Dear Delaware State University Student,

Delaware State University’s Department of Housing and Residential Education provides this Off Campus Housing Guide to help you in your search for off campus housing. This Guide provides detailed information about relocating, including Delaware State University-friendly apartment complexes in the area, as well as information about safety, furniture, utilities, local stores and restaurants and medical facilities. You can also go to the Department of Housing and Residential Education webpage to access a copy of the Guide on line. The information was compiled with the goal of assisting you to locate off campus housing within a four mile radius of the main campus.

You must contact the Office of Financial Aid to make arrangements for living expenses if necessary. You may be able to use the funds you receive from financial aid to cover the costs of rent and other off campus living expenses.

Students must have their tuition and living expenses secured prior to receiving a roommate list. Contact your Housing Coordinator to complete your roommate profile and receive a roommate list. Please read the “Suggestions for Interviewing Potential Roommates” article in the back of this guide.

The off campus apartment complex you choose will supply your rental application and help you establish your move-in date. Your paperwork and deposits will be submitted directly to them. Please be prompt and thorough when submitting paperwork and deposits. This will ensure that your apartment is held for you until you arrive. Contact the necessary utility companies to arrange for service. Specific utility information will be provided by the apartment complex.

Please note the section within the Guide regarding Student Safety. We suggest you read it thoroughly and that you also obtain renters insurance. We have also provided a list of Delaware State University-friendly insurance providers in the Guide.

For more information and resources, please visit our website at: http://www.desu.edu/student-affairs/campus-living. If you have any questions or concerns, please contact Delaware State University’s Office of Residential Education and we’ll be happy to assist you.

Sincerely,

Matthew Fortune
Acting Director of Housing and Residential Education
As you begin, some important points to consider...

It’s exciting to think about living off campus and having your own place, but with that comes a big responsibility – budgeting your money, paying your bills on time, etc. – essentially being responsible for taking care of yourself. Some important things to take into consideration are: Are you mature enough to live and responsibly handle your money? Do you want to live alone or do you want a roommate? Can you qualify?

If you have plans to visit the campus, this is also a great opportunity to visit some local apartment complexes. Apartments are available for viewing during open business hours without an appointment.

What about renting a house?

Rental homes are more expensive than apartments, and they come with many responsibilities that apartments do not. Additional tenant responsibilities could include (for example) lawn or pool maintenance or pest control. Home maintenance is time-consuming and expensive while apartment living is easier and amenities are included. Families and elderly people in residential neighborhoods are not tolerant of noise and excessive activity. In addition, rules are often strictly enforced by the Home Owner’s Association. For these reasons, well-managed apartment complexes are almost always the best option for our students.

Apartment Eligibility Requirements

All apartment complexes have certain eligibility requirements that students must meet in order to be approved as tenants. Every student must undergo the following:

- **Criminal background checks:** Students with felony convictions are unable to rent apartments. In addition, certain misdemeanor convictions will also prevent a student from being able to rent an apartment.

- **Credit checks:** All complexes have similar credit standards that students must meet.

- **Proof of income:** Students must be able to demonstrate that they earn three to five times the rent to be approved. Most students need a credit-worthy cosigner (parents, grandparents, aunts/uncles, etc.) to gain approval. Some complexes can also use an Estimated Award letter if it shows that the student is drawing living expenses from their loans; otherwise the student must have a job and present two pay stubs that demonstrate adequate income.
Steps to Renting

Step 1: Developing a Realistic Budget

Your off-campus housing search starts with the development of a realistic budget. Once you decide how you are going to pay for it, you can figure out how much you can afford. If you are going to work to pay for off-campus housing, make sure to take into account any fluctuations that may occur in your income throughout the year. Do you make more money in some months than others? If so, you’ll need to plan ahead accordingly.

If you receive financial aid, you may be able to use part of your award to pay for living expenses. Contact the Financial Aid Office at (302) 857-6250 for information customized to your particular situation.

