A GUIDE TO LIVING OFF CAMPUS

FOR STUDENTS AT GEORGIA INSTITUTE OF TECHNOLOGY





WE GET IT, FINDING THE PERFECT PLACE TO LIVE AS A STUDENT CAN BE STRESSFUL...

But don't worry, we're here to simplify the process for you.

If you're deciding where to live as a student at the Georgia Tech, you may be asking questions such as:

+ Where do Georgia Tech students live?
+ How much does it cost to live in Midtown Atlanta?
+ How do I find off-campus housing near Georgia Tech?

And the list goes on. But relax. In this guide, we will address common questions related to where to live in Midtown, finding housing, the application process, and all things student living.

At Rambler, our team has helped hundreds of students sign leases, so we know how important it is to make a well-informed decision. Our goal is to help you feel confident and knowledgeable throughout your housing search to ensure you find a spot that fits all your needs.

From choosing your ideal location to nailing down the details of touring and signing a lease, we're here to help so you can have peace of mind you've made the best decision for you.

LET'S FIND YOUR DREAM PLACE IN ATLANTA!

DISCLAIMER: This report, last updated April 2024, utilizes various real estate and economic data sources. The information within this document is time sensitive and will be kept relevant to major shifts in the market. No warranties or guarantees are made as to the accuracy of the information contained herein.

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This guide is interactive! If you see **bold and underlined text**, click on the text to take you directly to that link or resource. If a page number is referenced, you can click on the text to take you directly to that page. You can also click on any section title in this table of contents to take you directly to that section, too!



LIVING IN ATLANTA



WHERE DO GEORGIA TECH STUDENTS LIVE?

Freshmen: At Georgia Tech, there's no requirement for first-year students to live on campus, which means you have the same option to live off-campus as upperclassmen. While the majority of first-year students live on campus, it is not required. See the First-Year Experience page for information about the First-Year Experience program!

Sophomores to Seniors: Many Georgia Tech students do not live on campus after freshman year, so there are ample off-campus housing options. East Midtown and West Midtown are especially popular, offering both convenience and proximity, allowing students to easily walk to classes and avoid Atlanta traffic.

Graduate Students: Many graduate students choose to live on or near Georgia Tech's campus in graduate housing or off-campus housing. As more time is typically spent on campus than during undergrad, proximity to campus and quiet places to work and study is usually the most important factor when finding housing. Graduate students often live in studio or one-bedroom apartments.

RENTER'S TIP

Students living close to campus usually live in one of three areas: East Midtown, West Midtown or Home Park.



EAST MIDTOWN

For students seeking to live amidst Atlanta's unique food, drink, entertainment, and vibrant nightlife scene, East Midtown is an ideal neighborhood choice. By living here, you not only immerse yourself in the best of Atlanta but also position yourself just steps away from Tech Square and east campus. East Midtown is the area east of campus and beyond, extending across the Fifth Street Bridge and I-75/I-85.

This region offers a variety of housing options, including both student apartments and traditional apartments tailored to student needs. Additionally, East Midtown is a thriving tech hub, home to numerous businesses and startups, making it a hot spot for both college students and professionals.

HOME PARK

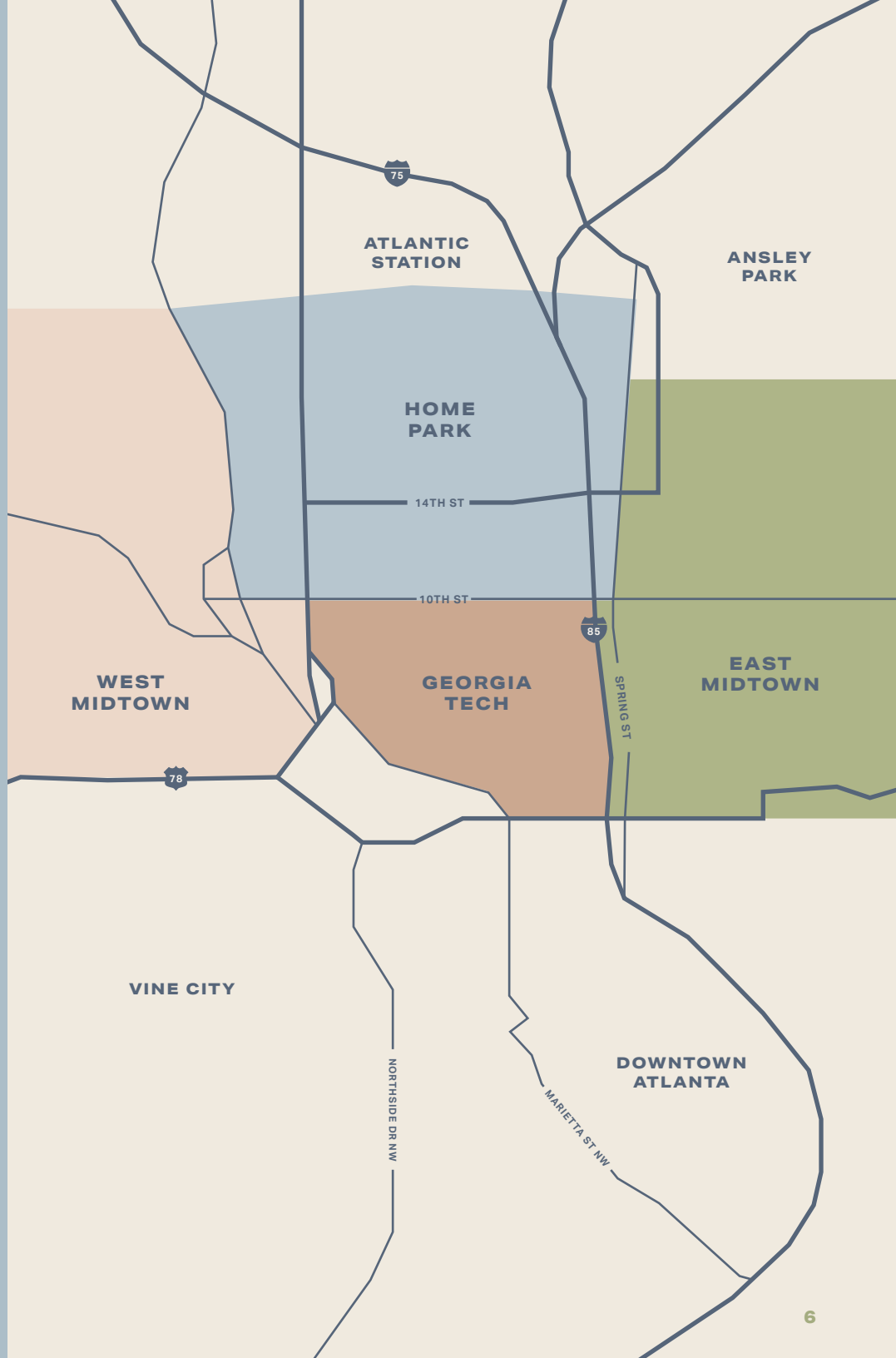
North of campus, between Atlantic Station and Georgia Tech, Home Park stands as another sought-after residential area for Georgia Tech students. Offering traditional houses for rent through standard leases, Home Park provides an alternative to apartment living with potentially lower rental rates. However, it's essential to note that many of these houses are unfurnished, the location is farther from campus and there are limited amenities available to students.

