Falls Round Rock 512.246.2700 515 East Palm Valley Blvd 78664	Staybridge Suites 512.733.0942 520 IH 35 South 78681
Chandler Creek Apartments 512.671.6600 2700 North A. W. Grimes 78665	Landmark at Amelia Ridge 512.244.3313 1500 Lawmont Dr 78664	
City North at Sunrise Ranch 888.271.2660 2800 Sunrise Rd 78665	Las Brisas 512.310.0600 901 Hidden Valley Dr 78665	

WHAT ARE YOUR PRIORITIES?

LOCATION, LOCATION, LOCATION

Do you want to live within walking distance to campus, or are you OK cycling to campus, or driving to campus? Most students will choose to park on campus. Visit parking.txstate.edu/round-rock for more information about parking on-campus.

PLAN FOR VARIOUS EXPENSES

- Will you have to put down a security deposit and/or application fee?
- Do you have to make a deposit to turn on your utilities?
- Will you need a moving truck and packing supplies?
- Do you need to buy furniture or other household items?
 - Bathroom rugs, shower curtain, toilet paper, plunger
 - Kitchen dishes and flatware
 - Food
 - Lamps, light bulbs
 - TV
 - Cleaning supplies

AMENITIES

- Is there on-site maintenance?
- Is it pet-friendly and are there extra fees?
 - Some leases define pets as fish or insects.
 - A pet deposit and monthly pet rent is required and specific guidelines must be followed.
 - Regulations are also enforced by the City of Round Rock.
- Is yard work included?
- Are utilities included?

BUDGETING IS KEY FOR SURVIVAL

- How much do you want to pay for rent?
- You should work out your budget before you start looking. This will help you figure out what you can afford and whether you need roommates to help you live the lifestyle you want.
- We suggest starting with the total monthly dollar amount you have to work with and then plug in your budget items.
- Use the budgeting worksheet to assist you.

IN PLANNING, YOU MAY BE REQUIRED TO HAVE:

- Good and established credit history.
- Monthly income of 3 times the rent or you will probably need a guarantor.

A guarantor: “a person that agrees to be responsible for another’s debt or performance under a contract, if the other fails to pay or perform.” (legal-dictionary.thefreedictionary.com)

Your guarantor may need:

- A good and established credit history
- Monthly income of up to 5 times the rent, depending on the property.

BUDGET WORKSHEET

Income	Daily	Monthly	Semester	Yearly
Jobs				
Family				
Financial Aid				
Misc.				
Total				

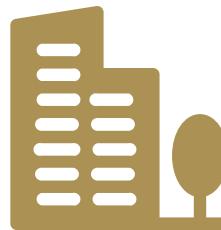
Fixed Expenses	Daily	Monthly	Semester	Yearly
Rent				
Food				
Car Payments				
Car Insurance				
Renter's Insurance				
Tuition & Fees				
Credit Card				
Cell Phone				
Utilities/Electric/ Water/Cable/Trash				
Other				
Total				

Flexible Expenses	Daily	Monthly	Semester	Yearly
Restaurants				
Clothing				
School Supplies				
Entertainment				
Gasoline				
Laundry				
Hygiene Products				
Cable/Internet				
Travel				
Savings				
Misc.				
Other				
Total				

	Daily	Monthly	Semester	Yearly
Total Income				
Total Fixed				
Total Flexible				



DO YOU WANT TO LIVE IN A HOUSE OR AN APARTMENT?



HOUSE

- Usually more spacious.
- Usually more privacy.
- Usually has a yard.
- Utilities and cable usually not included.
- City of Round Rock has occupancy restrictions:
Visit www.roundrocktexas.gov and search
“zoning and PUD’s”

APARTMENT

- Amenities are included.
- Maintenance is included.
- Management is on site.
- Some utilities are included.
- Community environment.

SINGLE FAMILY ZONING IN ROUND ROCK

This defines family as any number of individuals living as a single housekeeping unit who are related by blood, legal adoption, marriage or conservatorship. In Round Rock, only one family plus one unrelated individual may occupy the dwelling.

For example, if you and your two best friends rent a home together, you may be in violation of the ordinance, subjecting you to an eviction and/or a hefty fine

Penalties for zoning violations are assessed by a judge and may include fines of up to \$2,000 per day, which if necessary may be secured by a property lien. If you have a question about whether or not your unit may be in this district, check with the City of Round Rock Planning Department at 512.218.5428 or visit www.roundrocktexas.gov and search “unrelated persons occupancy”.



THE LEASE

RESEARCH THE PROPERTIES

Use Your Resources

- Ask friends or classmates.
- Read CURRENT reviews online.
- Go visit the properties.

