

Living off campus near UWRF usually costs less than the dorms and gives you more space, but the best places are rented months before the school year starts. This guide covers when to look, what it costs, how leases work, and what to ask before you sign. It comes from Campusview Real Estate, River Falls' largest student housing provider.

When to start looking

Start in October. Leasing for the next school year opens in October, and in many years Campusview is full by mid-November.

- **First come, first served.** When leasing opens, we call the people on our call list, and whoever signs first gets the unit. We're happy to show you any place you want to see, so you can see it in person before you sign.
- **Premium spots go first.** Which spots are hottest changes every year. Some years everyone wants to live by the Falcon Center; other years it's the other side of campus by Centennial Hall. Some years our 3- and 4-bedrooms at the Parallels on East Cascade go especially fast.
- **Two start dates to choose from.** Leases begin either June 1st or August 30th. Leases run June to May or August to August, and either way it's still cheaper than living in the dorms. A June start works if you're staying in River Falls for the summer. If your group wants to move in midsummer or at the end of July, ask us; we can often accommodate that.



515 E Cascade Ave, right across from Centennial Hall



Newer construction near campus



Open floorplan, perfect for students

What it costs

Most students pay about \$465 to \$590 a month all in, which is considerably cheaper than living in the dorms.

Expense	Per person, per month
Average rent	\$400 to \$525, depending on unit size and location
Utilities, internet, and trash combined	About \$65
Typical total	About \$465 to \$590

The utilities, internet, and trash figure is only an estimate based on what we're currently seeing. Your actual bills will vary with usage and time of year. Current rents for each property are listed on the Campusview website, and the FAQ page there answers the most common cost questions. If you rent an individual room, utilities and internet are already included in one flat monthly fee.

Two ways to rent

Most Campusview residents sign a group (joint) lease with friends; that's our standard way of renting. Individual rooms are also available but just not as common.

	Group (joint) lease	Individual room
Who signs	Your whole group signs one lease together	You sign for one bedroom only, and your bedroom door has its own keyed lock
Roommates	You choose them	Placed by Campusview
Bills	Rent plus utilities, internet, and trash split among the group	One flat fee; Campusview handles all utilities and internet
Best for	Friends who already want to live together	Students without a group, or who want one simple monthly payment

What to ask on a tour

Bring this list to every place you see, so you can compare them side by side.

- ☐ What is the monthly rent, per person and in total?
- ☐ Which bills are included, and roughly what do the others cost?
- ☐ When does the lease start?
- ☐ What is the security deposit, and how does it work?
- ☐ Who handles repairs, and how quickly do they respond?
- ☐ Who takes care of snow removal and lawn care?
- ☐ How far is it to campus on foot?

How the security deposit works:

- 1. At signing.** You pay the deposit, or at least part of it, when you sign the lease. That payment is what holds your rental unit.
- 2. While you live there.** The deposit is held, not used for rent. Your monthly rent is still due in full.
- 3. At move-out.** The unit is inspected after you leave, and your final utility bill is deducted from the deposit. If there's no damage and everything else is paid, you get the rest back.
- 4. Within 3 weeks.** Your deposit is refunded within 3 weeks of lease end, along with an explanation of anything deducted.

How to get the most back. Note any existing damage when you move in, report repairs as soon as something breaks, leave the place clean, and give us your forwarding address so the refund reaches you.

Why Campusview

Campusview is a full-time, local management company. Running these apartments is the only thing we do.

- **Our own staff in River Falls.** Maintenance is handled in-house by people based in town, not an out-of-state call center.
- **Fast repairs.** If something breaks, we fix it quickly.
- **Off-street parking included.** Every Campusview property has off-street parking at no extra cost.
- **No yard work or shoveling.** We handle all lawn care and snow removal, including sidewalks.
- **Everything works.** Appliances run, screens keep bugs out, toilets flush, and doors latch. We maintain our places so you don't have to chase basic fixes.

The security deposit

A security deposit is money you pay up front that the landlord holds while you live there. It's refunded within 3 weeks after your lease ends, minus your final utility bill and any costs for damage or unpaid rent.

What it covers. The deposit protects against damage beyond normal wear and tear, such as holes in walls or broken fixtures, and against rent or bills left unpaid. Ordinary aging from everyday living is not considered damage.



Spacious, clean bedrooms



Living area and kitchen



Large utility room opens to back door

What to look for in a rental

Rentals near campus vary a lot in age and upkeep. Here's what to keep an eye out for when you compare places, and how Campusview handles each one.

	What to watch for	What you get at Campusview
Repairs	Calls go unanswered or fixes take weeks	Fast repairs by our own River Falls staff
Utility bills	High, from drafty, poorly insulated buildings, old windows, and aging furnaces, boilers, or heating oil; old heating equipment can also be a carbon monoxide risk	Lower: ours are the newest construction near UWRF and much more airtight
Bugs	Old limestone foundations and gaps let in spiders and other bugs; torn screens let in more	Tighter buildings and intact screens keep many bugs out
Flooring	Stained carpet that's 8 or 10 years old	Flooring we update regularly
Cleanliness	The landlord does a quick wipe-down themselves, if anything, before you move in	A professional cleaning crew cleans every unit at move-out, and all carpeting is shampooed
Appliances	Old, unreliable, or broken for weeks; worn-out gas appliances can be a carbon monoxide risk	Kept in working order
Plumbing	Running or clogged toilets, slow drains, and hot water that runs out	Toilets flush and plumbing is maintained
Doors	Sticking, not latching, hard to secure	Doors close and latch properly
Snow	Unshoveled walks; tenants left to do it	We shovel sidewalks and handle snow removal
Lawn	Overgrown, or tenants' job	We handle all lawn care
Parking	Street only or paying extra for parking privileges, competing for spots; tenants often shovel out their own cars or buy a snow blower	Off-street parking included at no extra cost, and we handle the snow removal
Landlord	Out of town or part-time; calls aren't returned, you get an automated system, and there are no office hours	Full-time local managers, usually with someone in the office to answer your questions; this is all we do

For parents

Off-campus housing near UWRF typically costs less than the dorms, and your student gets a professionally maintained home. Campusview's local staff handle repairs, snow removal, and lawn care, so problems get fixed by people based in River Falls. If you have questions about the lease or costs, you're welcome to call us directly.

Next steps

1. **Join our call list** by emailing info@campusviewrealestate.com. There's no obligation; you'll just get first crack at seeing available apartments when leasing opens.
2. **Pick your group**, or decide whether an individual room fits you better.
3. **Check rents and the FAQ** on the [Campusview Real Estate website](#).
4. **Schedule a tour** by calling 715-425-5150 or replying to our email.

Campusview Real Estate

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