Given the absence of student-centric amenities and the distance from campus, Home Park is typically more attractive to graduate students and upperclassmen, with fewer underclassmen opting for this area.

WEST MIDTOWN

Beyond the edge of West Campus, West Midtown boasts both new student apartments and traditional apartments along Northside Drive and Marietta Street. Characterized by a vibrant array of restaurants and various apartment complexes, the apartments here are slightly more dispersed compared to those on Spring Street. Consequently, students in West Midtown often find it more common to drive to restaurants and activities, in contrast to the pedestrian-friendly environment of East Midtown.

While these apartments in West Midtown are close to west campus locations like the Campus Recreational Center and Stamps, they are notably distant from the main campus and east campus.



EXPLORE
MIDTOWN

RESTAURANTS/BARS

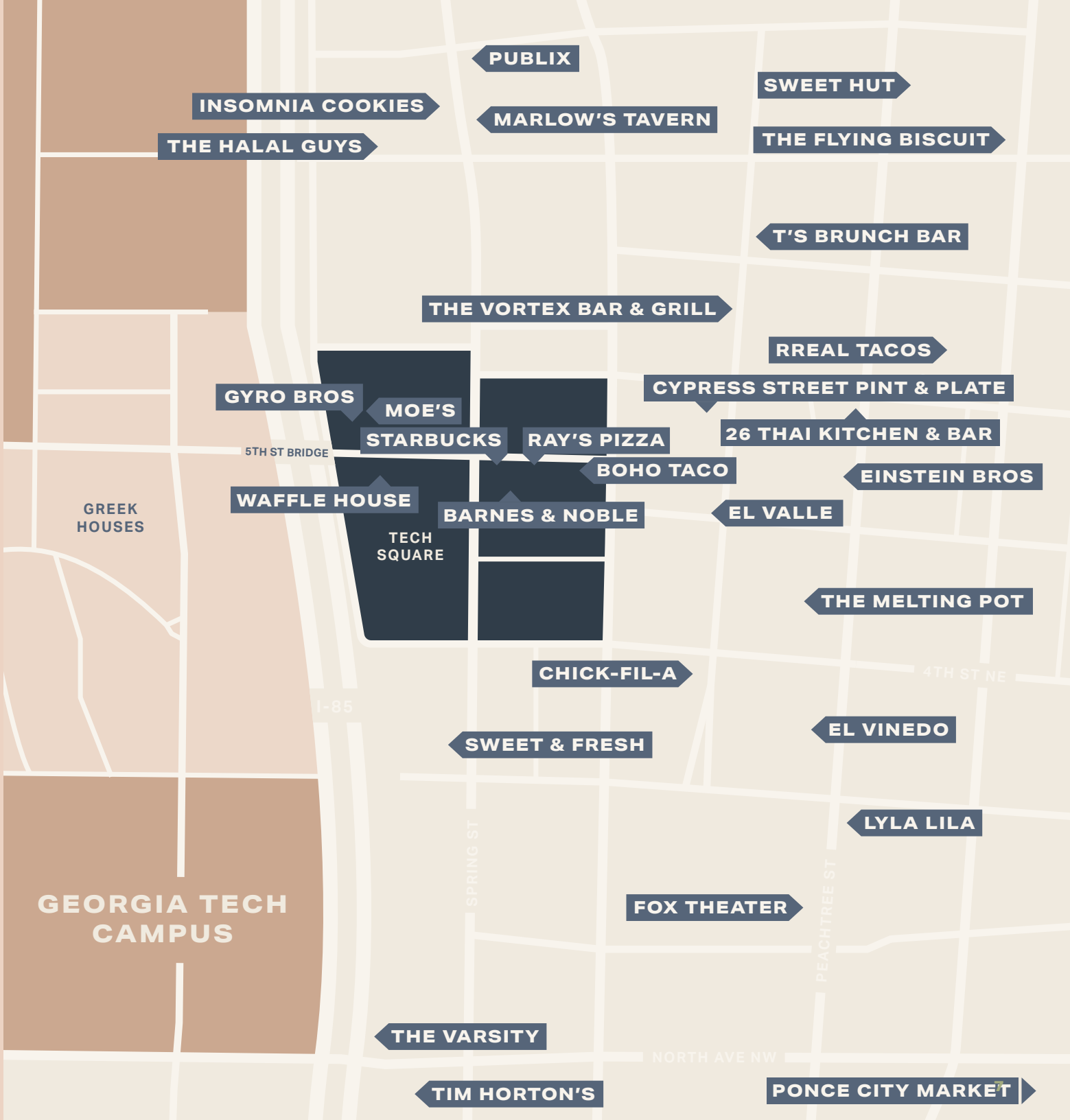
26 Thai Kitchen & Bar
Boho Taco
Chick-fil-a
Einstein Bros
El Valle
El Vinedo
The Flying Biscuit
Gyro Bros
The Halal Guys
Insomnia Cookies
Lyla Lila
Marlow's Tavern
The Melting Pot
Moe's
Publix
Ray's Pizza
Starbucks
Sweet & Fresh
Sweet Hut
T's Brunch Bar
Tim Horton's
The Vortex Bar & Grill
Waffle House

ENTERTAINMENT

Fox Theater

SHOPPING

Barnes & Noble
Ponce City Market



RAMBLER

WHAT'S IT LIKE TO LIVE IN EAST MIDTOWN ATLANTA AS A STUDENT AT GEORGIA TECH?

East Midtown is right in the center of Atlanta, making it a hotspot for Georgia tech student living. This vibrant scene blends the energy of the campus with the allure of the city. Not only is getting to campus a breeze, the lively city atmosphere offers endless opportunities to explore the music scene, dine and socialize.

Around East Midtown you can find:

+ Iconic entertainment venues like The Fox, Mercedes Benz Stadium and Piedmont Park
+ Restaurants such as Cypress Street Pint and Plate, 26 Thai Kitchen and Bar, and El Valle
+ Popular social spots like The Beltline, Atlantic Station and Ponce City Market



WHAT ARE THE BENEFITS LIVING IN EAST MIDTOWN?

1. You can walk everywhere.
2. You're more likely to get involved on campus.
3. Your apartment will be catered to your student lifestyle.
4. You're in the center of it all.