There’s more to off-campus living than rent alone. Consider the following “Budget Checklist” when developing your budget for living expenses.

Rent: How much will the property cost monthly?

Upfront Costs: Most landlords require a security deposit due at the time of lease signing equal to a month’s rent. Also, utility companies often require a security deposit before they connect your services.

Electricity: This can fluctuate greatly depending on how energy efficient the property is and how you use household appliances.

Water: Check the lease to see if water is included in the rent or if you will be responsible for paying the bill.

Gas/Oil: Many properties require gas or oil service. Ask the property manager/owner.

Internet/Cable: Depending on the level of service you wish to have, this can be a bigger expense.

Groceries: Supplementing weekly grocery bills with a meal plan can be a good way to make sure you eat well.

Laundry: Most rentals offer laundry facilities, so factor in cost of washing, drying and detergent.
**Transportation:** Living off campus can mean driving to and from campus if you have a car, so figure in how much you will need to set aside for gas and maintenance. If you will be taking public transportation, factor that cost in.

**Renter's Insurance:** This is usually inexpensive and an excellent way to protect your belongings.

**Other housing costs:** Do you plan on buying new furniture for your apartment, or are you planning to get something already furnished? Are there association dues? Do you have to pay for parking? Do you have a pet? If so, is your pet allowed and is there an additional security deposit?

**Current Bills:** Don’t forget to add in bills that you’re already paying – such as cell phone, credit cards, etc.

We suggest you complete a budget worksheet. Evaluating what your monthly costs will be can save you a lot of anxiety in the future. As a general rule, you should make three times the monthly rent before taxes.

**Step 2: Apartment Hunting**

Besides our listed suggestions, other search options include starting your search online. Here are some links you may use to find housing:

- **www.craigslist.org/**: A free classified posting website popular nation-wide. (Includes categories for room shares and apartments.)

- **Delaware State News** - The main daily paper for Dover area

- **Dover Post** – Published once a week on Wednesdays.

- The Guide Weekly Advertisement – available every Wednesday at local Royal Farms Stores and other retail establishments free

When searching for an apartment that will best suit you, consider the following:

- **Location**
  There is no sense in renting a place in a neighborhood in which you don’t feel safe or it is located too far away from campus if you don’t own a car. Stay as close to campus as possible if you don’t have a car or choose a place with easy access to campus via public transportation. Visit Dart First State Bus Transportation for bus routes and stops at [www.dartfirststate.com](http://www.dartfirststate.com). Practice safety first! Drive by the place during the day, at night and on weekends to get a feel for the neighborhood, and talk to other people who live there. Again, we recommend you rent an apartment within four miles of campus for your convenience.
• **Does the rental unit meet your requirements?**  
When choosing the type of rental you want, be sure to consider your personal requirements, i.e., can’t stand sharing a bathroom? Need a place within walking/biking distance from campus? Own a dog/cat?

• **Is the rental in good condition?**  
When touring a prospective apartment, inspect that everything is in good working condition. Check the lights, faucets, showers, toilets, doors, windows, heating and/or AC, electric sockets, etc. If you find something that doesn’t work, document it and request in writing that the issue be addressed prior to move-in.

• **Can you afford this place?**  
If you’re looking for off-campus housing, make sure the rent and accompanying charges fit into your budget for living expenses.

**Step 3: Utilities and Amenities**

Before moving into your new residence, call all necessary local utility companies at least two weeks in advance to get their services turned on. The following is a list of some of the utility companies servicing the local area.

- Dover Electric (Electric) (302) 736-7070
- Chesapeake Utilities (Gas) (302) 734-6700
- Dover City Public Works (Water, Sewage) (302) 736-7035
- Comcast Cable (Internet, Cable, Phone) (302) 674-3440
- Verizon Cable (Internet, Cable, Phone) (302) 730-5200

Consider whether you have access to the Internet or if that’s extra. Where are the laundry facilities—in the apartment, in the basement of the complex or will you have to use a laundromat? Ask about maintenance/repair or emergency requests—how are they handled?