DON'T BE IN A HURRY TO SIGN

- Look now, but don't sign immediately.
- Know your move-in and move-out dates.
- Don't sign multiple leases at different complexes in San Marcos and/or Round Rock.
- Don't sign an "As-Is" Apartment Lease.
 - Follow the apartment's move-in days. This will allow enough time for maintenance repairs and for it to be cleaned.

ATTORNEY FOR STUDENTS

The Attorney for Students (AFS) provides free legal advice to currently enrolled Texas State students. Before you sign a lease, make sure to review it thoroughly with the AFS. Anything you discuss with the Attorney for Students office is confidential and protected by the attorney-client privilege.

MOVE-IN READY APARTMENT

- Be cautious if you are considering signing a lease on a complex that is not completely built.
- You will want to make sure a property is move-in ready for the day you want and before school starts.

MODEL APARTMENT VS. REGULAR APARTMENT

- Model apartments may have never been lived in and may not show normal wear and tear.
- Model apartments may have different furniture, light fixtures, faucets, and/or appliances than regular apartments.

Model apartments may be in a different area of the complex (closer to the office/front of the complex) than a regular apartment.

LOOK AT SECURITY DEVICES

Under section 92.153 of the Texas Property Code, five security devices must be in all rental units:

1. Exterior Door Viewer: all exterior doors must have a way to view outside without opening the door. Whether this is through a peephole on the door, a window on the door, or windows just to the side of the door.
2. Exterior Door Keyless Bolt: all exterior doors must have a keyless bolting device.
3. Exterior Door Keyed Deadbolt or Doorknob Lock: all exterior doors, in addition to the keyless bolt, must have a doorknob lock. If there is no doorknob lock the deadbolt must be keyed.
4. Exterior Sliding Door Locks: all exterior sliding doors must have a pin lock and either a lock on the handle or have a security bar preventing entrance.
5. Exterior Window Locks: all exterior windows must have a locking or latching device.

TRADITIONAL OR CONVENTIONAL LEASE



INDIVIDUAL OR BY THE BED LEASE



VS.

One lease for the entire apartment, which everyone over the age of 18 must sign.

Each roommate signs their own lease.

Only one guarantor.

Every person has their own guarantor.

Responsible for finding your own roommates.

Roommate matching is available at several locations.

If one roommate leaves, the others must pick up the rent costs, or find a new roommate.

If a person leaves, the management company will find a new roommate and the current roommates are not responsible for their rent.

TYPES OF LEASES

Please Note: Many apartment complexes in college towns offer Individual/By the Bed Leases. However, most of the apartment complexes in Round Rock typically do not offer By The Bed Leases; the apartment complexes in Round Rock generally only offer Traditional or Conventional leases.

SIGNING A LEASE

Your lease is a legal-binding contract. Keep a copy of everything:

- Lease
- Security Deposit Receipt
- Special Agreements/Deals
- Maintenance Communication
- Move-In Condition Form

RELEASE OF RESIDENT

Unless there is a special provisions clause, or you fall under the military clause, you will not be released from your lease until the end of its term.

A **sublease** is an agreement in which you rent your apartment to another person with the property owner's permission. You will still be responsible for rent and damages. You are not entitled to receive your security deposit back until your lease term ends. Be sure to read your lease carefully. Many properties forbid subleasing.

A **relet** is a change to the lease to add the new tenant and delete the previous tenant. The original tenant will still be responsible for paying the rent until a new tenant is found. Once a new tenant is found, the original tenant often pays a reletting fee, which is usually 85 percent of one month's rent.



MOVING IN

BEFORE YOU UNPACK

- Take pictures and videos of the apartment and email it to yourself, and your guarantor, so it will be date stamped.
- If the lease states management is responsible for pest control, make sure the place has been exterminated recently.
- Be detailed and specific when completing your apartment condition form.
- Return your apartment condition form within 48 hours of moving in. Make sure to keep a copy for your files.

Report all maintenance requests separately

- Always keep a copy.
- Send requests in writing through the United States Postal Service (USPS). This is the only way Texas law recognizes your request.
- Never withhold rent if maintenance items are not fixed.
- Have the manager sign and date the apartment condition form and keep a copy.

Make sure all utilities (water, electric, gas, etc.) are turned on and in your name. Consider using a utility sharing service when setting up utilities with your roommates.

GET INSURANCE

The landlord generally has insurance that covers the building, but not your belongings. Inquire about renter's insurance, general liability insurance, personal injury, and flood insurance. Renter's insurance is very affordable and you may be able to bundle it with your parent's homeowners' policy.

- Talk to your insurance company about getting insurance that will cover the following scenarios:
 - Your belongings are damaged due to water, smoke and/or fire.
 - An electrical power surge damages your computer, TV or other electronic equipment.
 - Accidental damage to another person's property, including the apartment complex.
 - Someone sustains an injury in your apartment.
 - Flooding if you are in a flood zone.