WALKABILITY

The walkability of Georgia Tech's campus and the surrounding areas is easily one of the best parts of being a Yellow Jacket. Walking is the number one way to get to campus and its surrounding areas. Many first- and second-year students even choose not to bring a car because they find it's possible to get around Midtown and campus just fine without one. Especially if you live in the East Midtown near Tech Square where you can find restaurants, bars and convenience stores that are easily accessible by foot.

CAMPUS INVOLVEMENT

The closer you are to campus, the more likely you are to spend time there. Living in a community with other students surrounds you with college culture. Not only is it easier to make friends, but it's easier to stay connected when you're in such close proximity.

FIT YOUR LIFESTYLE

Most of the apartments in East Midtown are specifically designed for students. The setup of student apartments will boost your sense of community by being surrounded by other students. It also includes a few logistical perks such as:

+ Individual (by-the-bed) leases, so you don't have to worry about the financial liability of splitting rent with other roommates.
+ Your lease will be in-line with the academic term of a university student, usually starting in early August.
+ Student housing complexes typically have high-tech study spaces and fitness centers that add convenience to your daily schedule.

ACCESS TO THE REST OF ATLANTA

When you live in East Midtown, you have access to all that both East Midtown and Georgia Tech's campus have to offer. You will be within walking distance of dozens of coffee shops, restaurants and popular Atlanta attractions. Atlanta is known for being a hub of fun activities, so living in East Midtown means you're near dozens of concerts, bars and nightlife at all times.

DO I NEED A CAR TO LIVE NEAR GEORGIA TECH?

Whether or not you choose to bring your car is up to where you choose to live in Midtown and your personal preference of how you like to get around.

Many students who choose to live in East Midtown or near campus do not find a car necessary. However, if you choose to live anywhere else in Atlanta, a car is the primary way to get around.

Walking, biking, or using an electric scooter/board to campus is also very common for students. However, keep in mind that bike lanes are not available on every street, making other places around Atlanta more difficult to walk or bike to.



WHERE CAN I PARK IF I WANT TO DRIVE TO CAMPUS?

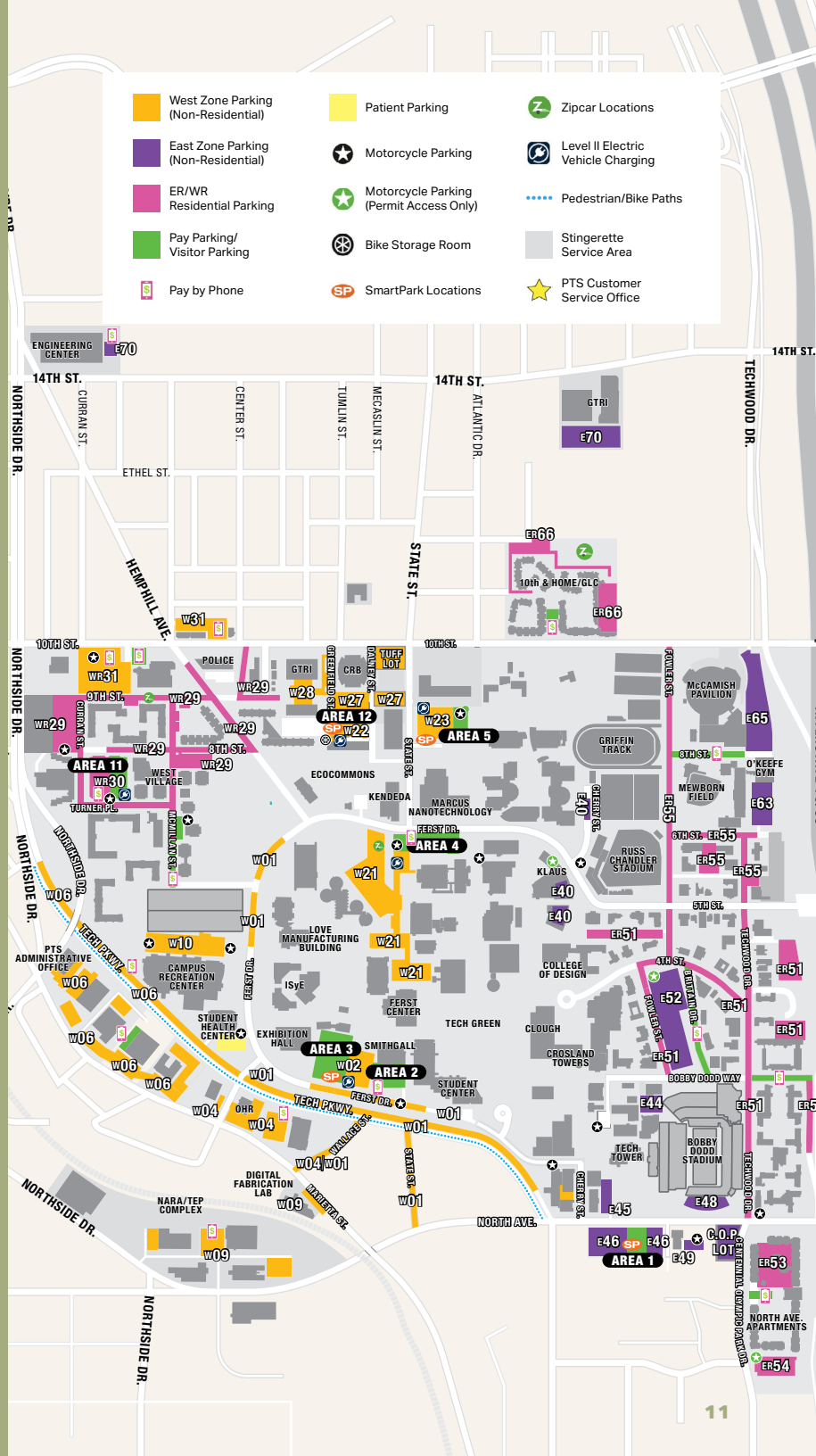
If you live off-campus and are wondering where to park when you drive to class or other on campus activities, **Georgia Tech Parking & Transportation Services** has many parking options depending on your specific needs. For the 2024-2025 school year, the school offers the following parking permit options:

TYPE OF PERMIT	DESCRIPTION	PRICE*
Annual Individual Permits	Park in an assigned area at any time (expectations for special events on campus). After-hours parking in non-residential, non-visitor parking areas.	$795
Carpool Permits	Annual pass where students can share a car and the cost of campus parking permit for a $100 discount.	$695
Semester Permit	Parking permit for a spot in one of the **specified locations** listed on Georgia Tech's Permits and Payments page. After-hours parking in non-residential, non-visitor parking areas. Beneficial for seniors or graduate students graduating in December.	$400
SmartPark Permit	Pay-as-you-go permit program for parking in one of **five specified locations.** Must purchase SmartPark units to receive discounted hourly wait. Beneficial for occasional commuters and virtual learners.	$25 to join, $7 per SmartPark unit
Flex Permit	Permit for short-term parking needs on daily, two-day consecutively weekly, and monthly price points. Valid after hours in ungated, non-residential areas. Good for commuters, temporary parking needs.	$8 daily, $15 for two consecutive days, $35 weekly, $110 monthly

Payments for these parking passes are handled via the Bursar's Office along with all other tuition and fees.