**Step 4: Determine If You Want a Roommate**

Roommates come with great perks: half the rent and utilities, half the chores, and someone to keep you company. Selecting a roommate, however, is serious business. You and any prospective roommate should be on the same page when it comes to what type of housing you are looking for and what kind of budget you have. You also need to think about what roommate qualities you can live with – or can’t live without.

It is also important to thoroughly interview anyone you are considering as a potential roommate. Ask a lot of questions—particularly about how they will pay for their living expenses. Do not commit to anyone that you feel may not be able to pay their portion of the rent for the duration of the lease. A lease is a legally binding contract, and most
complexes do not offer individual leases. This means that if one roommate moves out and/or refuses to pay rent, then the other roommate must pay the entire rental amount until a new roommate can be found. Selecting a roommate is a personal matter. Remember that your responsibility to your roommate, financially, comes first. Rent, utilities and phone bill monies should be set aside and paid promptly to ensure good credit and a positive relationship with your roommate. **Do not commit yourself to a roommate if your finances are not in order.**

Suggested points to discuss include:

- How will you each pay for your portion of the rent and utilities? Who will be in charge of getting the payments to the apartment complex and utility companies on time?

- Discuss your personal space. Do you mind if your roommate comes into your room without permission to borrow a DVD, CD or a game, or do you want your room to be strictly off-limits without your permission? Be sure to clearly define your respective boundaries.

- Talk about grocery shopping. Will you shop together and split the bill or will you shop separately? If you shop separately, do you mind your roommate using your milk, potato chips, soda, etc.? Be specific

- Discuss cleanliness. Will there be a cleaning schedule for the common rooms of the unit? How will the garbage duties be set up?

- Talk about your social habits. Is it okay for your roommate to have parties in the apartment or should the party be held elsewhere? Is it alright for your roommate to invite people to the apartment that you do not know? You should also discuss your individual comfort needs for studying and sleeping.

- Talk openly about drugs, alcohol, smoking and having significant others over at the apartment. If these things are not okay with you, be honest about it. Don’t compromise your personal feelings or beliefs on these sensitive topics.

- Discuss any other areas of concern that might compromise a friendly living relationship, including such things as having pets. Set rules and expectations together up-front. It is simpler to prevent roommate problems before you move in together than it is to fix them afterward.

- When you are trying to choose a roommate, be sure to call the people you are interested in from the roommate list and don’t rely on email. Because voice inflection and emotion are hard to define using email, the phone will provide you with a better sense of what a person is really like. Consider arranging an opportunity for both sets of parents to talk to each other, too.
• Finally, choose your new roommate only after taking the time to really learn what the other person is like. It’s okay to decide after a few phone conversations that while someone is really cool, they may not be the best person for you to live with.

Although the questions listed above may not seem important now, they will become key as you begin your studies. Roommate choices are personal. You must, however, work together to create a pleasurable “home” environment where you can both enjoy living and succeed academically.

**Step 5: Protect your property with Renters Insurance**

Renters Insurance is a necessary part of college living. Unfortunately, many residents overlook its benefits until the unexpected occurs. As a renter, you are responsible for your personal property and personal liability. Renters insurance will cover your personal possessions if they are damaged or stolen due to perils such as: fire, smoke, theft, explosion, vandalism, windstorm or hail.

**Step 6: Come to a Mutual Understanding with Your Roommate**

Avoid stress by establishing an open and clear communication channel regarding finances between you and your roommate. Decide which bills are going in what roommate’s name, how payments will be made, how bills will be divided and how you will keep track of payments. Negotiate who will buy things like dish soap, cleaning supplies, paper towels and other necessities that are shared, or how the cost of these items will be split. Creating a chart to track money spent on household items and utilities each month could be helpful. The following are some important questions to consider with a chosen roommate:

• **Rent:** What is everyone’s share? Even if your roommate moves out all rent is still due. Whose name will be on the utility bills, and how will they be split?

