

# SDSULiving Leasing FAQ

## What is the Process?

1. Check the website for our [available rentals](#) and our [showing calendar](#).  
(check this often as we will be adding properties almost daily during leasing season)
2. Start a group chat with your potential future roommates and our leasing team! Ask us questions there!  
James: (858) 914-7368      Joel: (858) 914-7366      Morgan: (858) 914-7870
3. Come to our house tours OR view houses virtually on our site. Our schedule can be found online, [here](#).
4. Group applications can be submitted in the house group chat or on our website. We work on a first come first serve basis. The first group to submit all their information gets the first chance at signing the lease.
5. You will have 5 days to sign. Upon everyone signing the lease, the house is officially reserved as yours (see security deposits below)!

## Virtual Tours:

Our houses get rented very quickly! Many groups choose to rent our properties virtually using the tools (ie. Photos, Floor Plans, MatterPort, Video Walkthrough, etc.) in the listing instead of waiting for an in-person tour date.

## Why are all my roommates and I in one group chat?

Oftentimes it is difficult or impossible for one person to convey all information to their group. We ask that all roommates be in one chat so everyone can ask their own questions and see our responses. Additionally, it helps everyone get on the same page faster.

## When is the Security Deposit due?

The first half (50%) of the security deposit is due within ten (10) days of the lease being **sent**. The second half (50%) is due thirty (30) days later. For example, a lease gets sent out to you Oct. 1. The first half of the deposit would be due Oct 11th. The second half of the deposit would be due Nov 9th.

## How long do we have to complete the lease?

You will have five (5) days from the time it gets emailed out for everyone to sign the lease. If you do not get it completed, the next group gets the opportunity to reserve that house with a lease.

## How much is the security deposit?

The security deposit is one hundred dollars (\$100) less than one month's rent. For example, if your monthly rent is \$7,000 then your security deposit would be \$6,900.

## Does everyone need to have a cosigner?

We STRONGLY recommend each resident to have a cosigner; however, we only require that a majority of the tenants have one. Keep in mind some co-signers might only feel comfortable signing if all residents have a cosigner. Remember everyone is on one lease and are jointly responsible for the full payment, so take it seriously!

## Who Sets up the Utilities?

Utility payment is different for each property depending on the number of meters.

**Please be sure to read the marketing info for the house you're interested in to see which utilities tenants pay.**

For ALL units: Basic trash and landscape maintenance included. Cable/internet is optional and tenant responsibility to establish.



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