For short-term parking in front of designated buildings, parking meters across campus enable visitors to make payments via cell phones using the ParkMobile app. This app offers a convenient, contactless payment option for students or visitors seeking quick parking solutions on campus.

*As of April 2024



HOW BIG IS GREEK LIFE AT GEORGIA TECH?

According to the Georgia Tech News Center, about 24% of Georgia Tech undergraduate students are affiliated with Greek Life.

WHAT ARE MY OPTIONS FOR HOUSING IF I CHOOSE TO GO GREEK?

Sorority and fraternity houses are located around Georgia Tech's campus, mostly on East Campus near Techwood Drive. These houses are on campus and are on the Georgia Tech bus routes, so going to class is an easy walk or ride.

Greek houses are typically for second-year members and usually house around 40 people. Many members who are heavily involved with their organization choose to live in the house.

Each house has their own way of deciding which members are able to live there, usually based on the organization's point system.

RENTER'S TIP

New student apartments sometimes offer block housing, giving you and your friends the opportunity to all live in a block of rooms on a floor with other people in your sorority/fraternity. If you sign your lease early, you're more likely to be able to take advantage of this option.



COST OF LIVING IN MIDTOWN ATLANTA



HOW MUCH DOES IT COST TO LIVE IN A STUDENT APARTMENT?

Student housing apartments in Midtown Atlanta range from around $1,200 to $2,500 per bed, per month.

Student housing apartments are typically more expensive than traditional apartments. This is because these apartments come furnished, are newer, are located closer to campus and offer elevated amenities such as upscale gyms, pet spas and both shared and private study spaces.

You'll have the option to live alone or with up to six roommates. Your lease will run 12 months and align with the academic year, so students can move in in August and move out in July.

Read more about what's typically included in base rent at student apartments in Atlanta on the next page.

Having a hard time deciding where you want to live?
See a side-by-side comparison of all of your options
on **page 17**.



WHAT'S TYPICALLY INCLUDED IN MY BASE RENT AT A STUDENT APARTMENT?

FURNITURE

Most student housing apartments in East Midtown offer fully furnished units. Students don't have to worry about purchasing large furniture pieces such as a bed, dresser, or desk – they will already be in the apartment upon arrival. Fully furnished units not only allow you to avoid moving furniture long distances, but they also help you cut costs. You will not have to buy new furniture, appliances or purchase a storage unit in between leases.

A fully furnished downtown apartment typically includes:

+ Bed
+ Dresser and/or shelves
+ Desk
+ Couch
+ Chairs/bar stools
+ TV
+ Washer and dryer

ACCESS TO AMENITIES

Almost all student apartments will have community amenities that you will have access to as a resident. At minimum, apartments typically offer a pool, gym and study areas. However, most student housing complexes downtown include luxury amenities that go above and beyond. These may include jumbotrons in the pool area, grilling areas, spas, yoga studios, coffee shops, golf simulators and more. Amenities are one of the best ways for new student apartments to differentiate themselves from their competition, so be sure to check out your options.

BASIC UTILITIES

Student housing apartments typically offer high-speed internet, cable, a washer and dryer, gas and sewage as a part of your monthly rental rate. Some apartments include garbage, while others will add on a small monthly fee for garbage services. This fee usually runs between $5 and $25 per month. Finally, almost all apartments will charge you an additional monthly fee for water and electricity.

YEAR-ROUND HOUSING

If you choose to live in a student apartment downtown, you will likely sign a 12-month lease as opposed to the nine-month lease offered for on-campus housing.

With a year-long lease, you have a guaranteed place to live if you plan on staying in Atlanta during the summer or winter breaks. If you plan to study abroad, move for an internship, or live at home during the summer months,12-month leases are a convenient option.

Usually, student apartment leases will begin in early August and end in late July, but the exact dates depend on the complex.

SECURITY

Almost all downtown student housing apartments offer various forms of security to ensure resident safety. This may include video monitoring, controlled access to units and amenities, deadbolts, on-site security guards, and more.

Security measures will differ by apartment, so be sure to ask what is included while touring properties.

IF I CHOOSE NOT TO LIVE IN A STUDENT APARTMENT, WHAT ARE MY OTHER OPTIONS AND HOW MUCH DO THEY COST?

Having a hard time deciding where you want to live? See a side-by-side comparison of all of your options on the **next page**.

UNIVERSITY HOUSING

+ Nine-month lease (following the GT academic calendar). You will not have access to your dorm during school breaks or over the summer.
+ Cost on average $4,950 per semester ($9,900 for the academic year; $990 per month), depending on the style of living and number of roommates you choose.
+ Rates include internet service, utilities (water, electricity, gas, and trash), study rooms, laundry access, mail services, and all dorms come fully-furnished.
+ Meal plans are around $2,900 for the year for full access to all dining halls.
    + A meal plan is not required if you live on campus, but is highly encouraged as you will likely have limited access to a kitchen in a dorm. This is an additional cost to consider and is not included in the base price of a dorm, unless you opt into the First-Year Experience Program.
+ Option to live in traditional (two people per bedroom, communal bathrooms), apartment style (private room, shared bathrooms), or suite (shared rooms and bathroom).

TRADITIONAL APARTMENTS

+ Offer traditional one-year leases.
+ Monthly rates range from around $700 to $3,000 per month depending on a number of factors such as amenities, location and floor plan.
+ Do not have the same luxury amenities as student housing options, and will usually offer a small amenity package at best.
+ Internet and other utilities are typically not included in base rent and are additional monthly fees.
+ Option to live alone or with up to four roommates.
+ Typically have a private bedroom and bathroom and in-unit washer/dryer.

TRADITIONAL HOUSE

+ One- to two-year long leases.
+ Monthly rates typically fall between $900 to 1,100 per person.
+ Roommates divide rent amongst themselves to pay the landlord. There is shared responsibility for all payments and damages.
+ Internet and utilities are not included in base rent and are additional fees each month.
+ Come unfurnished and lack the amenities that many apartments in Atlanta offer.
+ Option to live alone or with up to five roommates.
+ Living styles vary. Some houses will not have the same number of bedrooms and bathrooms, and more space will be shared between roommates than an apartment.
+ Usually include in-unit washer/dryer.