  **Space:** Who will occupy which bedrooms?

• **Furniture/Household supplies:** Who's bringing the couch or TV? How about the plates, utensils, or the ever important vacuum cleaner? Go over the basics, and do not split the cost of large furniture items!

• **Household chores:** Who's responsible for cleaning, and on what schedule?

• **Food sharing:** Will food, shopping and cooking responsibilities be shared? How about basics like salt and pepper? How will you split the cost of everything?

• **Noise:** When should stereos or TVs be turned off or down low?
• **Overnight guests:** Is it OK for boyfriends/girlfriends to stay over? How often is too often? When is it ok to have people over?

• **Moving out:** If one of you decides to move, how much notice must be given? Must the departing tenant find an acceptable substitute? Consider putting agreements in writing to avoid disputes in the future through a roommate contract.

**The Basics**

**Before Signing the Lease**
While oral leases are legal (in some cases), we recommend that you always ask for a written lease. As a tenant, you will be better protected with a written lease. If you request it in writing, you have the right to see the lease before you sign it to familiarize yourself with its terms.

**Application Fee**
Application fees are normally required of all prospective tenants. Application fees are not refundable.

**Security Deposits**
Landlords cannot request security deposits for amounts greater than one month of rent, and security deposits must be held in an interest bearing account, all of which is returnable to you if the deposit is not used by the Landlord to repair damages.

**Are Utilities Included?**
Your lease should clearly specify which utilities are included with rent, if any.

**Late Fees**
Late fees cannot be more than 5 percent of the total rent and can begin to be assessed five days after rent is due. However, to avoid credit or other problems, it is advisable to always pay rent on time.

**Moving In**
You are entitled to a list of existing damages to the unit at the time of move in if you request it in writing. This prevents your landlord from charging you for pre-existing damages when you move out. Take and keep pictures.

**Moving Out**
Consult your lease for specific requirements regarding termination. Some leases automatically renew at the end of the term and/or require at least 60 days notice if you do not wish the lease to continue. If a notice is required, always provide one in writing before the 1st of the month and get a receipt to avoid future dispute with your landlord.
Return Security Deposit
You are entitled to receive your security deposit refund within 20 days of move out. If the landlord keeps any portion of the security deposit, he or she must provide, in writing, an itemized list of what the needed repairs were and how much each repair cost within the same 20-day period. You cannot be charged for normal wear and tear.

Legal Responsibilities
Once you sign the lease, you are legally responsible for rent for the entire term of the lease; however, the landlord is required to make reasonable attempts to re-rent the unit if you decide to terminate the lease early. If another tenant is found and they move in, you are no longer obligated for rent. **NOTE: Please read the stipulations of your lease carefully before signing.**

Subleasing (Subletting)
If, for some reason, you are unable to continue living in your apartment as outlined in your lease, you may wish to sublease. Subletting means you find someone who would be interested in taking over your apartment for the remainder of your contract. Though this may sound like a great solution, your landlord is not obligated to accept your offer to sublease the apartment. They can outright refuse to consider this option.

Termination of Lease by Landlord
Please read your contract very carefully before signing your lease. While there are cases in which the landlord may wish to terminate the lease early, he or she may not do so without providing the tenant at least 60 days’ notice.

Eviction
Eviction is a court ordered mandatory request for you to vacate the apartment complex premises by a certain date or risk being removed by a sheriff. In case of eviction, the landlord does not have the right to evict or take any of your personal possessions without a court judgment. Even if you owe your landlord rent, he or she is required to follow the provisions set forth by Delaware law and cannot lock you out or give you a deadline for move out.

Signing Your Lease
Make sure that all blanks are filled in or crossed out of the lease and that any necessary changes are made before signing. If the lease needs to be notarized, have it notarized. The lease must be signed by the landlord and yourself in order to complete the contract. **Keep** a copy of the lease after it is signed for your records.