ROOMMATES

Living with roommates can be rewarding and challenging. Sharing living space with another person is an option for many off-campus students. Some benefits of shared living include dividing the cost of living expenses and having someone to share your college days. While benefits exist, one should also consider the drawbacks of living with someone who may have different cleaning, sleeping and studying habits as well as different views on religion and politics. Being someone's roommate can be the beginning of a very influential friendship. It is important to remember that your roommate is not a mirror image of you, and it is OK if roommates are not best friends. Learning to accept each other's differences without infringing on one another's freedoms can be a valuable part of your education.

- How many roommates are you looking to have?
- Will you live with friends, or utilize roommate matching services?

- Create a roommate agreement to establish standards for everyone to sign.
 - Cleanliness
 - Quiet Time
 - Space
 - Groceries
 - Visitors
 - Respect
- Examples of roommate agreements can be searched online.

If you have a roommate conflict, try to handle it at the onset, before it gets worse. For minor problems, talk with your roommate. Listen to the other person's side, and work together to come up with a solution. If needed, put the solution in writing. If your landlord assigned your roommate, you can ask your landlord for assistance. If the problem escalates, you may want to try mediation.

EXAMPLE OF ROOMMATE AGREEMENT

Apartment Number: _____

Roommate Agreement

Now take the time to review each other's response verbally. After each of you has shared your responses, fill in, and sign your agreement.

We agree on the following: (Be specific on times, amounts, conditions, etc.)

Cleaning Issues: _____

Security Agreement: _____

Study Times/ Quiet Hours/ Sleep Times: _____

Visitors and Guests: _____

Social Behavior: _____

Personal Possessions: _____

When we disagree or are in conflict: _____

Another thing we might have to compromise on is: _____

If you approach me with a concern (check all that apply):

- I will listen carefully and respond politely.
- I will try to understand your concern even if I don't agree.
- I will ask for clarification if I don't fully understand.
- I will try to act positively to improve the issue.
- I might be defensive and angry.
- Other: _____

Name: _____ Signature: _____ Date: _____



LIFE OFF CAMPUS

BE A GOOD NEIGHBOR

Introduce yourself to your neighbors.

- Exchange phone numbers, if you feel comfortable.
- Neighbors may be more likely to watch your residence when you are away.
- Neighbors could contact you directly if there is a problem.

Let neighbors know in advance when you are having a gathering.

Be respectful when having guests over.

- Make sure visitors park in guest parking.
 - Not on the grass, nor reserved spots.
 - Not in front of a neighbor's house/apartment.

BE A SAFE BOBCAT

- Lock your doors.
- Know your surroundings.
- Let someone know when you are leaving, and when you will return.
- Don't go out at night alone.
- Wear bright/reflective clothing when walking or running when it is dark.

BE A RESPONSIBLE BOBCAT

Any noise heard outside your residence is too loud.

Follow all rules and make timely payments to AVOID EVICTION.

- A property owner may evict a resident for violation of conditions specified in the lease, major destruction of property or nonpayment of rent.
- The manager must give the resident 24 hours written notice (depending on the lease) of his or her intent to evict for nonpayment of rent.
- If the resident refuses to move, the manager may file an eviction lawsuit in the Justice of the Peace Court to forcibly evict a tenant.

Call the City of Round Rock (512.255.4980) to schedule a bulky waste pick up. Do not leave it at the curb.

Disclaimer Statement

Welcome to Off-Campus Living (OCL). We are a student-focused unit within the Department of Housing and Residential Life (DHRL) at Texas State University. We are a resource for the entire University community and provide general educational materials, presentations about living off-campus, and a listing of various properties in the San Marcos community area. The information contained herein is provided as a public service with the understanding that Texas State University makes no warranties, either expressed or implied, concerning the accuracy, completeness, reliability, or suitability of information, property or services. Nor does Texas State University warrant that the use of this information is free of any claims of copyright infringement.

Please note, all properties listed on our website and on any materials provided by OCL/DHRL are not University endorsed/approved. Off-campus housing information is provided only as a courtesy. Rental property owners are solely responsible for reporting information fairly and accurately.

Texas State University is not affiliated with any of the properties listed on our website, as they are privately owned entities.

Texas State University, the Department of Housing and Residential Life, and Off-Campus Living do not inspect, endorse or assume any responsibility for any properties, accommodations, or other housing options or websites and expressly disclaim any and all responsibility for any problems that may arise in connection with your use of the service.

Individuals are strongly advised to investigate, compare and inspect any properties, accommodations, or other housing service options thoroughly before making final arrangements.

Texas State University web pages for Off-Campus Living do not endorse any commercial providers or their products.

Rev 10/2017

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