GREEK HOUSING

+ Nine-month lease (following the Georgia Tech academic year). You will most likely not have access to your Greek house during school breaks and over the summer.
+ The average cost per semester is around $5,000 ($10,000 per year) depending on which fraternity or sorority you are a part of.
+ Internet and all utilities are included in the base rent and are not additional fees.
+ This price includes dues for the semester and a meal plan, so these will not be additional costs.
+ Option to live alone or with up to three roommates, but in a dorm-style house with communal spaces (including bathrooms) shared with other members.
+ Shared laundry room access

HOUSING OPTIONS FOR STUDENTS

SIDE-BY-SIDE COMPARISON

	UNIVERSITY HOUSING	TRADITIONAL APARTMENT	TRADITIONAL HOUSE	GREEK HOUSING	STUDENT APARTMENT
LEASE LENGTH	9-month lease following the academic year	1-year lease; Can sometimes offer flexible lease time if you're planning on studying abroad	1-2 year lease	9-month lease following the academic year	1-year lease starting with the academic year
COST	$4,950 per semester; about $990 per month	$700 to $3,000 per month	$900 to $1,100 per month	Average $5,000 per semester; about $1,000 per month; includes dues	$1,200 to $2,500 per month
NUMBER OF ROOMMATES	Up to 7	Up to 4	Up to 6	Up to 4	Up to 6
FURNISHED	Yes	No	No	Yes	Yes
WI-FI INCLUDED IN BASE RENT*	Yes	No	No	Yes	Yes
UTILITIES INCLUDED IN BASE RENT*	Yes	No	No	Yes	No
PRIVATE BATHROOMS*	No	Yes	No	No	Usually
AMENITIES*	Study lounges, gym, shared laundry rooms, community kitchens, meal plan	Coworking lounges, gym, in-unit laundry, pool, on-site parking, personal bathroom	In-unit laundry, private covered parking	Study lounges, communal areas, meal plans, shared laundry room	Study lounges and private study rooms, gym, sauna, dog wash, pool, on-site covered parking garage

*Not guaranteed at all properties

WHAT COSTS SHOULD I CONSIDER OTHER THAN MY MONTHLY RENT?

APPLICATION FEE

$50 to $150

+ This fee covers the cost of your background check as well as the administrative cost of processing your application.

ADMINISTRATIVE FEE

$50 to $300

+ This is non-refundable and used to cover the price of administration, billing, bill auditing, overhead, and similar expenses.
+ Some apartments require this fee at the time of application, while others require it on move-in day.

SECURITY DEPOSIT

$100 to the equivalent of one month's rent

+ Security deposits are typically due at the time of move-in and refundable at the end of your lease term, as long as there are no damages to the apartment beyond typical wear.
+ As long as you keep your apartment in good condition, you should have this fee returned to you within 45 days of moving out.

PARKING

$95 to $350 per month

+ This rate varies depending on the location, demand, and type of parking garage.
+ By paying for parking at a student apartment that is walking distance to campus, you won't have to worry about paying for or securing on-campus parking that can be competitive and hard to come by.

UTILITIES

Varies by month, depending on usage

+ Utilities include electric, gas, trash, water, cable/TV, internet and washer/dryer.
+ Many utility companies charge a fee to cover the costs of utility setup. This fee is a one-time charge and generally ranges from $25 to $100.
+ Most student housing apartments include Wi-Fi, cable TV and washer/dryers in your monthly installment. Some do not, so it's important to ask before you sign a lease.

RENTAL INSURANCE

$10 to $35 per month

+ Varies depending on coverage and provider

TRASH

$5 to $30 per month

+ Covers the cost of trash removal at the property.

PET FEES & RENT

Pet deposit: $100 to $350
One-time, refundable payment

Pet Fee: $100 to $350
One-time, non-refundable payment

Pet Rent: $10 to $35 per month per pet

WHAT'S THE DIFFERENCE BETWEEN BASE RENTAL RATE & TOTAL MONTHLY COST?

RENTER'S TIP:

If you choose student housing, you will sign an individual or "by-the-bed" lease. This means that each roommate within a unit will be given a separate base rental rate, and you will not have to worry about splitting rent yourselves each month and getting it to the landlord on time.

Just because a property has a lower base rent does not mean it will be less expensive over all. Make sure to know all included expenses before signing a lease.



BASE RENT

The base rate for an apartment is the price listed for each floor plan at a given property. The base rate only includes rent – it does not include any upgrades, utilities or additional fees.

+ For student living, features such as balcony access, higher floor, ensuite bathrooms, and less roommates typically result in a higher base rate.

TOTAL MONTHLY COST

The total monthly cost is your base rental rate plus all of the additional costs you will be responsible for throughout your lease. Some of these fees are required, and some will depend on your personal lifestyle. For example, you may be required to pay a pet fee if you have pets.

+ Additional fees might include renter's insurance, utilities, parking, trash services, Wi-Fi, cable, pet fees, and apartment upgrades.

FINDING A STUDENT APARTMENT



SHOULD I MOVE TO A NEW APARTMENT OR SHOULD I RENEW MY CURRENT LEASE?

Pros of moving to a new apartment:

+ New amenities
+ Updated living space
+ New experience but with familiarity of the same roommates
+ New community and opportunities

Cons of moving to a new apartment:

+ Cost & time required to move
+ Likely increase in rent

If your apartment still meets your needs and you value staying in the same place, you may want to consider renewing your lease. If you are tired of living in your apartment and are looking for newer amenities and features, you may want to consider moving to a new property in Atlanta.



ASK YOURSELF THESE QUESTIONS IF YOU'RE DECIDING BETWEEN MOVING OR RENEWING YOUR CURRENT LEASE:

+ Do I enjoy where I currently live?
+ Do I like the location of my current property?
+ Is my management reliable?
+ Can I afford a nicer place to live?
+ Is the time and costs required to move worth the value of the place I'm considering moving to?
+ Does this apartment still feel like home or could a new place be a better environment for me to live?

SO I'VE DECIDED TO LIVE IN A STUDENT APARTMENT, HOW SHOULD I START MY SEARCH?

1. Determine your ideal location.
2. Decide if you want roommates.
3. Determine which amenities you value most.
4. Set your price range for rent.
5. Make a list of places to tour.

WHAT'S YOUR IDEAL LOCATION?

Consider the following:

+ How long will it take you to get to campus? Will you walk, drive or ride the bus?
+ Do I like the area?
+ Am I conveniently close to other places I go to daily like the grocery store, work, etc.?

DO YOU WANT ROOMMATES?

Ask yourself:

+ Do I have friends I know I would like to live with?
+ Will living with other people help make my apartment feel like home?

Read more on pages 23 and 24 about living with roommates.