Do’s and Don’ts

Living off-campus requires you to use common sense. **Remember:**
• Pay your rent on time.
• Avoid damaging the premises.
• Inform the landlord when repairs are needed.
• Observe local laws and ordinances.
• Keep the noise level down.
• Take responsibility for your guests and their behavior.

Safety Considerations

Delaware State University would like to address some common safety concerns that many students and parents have as students prepare to attend college, especially residing off campus. While the possibility of a break-in is a fact of life in any city, town, and/or metropolitan area, there are simple precautions that students can take to minimize their risk. We recommend the following:

• **Obtain renters insurance.** This is a very inexpensive way to safeguard your belongings. Inventory and photograph all of your valuable belongings, including make, model, serial number, etc.

• **Remove all visible belongings any time you park your car.** A smash-and-grab only takes a few seconds, so protect anything of value by keeping it with you.

• **Lock all doors on your car and in your apartment, including sliding glass doors.** Criminals generally look for the path of least resistance, and simply locking your doors will often make breaking in more effort than it’s worth for a thief.

• **Limit the number of people allowed into your apartment.** This is the best way to prevent advertising your belongings to those who may want to steal them. In many cases, homes are burglarized by someone a student knew and thought he or she could trust.

• If you walk or bike to class, **travel with other classmates or neighbors and always stay in well-lit and highly visible areas.** Don’t do anything that would impair your senses (e.g., listening to music on headphones). Remain aware of your surroundings at all times.

• **Be sure to back up all your data**—you will spend a lot of time and hard work creating papers and projects here at Delaware State University. You don’t want to lose all of this work because you didn’t back up your data.

• **Inside the House**

  o Always leave a light on when you’re gone or purchase a timer to turn lights on and off automatically.
• Keep emergency numbers near the phone.
• Check smoke detectors regularly to make sure they are functioning properly.
  If there is no smoke detector, ask your landlord to install one.

**Entrances**

• Always keep doors and windows locked.
• Ask to see company ID when utility or service people come to your door.
• Use a peephole to determine who is knocking before you open the door. If you are still unsure about who is there, question the stranger through the door.
• If necessary, get a security system. Check with landlord first.
• Keep the blinds or drapes closed when you are gone.
• If you lose your keys, work with the landlord to replace your locks immediately.
• Don’t put ID tags on your key ring and do not give out copies of your key.

**External**

• Have someone check on your place when you are out of town.
• Get to know your area. Know where not to walk and where streets and alleys lead.
• Do not walk alone after dark. Contact a friend to take you where you need to go.
• Get to know someone in the immediate vicinity who you can call in case of an emergency.
• Never leave your key outside under a mat or in a place accessible to a stranger.
• Never leave notes on your door or messages on your answering machine indicating that you are away.

**Numbers to Know:**
- Delaware State Police, (Troop 3) Kent County (302) 697-4455
- Delaware State University Office of Public Safety (302) 857-7911
- Dover Police Department (302) 736-7111
- Dover Fire Department (302) 736-7168
- Emergency 911
- Hope line 24/7 (800) SUICIDE (784-2433)
- Kent County Animal Control, SPCA (302)698-3006
- Kent County Health Department (302) 744-7124
- Poison Control (800) 222-1222
- Rape Crisis Hotline (800) 262-9800
- Sheriff Department, Kent County (302) 736-2161
Terms to Know

**Eviction** - A court-administered proceeding for removing a tenant from a rental unit because the tenant has violated the rental agreement or did not comply with a notice ending the tenancy.

**Guest** – A person who does not have the rights of a tenant.

**Landlord** – A business or person who owns a rental unit and who rents or leases the rental unit to another person called a tenant.

**Lease** – A rental agreement, usually in writing, that establishes all the terms of the agreement and that lasts for a predetermined length of time.

**Lock Out** – When a landlord locks a tenant out of the rental unit with the intent of terminating the tenancy. Lockouts, and all other self-eviction remedies, are illegal.

**Rental Agreement** – An oral or written agreement between a tenant and a landlord, made before the tenant moves in, which establishes the terms of the tenancy, such as the amount of the rent and when it is due.