WHICH AMENITIES DO YOU VALUE MOST?

To help figure out what is most important to you, make a list of your must-have amenities to help you narrow down your options. We would recommend viewing the websites of properties that you are interested in to get a good feel of what they have to offer.

Common amenities for student apartments include:

+ Pool & hot tub
+ Fitness center (can sometimes include yoga studios and spin rooms)
+ Study lounges and private study rooms
+ 24-hour security
+ Package lockers
+ Units often include washer/dryer, Wi-Fi and cable TV and come fully furnished.

WHAT'S YOUR PRICE RANGE FOR RENT?

Location, roommates and amenities heavily influence how much you will pay for rent, utilities and other costs.

Consider these potential additional costs:

+ Parking fees
+ Pet fees
+ Renter's insurance

Make sure to think about base rent vs. total monthly cost (see page 19 for more info).

WHERE SHOULD YOU TOUR?

Based on your desired location, amenities and budget, search online for some properties that meet these needs. Starting with keywords like "Student apartments in Atlanta, Georgia" or "East Midtown Atlanta student apartments" will help you find properties specific to Georgia Tech students.

Once you have found a short list of properties that are a potential fit for you, visit their online contact page and book a tour. If you would rather speak with someone before touring, you can also call the property's leasing office for more information.

You can read our apartment reviews to get you started on your list:

+ Square on Fifth
+ The Mark
+ The Standard
+ The Connector Apartments
+ The Hub on Campus
+ Theory Interlock
+ Catalyst Midtown
+ University House
+ Whistler
+ Inspire

SHOULD I LIVE WITH ROOMMATES?

Living with roommates is a personal choice that can be a great way to live with friends and save a little money. Consider these pros and cons as you make your decision.

Pros:

+ **Affordability:** Depending on the complex you choose, rent and utilities are usually less expensive the more roommates you have.
+ **Social:** Living with roommates gives you a form of "built-in friends." Some of the most enjoyable times in college are nights spent at home cooking, watching movies or having game nights with your roommates.
+ **Peace of Mind:** In case of household emergencies and accidents, having roommates can provide immediate assistance and support.

Cons:

+ **Distractions:** Not everyone prioritizes downtime and studying in the same way. Living with other people is fun, but if it's too much fun it could become a distraction.
+ **Reduced privacy:** When you share a space with other people, there will inevitably be a lack of privacy. If you value personal space and view your home as the place where you can be alone, living with roommates may not be for you.



HOW DO I FIND ROOMMATES FOR A STUDENT APARTMENT?

Make sure to answer these questions for yourself before beginning to search for roommates:

+ What is my monthly budget?
+ How many roommates would I be willing to have?

Once you've thought of your answers to these questions, start looking for other people who have similar answers and want to live in the same location as you. Some ways to search for roommates include:

+ **Asking around.** Whether it's your friends or members of your organization (sorority, fraternity, club, etc.), it never hurts to ask! You never know who's still looking.
+ **Looking at social media.**
    + Georgia Tech has Facebook pages, such as Georgia Tech Subleases and Roommates and Emory and Geogria Tech Subleases and Roommates, where students can post a little bit about themselves and get to know other students looking for roommates.
    + On Instagram, you can find pages where you can submit a photo and short bio introducing yourself to new classmates. You can also find accounts specific to your class such as @gt2028class.
+ **Roommate matching.** Many apartment complexes offer roommate matching services. When you fill out your application to live there, it will likely include questions about your living habits and preferences. Your answers will be used to pair you up with someone else in need of a roommate.

After you've found some people you're considering living with, it's always a good idea to make sure you're both the right fit for each other. We suggest using this roommate questionnaire to make sure you ask all of the right questions and start your time as roommates together with open communication!



RENTER'S TIP

Start the search for roommates early! You're more likely to have more options of people to live with, as well as more availability at any property you and your roommates choose to look at.

HOW FAR IN ADVANCE SHOULD I START LOOKING FOR A PLACE?

Students will start to secure housing for the next academic year as early as September. When you sign early, you typically have access to the best rates on the most desirable floorplans. New developments may start taking leases up to 18 months before their delivery date.



WHAT ARE THE BENEFITS OF SIGNING MY LEASE EARLY?

1. Best rates
2. Parking
3. Roommate choice
4. Choice of apartment & room
5. Peace of mind



BEST RATES

Many student housing properties use a tier system during the leasing process. **When leasing first opens, rates will usually be at their lowest, also called first tier rates.** Then, as units decrease in availability, rates will typically be raised per month, per person.

PARKING

If you are planning to park at your apartment complex, you should consider signing your lease early to increase your chances of securing a spot as **space is often limited and can go quickly as the leasing season progresses**.

ROOMMATE CHOICE

By signing your lease early, you will have more options when it comes to roommates. As time goes on, more and more people have secured their living situation, so you will have a smaller pool of potential roommates over time.

CHOICE OF APARTMENT & ROOM

Most developments have a limited number of units with special features such as balconies and specific views. If having these amenities is important to you, you should consider leasing early to increase your chances of securing one of these units.

PEACE OF MIND

By signing your lease early, you gain the feeling of security on your housing decision. It is one more thing that has already been taken care of and you won't find yourself scrambling at the last minute to find a place to live in subsequent years.

WHAT ARE THE BENEFITS OF MOVING INTO A NEWLY CONSTRUCTED APARTMENT?

1. Modern design
2. You are the first
3. Updated amenities
4. Sense of community
5. Unexpected perks

MODERN DESIGN

A big incentive to live in a new construction are the modern designs and finishes. Many new developments have a sleek design with bigger windows, new technology, and furniture packages that set them apart from an older student apartments. **New buildings near Georgia Tech are often decked out with upscale designs and trendy features that make you excited to come home after a long day of classes.**

YOU ARE THE FIRST

Living in a new development means that you are the first person to use your shower, cook on your stove, and live in your space! The entire building is brand new, making you one of the first people to enter the lobby, use the gym, and take a dip in the pool! **You get to be the first person to call the space home, and it creates the perfect fresh start while living in Atlanta.**

UPDATED AMENITIES

Modern, up-to-date amenities are one of the top selling points for a new apartment. **Having updated amenities under one roof makes living in a newly built apartment extremely convenient.** Your new home could be a one-stop-shop for washing your dog, your daily coffee run, and a spin workout.

Also, it is important to remember that all the costs associated with these updated amenities are factored into your monthly rate. You may think that it costs less to live at an older development with less amenities, but when you factor in all your other daily costs, such as a gym membership, you will find that paying more for a new development and amenities is the most cost effective!

SENSE OF COMMUNITY

Hundreds of new residents moving into a new development can sound hectic, but it makes for a fun move-in experience. This is when you can meet your neighbors who are also moving into your complex.