**Rental Application Form** – A form that the landlord may ask a tenant to fill out prior to renting that requests information about the tenant such as the tenant’s address, telephone number, employment history, credit references, and the like.

**Rental Period** – The length of time between rental payments; for example, a week or a month.

**Rental Unit** – An apartment, house, duplex or condominium that a landlord rents to a tenant to live in.

**Renter’s Insurance** – Insurance protecting the tenant against property losses, such as losses from theft or fire. This insurance usually also protects the tenant against liability (legal responsibility) for claims or lawsuits filed by the landlord or others alleging that the tenant negligently injured another person or property.

**Security Deposit** – A deposit that the landlord requires the tenant to play at the beginning of the tenancy. The landlord can use the security deposit, for example, if the tenant moves out owing rent or leaves the unit damaged or less clean than when the tenant moved in.

**Sublease (Sublet)** – A separate rental agreement between the original tenant and a new tenant to whom the original tenant rents all or part of the rental unit. The new tenant is called a “subtenant.” The agreement between the original tenant and the landlord remains in force, and the original tenant continues to be responsible for paying the rent to the landlord and for other tenant obligations.
Tenancy – The tenant’s exclusive right, created by a rental agreement between the landlord and the tenant, to use and possess the landlord’s rental unit.

Tenant – A person who rents or leases a rental unit from a landlord. The tenant obtains the right to the exclusive use and possession of the rental unit during the lease or rental period.

Uninhabitable – A rental unit that has such serious problems or defects that the tenant’s health or safety is affected. A rental unit may be uninhabitable if it is not fit for human beings to live in or if it fails to substantially comply with building and safety code standards that materially affect tenants' health and safety.

Public Transportation

Carpooling
While carpooling is a great way to save money on gas, students who do not have cars are advised to live within walking, biking, and or DART distance. Even if their roommate has a car and they are in the same degree program, a student may not want to rely solely on his/her roommate as a reliable source of transportation. Students without cars should consider apartments that are no more than one and a half miles from campus.

Bus
Dover is served by DART Delaware Transit Corporation. You are welcomed to contact DART at 800.553.3278 by telephone or at their website: http://www.dartfirststate.com/information/routes/index.shtml for information regarding the bus schedule for your apartment complex or to purchase a bus pass.

Please be advised that while these buses are useful for getting around town, you may not want to use it as your primary source of transportation to and from class as the DART Transit Corporation only provides the City of Dover with transportation until 6:00 PM.

Greyhound . . . . . . . . . . . . . . . . . . . . . . . . . 800.231.2222, 302.736.5183

Taxi Service
City Cab. . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . 302.734.5968

IMPORTANT – PLEASE READ

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin or intention to make any such
preference, limitation or discrimination. We will not knowingly list any rental property which is in violation of the law. All persons are hereby informed that all dwellings contained herein are, to the best of Delaware State University’s knowledge, available on an equal opportunity basis.

Prices quoted are subject to change at the discretion of apartment owner/managers and are provided for information purposes only. All terms and conditions of rentals are subject to change. Projected costs of utilities are approximate and should not be construed as guaranteed monthly amounts when calculating monthly expenses as individual use will vary.

**Apartment Listings**

**Cannon Mills – 302.677.0808 cmaleasing@emoryhill.com**  
**105 Katrina Way, Dover, DE 19904**

<table>
<thead>
<tr>
<th>Apartment Size</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom w/den</td>
<td>$910</td>
</tr>
<tr>
<td>Two Bedrooms</td>
<td>$960</td>
</tr>
<tr>
<td>Three Bedrooms</td>
<td>$1,195</td>
</tr>
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*Note: 3, 6, and 9 month leases available for an additional cost per month