Everyone is having a similar experience; they're excited about their new apartment and can't wait to meet everyone! This creates a tight-knit community as everyone explores their new home.

Many new complexes also offer community events where you can meet new friends, participate in the free activities, and enjoy some free food! These are a great perk that brings the community together.

UNEXPECTED PERKS

In a new development near the Georgia Tech, you'll find many bonuses that most people don't normally think of during their housing search. For example, many new buildings typically offer added security with controlled access points and 24/7 surveillance cameras throughout the property.

New construction also tends to emphasize customer service. While older buildings already have an established reputation, a brand new community relies heavily on the satisfaction of its residents to maintain its name. This typically leads to a friendly, attentive staff that is happy to assist you.

HOW DO I DECIDE WHICH FLOORPLAN IS RIGHT FOR ME?

The first step to answering this question is to determine if you will be living alone or with roommates. Read more about finding a roommate on pages 23 and 24.

There are different benefits and reasons to live in each floorplan, as well as features specific to the property you are looking at. It's helpful to ask a leasing staff member about features like balconies, views, bathrooms, and layouts that might be available in a floorplan you're thinking about.

These features might affect your base rent, but knowing what's important to you can help you decide what you need to make sure you feel at home in your space. The more you start to look at and tour apartments, the more easily you will be able to determine which space is best for you.



TOURING



WHY SHOULD I TOUR BEFORE SIGNING A LEASE?

If you haven't lived in East Midtown before, touring a property can help you get sense of the atmosphere and location. You'll be able to speak with a leasing specialist and get your specific questions answered. Touring can also help you narrow down if you're choosing between multiple properties.

WHAT SHOULD I BRING WITH ME ON A TOUR?

Make sure to bring a photo ID. It's standard for the leasing office to hold onto it while you're on your tour for liability purposes. If you decide to sign a lease after your tour, you will also need a driver's license or government-issued photo ID to complete your application.

If you're planning on living with roommates, bring them! This is a decision you will be making together, and touring properties together will ensure you're both on the same page and educated on the property. With everyone present, you are more likely to get all questions answered and be able to make a decision more efficiently.



WHAT WILL I BE SHOWN ON A PROPERTY TOUR?

RENTER'S TIP

Ask to see multiple floorplans to compare your options. This will help you get a better sense of the actual size and layout of each space and can help you decide what's right for you.

If you're going to tour a new property that hasn't been fully developed yet, you should still ask to talk through floorplan options so you can ensure you're making the best choice for you and your roommates.



COMMUNITY SPACES

The leasing agent should show you around the property and help you orient yourself in the building.

PROPERTY AMENITIES

They should show you the building's amenities so you can better understand what you'll have access to if you live there.

MODEL UNIT

If the building is completed, you'll likely be shown a model unit in a finished building that closely represents your desired floor plan and finishes. If the building is still under construction, you'll be shown detailed plans, renderings, or finishes that reflect your preferred layout and style.

DIGITAL TOUR

If the property is new, you might schedule a tour that will take place at the leasing office. The leasing agent will most likely walk you through the property virtually, showing renderings that model what the actual property will look like. At some leasing offices, some of the furnishing from a unit will be available so you can get a sense of how your unit will be set up and furnished.



15 MOST IMPORTANT QUESTIONS TO ASK ON YOUR TOUR

1. What are my lease terms?
2. What expenses are due upon application, lease signing and move-in?
3. What does my monthly rental rate consist of?
4. How do I pay my rent?
5. What is the pet policy?
6. How is subletting handled?
7. How is reletting a lease handled?
8. Is renter's insurance required?
9. What is the policy on move-out fees?
10. Is parking available and how much does it cost?
11. Do I need a guarantor or a co-signer?
12. What happens if I need to terminate my lease?
13. How are repairs and maintenance handled?
14. How secure is the property?
15. How often does rent usually increase and by how much?

APPLYING



HOW DO I APPLY FOR AN APARTMENT?

Most applications can be completed online. You can also fill out your application at the leasing office after your tour.

Filling out an application is generally a 10-20 minute process. You will need to answer basic information, such as your driver's license information, emergency contact, pet information, current residence, etc. Make sure you bring your driver's license or government ID for this step.

An application might also ask you for your guarantor information. A guarantor is someone, typically a parent or guardian, who qualifies you to sign a lease. Most Georgia Tech students don't qualify on their own from their monthly income and credit score, so your guarantor is taking on the liability of the rental rate for you. A guarantor typically needs to make at least three times the price of monthly rent in income each month.

Before starting your application, talk to your guarantor and let them know to expect an email with their portion to complete. This will typically include pay stubs, bank account information, and their Social Security Number so that the leasing office can run a background and credit check.

WHAT IS A GUARANTOR RESPONSIBLE FOR?

By guaranteeing your lease, the guarantor is taking on the liability of rent for the entire duration of the lease, plus any damages. If you do not pay your rent, they will be responsible for payment.

In an individual lease, which what you will sign at a student apartment, both you and your guarantor are only signing for your bed space. This means that your guarantor is not responsible for any of your roommates' bedrooms. They will sign a separate lease and likely have a guarantor of their own.



SIGNING YOUR LEASE



WHAT'S INCLUDED IN A LEASE AGREEMENT?

A lease agreement will include your rent rate, terms of the lease, and important dates. A lease is a legally binding contract. Make sure to read each page thoroughly to understand the terms of your lease and know what you're getting into. Pay close attention to dates and fees, and take note of when you will pay rent each month, when your lease term ends, etc.

At a student apartment, you and your guarantor are the only ones responsible for upholding your lease. If you choose to sign roommates, they will sign their own lease that they will be responsible for.

WHAT FEES WILL I INCUR WHEN SIGNING A LEASE AND MOVING TO A NEW APARTMENT?

Depending on the property, the following fees might be due when you sign your lease or on move-in day.

+ **Admin Fee:** Admin fees tend to range between $50 to $300. They are used to cover the price of administration, billing, bill auditing, overhead, and similar expenses. Admin fees are typically non-refundable, so make sure to confirm with your apartment if you'll be reimbursed if you decide not to sign a lease.

+ **Security Deposit:** Security deposits usually range from around $100 to the equivalent of one month's rent. A security deposit is a refundable fee held for the duration of your lease term. Security deposits are typically due at the time of move-in and refundable at the end of your lease term, as long as there are no damages to the apartment beyond typical wear.



MOVING



WHAT ARE SOME OF THE COSTS I CAN ANTICIPATE FOR MOVING?

When moving in or out of an apartment, there are often unexpected fees to consider. These may include costs for storage space, cleaning services, and moving services. **Depending on your needs, these expenses can range from less than $50 to over $500.**



CLEANING SERVICE

When moving out of a student apartment, it's important to leave the space clean to avoid additional charges. **Hiring a cleaning service can cost around $100 to over $400, depending on the extent of the cleaning needed.** Some residents also opt to hire a cleaning service when moving in, particularly at older properties. Generally, student apartment cleaning services fall on the lower end of this cost range.

MOVING SERVICE

Hiring movers can also add to your moving costs, with **fees typically ranging from $25 to $50 per hour for each professional and an additional $20 to $50 per hour for the moving vehicle.** Some apartment complexes provide movers to assist new residents on move-in day, but you should consider these costs when creating your housing budget.

STORAGE SPACE

If you have a gap between leases, you might need a storage unit near Georgia Tech to hold your belongings. **Off-site self-storage options typically range from $40 to $500 per month based on unit size.**

NEED STORAGE?

Check out our guide with the best options for self storage in Atlanta.

LIVING AT RAMBLER



WHAT SEPARATES RAMBLER FROM OTHER STUDENT APARTMENTS IN ATLANTA?

+ **Unique Design:** Imagine a lobby that feels like a boutique hotel. Spaces to study that remind you of your favorite coffee shop or rival the top tech offices. Step into Rambler and discover this, and more, for yourself.

+ **Amenities:** As a new development, Rambler features breathtaking spaces and amenities that bring joy and let you connect to your community. These amenities include a resort-style rooftop pool, state-of-the-art fitness center with a fully-equipped gym, sauna and yoga studio, and a coffee shop on the first floor.

+ **Floorplans:** Rambler offers 17 different floorplans, from studios to six-bedroom apartments, designed with students' specific needs in mind.

+ **Location:** Located steps from campus and East Midtown just off of Tech Square, Rambler is the epicenter of the ultimate Yellow Jacket living experience.



WHAT AMENITIES ARE OFFERED AT RAMBLER?

1. **Dedicated study mezzanine** with eleven private rooms, two computers, and a printer.
2. **Fitness center** equipped with state-of-the-art cardio and lifting machines.
3. **Yoga studio and sauna** stocked with blankets, mats, blocks, and more.
4. **Rooftop pool** with two grills, a hot tub, and a variety of seating.
5. **Daydreamer coffee shop** with full-time baristas selling coffee, tea, and pastries.
6. **Poolside clubroom** with ping pong tables and comfortable seating.













HOW MUCH DOES IT COST TO LIVE AT RAMBLER?

Rent starts around $1300 depending on the floorplan you choose and when you sign. The later in the year you sign, the higher your rent will likely be.

In addition to your monthly rental rate, all residents are responsible for the following monthly fees:

+ **Renter's insurance:** If you choose not to purchase renter's insurance, you are automatically enrolled in Cardinal Protect, our liability waiver program managed through Foxen. You will be charged a fee of $15 per month, which you will see in your resident portal. You can opt out of the liability waiver by providing proof of coverage by a third-party renter's insurance. This should have a minimum of $100,000 of liability coverage and will range from $10 to $30 per month. For more information, read our article on the difference between renter's insurance vs. liability waiver programs.
+ **Utilities (electricity and water):** These are sub-metered utilities, so the cost will vary by usage each month. The amount of electricity and water your apartment uses for that month will be split amongst you and your roommates evenly, or based on each roommate's usage, depending on the unit. Utilities will be billed monthly via Conservice. For more information, read our article on how much utilities cost.
+ **Trash fee:** $5 per month

You can also opt in to these features for an additional charge:

+ **Parking:** Standard parking starts at $75 per month, and reserved parking starts at $95 per month. This price is subject to change based on availability.
+ **Pet rent:** $25 per month with a $300 nonrefundable deposit.



WHAT ONE-TIME FEES WILL I BE CHARGED?

+ **Application Fee (non-refundable): $50** – This fee covers the cost of the background checks we run in order to approve your application, including the screening of one guarantor. This fee is due upon submission of your electronic application.
+ **Admin Fee (non-refundable): $200** – Residents will be charged a one-time service fee for administration, billing, bill auditing, overhead and similar expenses and charges to be incurred by the Landlord for the Term of this Lease. This fee is due by move-in.
+ **Security Deposit (refundable): $100** – This fee is due upon move-in and is refundable at the end of your lease term as long as there are no repairs required for your unit after moving out.
+ **Utility Setup Fee (non-refundable): $60** – This is an annual registration fee billed by Conservice to set up your utilities, and is not due until you move in.



ARE THE UNITS AT RAMBLER FURNISHED?

Rambler's apartments come fully furnished.

Each resident will receive the following with any floorplan:

+ Full-size bed and mattress,
+ Two under-bed/stackable dresser drawers
+ Study desk and desk chair

Studio floorplans include:

+ Sofa
+ Coffee table and/or entertainment stand
+ Wall-mounted Smart TV

Standard floorplans come with common area furniture including:

+ Sofa
+ Coffee table
+ Entertainment stand
+ Wall-mounted Smart TV
+ Barstools
+ Larger units include one or more accent chairs



CAN I SIGN A LEASE IF I DON'T HAVE ANY ROOMMATES?

Yes! Rambler offers a roommate matching service which is perfect for incoming freshman, international students, and transfer students. If you are wanting to live in a certain floorplan, we are also able to use roommate matching to fill up your apartment.

If you are wanting to be placed with roommates, please contact our leasing office for more information.

WHAT HAPPENS AFTER I SIGN MY LEASE?

Sit back and relax with the peace of mind that you know where you're living next year!

Once your lease is completed, you will get email notifications with more information on topics such as construction updates, events, and move-in.



RAMBLER SEEMS LIKE THE RIGHT FIT FOR ME. WHAT SHOULD I DO NEXT?



EXPLORE FLOORPLANS

Discover the perfect floorplan for you (and your roommates) from our selection of 17 floorplans.

Not sure which one is the best for you? Check out the 6 Coolest Units at Rambler.

TAKE A TOUR

Schedule a tour at our leasing office.

APPLY TODAY

Ready to sign a lease? Fill out an application online.



THESE AREN'T JUST FOUR WALLS. THIS IS HOME.

We hope that this guide has helped simplify the process of finding a place to live in Atlanta as a student at the Georgia Tech. By following this guide, you will be well on your way to finding the perfect place for you and your needs!

If you need any additional help during this process, contact the Rambler Leasing Team at rambleratlanta.com/contact, send us an email at leasing@rambleratlanta.com, or text us at (470) 398-0259. We are happy to help answer any questions you might have regarding your housing search or living at Rambler.

Stay up-to-date on all things Rambler and East Midtown living by connecting with us on social media!

Instagram - @rambleratlanta
Tik Tok - @rambleratlanta
YouTube - Rambler Atlanta

For additional details about life as a student at Georgia Tech or living at Rambler visit rambleratlanta.com.