**Woodcrest Arms – 302.674.1641 www.morgan-properties.com**  
**892 Woodcrest Drive, Dover, DE 19904**

<table>
<thead>
<tr>
<th>Apartment Size</th>
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<tbody>
<tr>
<td>Studio</td>
<td>$620 - $810</td>
</tr>
<tr>
<td>One Bedrooms</td>
<td>$785 - $945</td>
</tr>
<tr>
<td>Two Bedrooms</td>
<td>$850 - $960</td>
</tr>
</tbody>
</table>

*Note: 6 and 9 month leases available for an additional cost per month

**Baytree – 302.734.0510 www.liveatbaytree.com**  
**218 Baytree Rd Dover, DE 19901**

<table>
<thead>
<tr>
<th>Apartment Size</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>$815</td>
</tr>
<tr>
<td>Two Bedrooms</td>
<td>$940 - $980</td>
</tr>
<tr>
<td>Three Bedrooms</td>
<td>$1,175</td>
</tr>
</tbody>
</table>

*Note: 4 – 11 month leases available for an additional cost per month

**Mapleton Square – 302.678.4515 www.morgan-properties.com**  
**177 Willis Road, Dover, DE 149901**
Application Fee – Each applicant $35

<table>
<thead>
<tr>
<th>Apartment Size</th>
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</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>$710 - $1000</td>
</tr>
<tr>
<td>Two Bedrooms</td>
<td>$870 - $1185</td>
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</tbody>
</table>

*Note: 2 – 11 month leases available for an additional cost per month

Woodmill Square – 302.734.2947  [www.liveatwoodmill.com](http://www.liveatwoodmill.com)
1300 S. Farmview Drive, Dover, DE 19904

Application Fee – 1\textsuperscript{st} applicant $50, $35 for each additional applicant

<table>
<thead>
<tr>
<th>Apartment Size</th>
<th>Rent</th>
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<tbody>
<tr>
<td>One Bedroom</td>
<td>$810 - $860</td>
</tr>
<tr>
<td>Two Bedrooms</td>
<td>$940 - $999</td>
</tr>
<tr>
<td>Three Bedrooms</td>
<td>$1,170 - $1195</td>
</tr>
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</table>

*Note: Additional $75 per month on any lease under 12 months and co – signer must be a Delaware resident

Village of Westover 302.734.3451  [www.villageofwestoverapartments.com](http://www.villageofwestoverapartments.com)
120 Pennington Place, Dover, DE 19904

Application Fee – 1\textsuperscript{st} applicant $40, 2\textsuperscript{nd} applicant $15 (Separate app and fees for each additional applicant)

<table>
<thead>
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<tr>
<td>One Bedroom</td>
<td>$775</td>
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<tr>
<td>Two Bedrooms</td>
<td>$825 - $850</td>
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Dover Country Club – 302.678.1157  [www.dovercountryclub.com](http://www.dovercountryclub.com)
70 Greenway Square, Dover, DE 19904

Application Fee – Each applicant $50

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<tr>
<th>Apartment Size</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>Starting at $788 (prices vary by day)</td>
</tr>
<tr>
<td>Two Bedrooms</td>
<td>Starting at $850 (prices vary by day)</td>
</tr>
<tr>
<td>Three Bedrooms</td>
<td>Starting at $1,200 (prices vary by day)</td>
</tr>
</tbody>
</table>

*Note: 4 – 11 month leases available for an additional cost per month

Greens at Cedar Chase – 302.674.8887  [www.cedarchase.com](http://www.cedarchase.com)
1700 North Dupont Highway, Dover, DE 19901

Application Fee – Each applicant $40

<table>
<thead>
<tr>
<th>Apartment Size</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>Starting at $840 (prices vary by day)</td>
</tr>
<tr>
<td>Two Bedrooms</td>
<td>Starting at $1003 (prices vary by day)</td>
</tr>
<tr>
<td>Three Bedrooms</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Village at Blue Hen Apartments – 302.504.8693  [www.pettinarorelocation.com](http://www.pettinarorelocation.com)
400 Haslet Street, Dover, DE 19901

Application Fee – Each applicant $50
<table>
<thead>
<tr>
<th>Apartment Size</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>$975</td>
</tr>
<tr>
<td>Two Bedrooms</td>
<td>$1085</td>
</tr>
<tr>
<td>Three Bedrooms</td>
<td>$1250</td>
</tr>
</tbody>
</table>

Autumn Run – 302.734.7322 www.yestrinity.com  
51 Webbs Lane, Dover, DE 19904

<table>
<thead>
<tr>
<th>Apartment Size</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$575</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>$675</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>$725</td>
</tr>
</tbody>
</table>

255 Webbs Lane, Dover, DE 19904

<table>
<thead>
<tr>
<th>Apartment Size</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>Starting at $790</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>Starting at $875</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>Starting at $970</td>
</tr>
</tbody>
</table>

Lake Club Apartments – 302.674.4800 www.westovercompanies  
400 N. Dupont Hwy., Dover, DE 19901

<table>
<thead>
<tr>
<th>Apartment Size</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>$800</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>$900</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>$1150</td>
</tr>
</tbody>
</table>

480D Country Drive, Dover, DE 19901

<table>
<thead>
<tr>
<th>Apartment Size</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$655 - $755</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>$730 - $1,005</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>$935 - $1,270</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>$920 - $1,180</td>
</tr>
</tbody>
</table>

*Note: Flexible leases available for an additional cost per month*
Furniture

If you are interested in buying or renting furniture, the following local stores may be of assistance to you.

**Aarons Rental**  
1030 Forrest Ave, #109, Dover, DE 19904 302.672.7777

**Furniture and More**  
1380 North Dupont Hwy, Dover, DE 19901 302.674.4006

**Johnny Jonasik**  
2311 South Dupont Hwy, Dover, DE 19901 302.697.7799

**Just Cabinets**  
Rodney Village Shopping Center 1730 South Governors Ave Dover, DE 302.741.2300

**Rent-A-Center**  
1013 North Dupont Hwy, Dover, DE 19901 302.678.4676

**Remember:**

- Application fees are paid at the time you apply for your apartment. Each person occupying the apartment must apply individually and pay a separate application fee, which is non-refundable.

- All applicants must qualify individually and meet the specific standards of the complex to which they are applying.

- A credit check, criminal background check, prior rental history, and proof of income will be required for most apartment complexes to approve your application.

- Most students require a cosigner.

- It is strongly recommended that you obtain renters insurance.

- Many apartment complexes require their tenants to carry a certain amount of renter’s insurance coverage. Renters insurance will not only protect your belongings from theft but also from natural disaster.

- Remember, the apartment complex is not liable for your personal belongings under any circumstances.
• On move-in day, you should be prepared to: show adequate identification, sign the lease, pay the security deposit (if you have not already done so), and pay the first month’s rent (which will be pro-rated for the balance of the month).
• Depending on your move-in date, the second month’s rent may be required as well.
• You may also be required to present your social security card or provide your social security number.

• Leases are legal and binding contracts and should be taken seriously. Each apartment complex has published rules and regulations.

• Be advised that you may be evicted for non-payment of rent or non-compliance with the rules and regulations. An eviction from any property is reported to the credit bureau and will have a negative impact on your credit in the future.

• If for any reason you have to break your lease, contact the Complex Office immediately. Delaware State University will not assume responsibility for your lease under any circumstances.

• Prior to moving out, you must give at least 30–60 days written notice to your apartment manager that you plan to vacate the apartment—no exceptions!

• It will be your responsibility to return the keys to their office before you leave. You will be charged for each day that you keep the keys after your move-out date.

• We strongly recommend that you request a walk-through of your apartment with a representative of the property to ensure that all is in order. This will help to determine what, if anything, needs to be fixed in order for you to receive all, or a portion, of your security deposit back.

• Do not expect your deposit to be returned the same day you move out. You will need to leave a forwarding address where a check can be mailed to you.

• You also need to make arrangements to disconnect your various utilities and provide them with a forwarding address as well so they can mail your final bill to you.