Housing Decision Factors

- Budget
- Flexibility
- Meals
- Amenities
- Support
- Convenience
- Responsibility

studentaffairs.psu.edu/housing
## BUDGET

<table>
<thead>
<tr>
<th>Off-Campus Housing</th>
<th>On-Campus Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Wide range of options with range of monthly rent</td>
<td>• Only two charges - room and Campus Meal Plan</td>
</tr>
<tr>
<td>• Lower upfront cost, rent due monthly</td>
<td>• Charged to student’s LionPATH account beginning of semester</td>
</tr>
<tr>
<td>• Most leases require 12 equal rent payments</td>
<td>• Easy to know in advance true cost</td>
</tr>
<tr>
<td>• Security deposits commonly required</td>
<td>• No hidden fees (except core changes or damages)</td>
</tr>
<tr>
<td>• Review leases for total cost: fees in addition to rent, utilities, move-out requirements</td>
<td>• Covers all utilities, services, staff, programs, maintenance, Wi-Fi, mail service, etc.</td>
</tr>
<tr>
<td>• Be aware of legal obligation of other tenant’s rent if signing a joint-and-several lease</td>
<td>• No security deposit required</td>
</tr>
<tr>
<td>• Utilities may be paid either individually or as a group</td>
<td>• No penalty fee if student withdraws</td>
</tr>
<tr>
<td>• Food costs</td>
<td>• Parking costs</td>
</tr>
<tr>
<td>Off-Campus Housing</td>
<td>On-Campus Housing</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>• Space that works for you</td>
<td>• Academic Year Contract</td>
</tr>
<tr>
<td>• More square footage per dollar for locations further from campus</td>
<td>• No penalty cancellation if student graduates, withdraws, or schedules internship/study abroad</td>
</tr>
<tr>
<td>• Access to space entire length of lease, including holidays, breaks, and summer</td>
<td>• Opportunities for reassignment to different housing options for financial situations</td>
</tr>
<tr>
<td>• Lease not cancelled for study abroad or withdrawal from University</td>
<td>• University Housing closes for 3 break periods, but can pay for Break Access/Holiday Housing to stay on campus during closures</td>
</tr>
<tr>
<td>• Lease may not allow for sub-letting</td>
<td>• Option to live on campus for summer</td>
</tr>
<tr>
<td>• Cannot change space if your financial situation changes</td>
<td></td>
</tr>
<tr>
<td>• Travel arrangements to campus required: walking, bicycling, driving, or bus</td>
<td></td>
</tr>
<tr>
<td>• Inclement weather plan</td>
<td></td>
</tr>
</tbody>
</table>
### MEALS

<table>
<thead>
<tr>
<th>Off-Campus Housing</th>
<th>On-Campus Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Student responsible for meals</td>
<td></td>
</tr>
<tr>
<td>• Grocery shopping</td>
<td></td>
</tr>
<tr>
<td>• Greater control over meal content, preparation, and timing</td>
<td></td>
</tr>
<tr>
<td>• Campus Meal Plan optional</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Over 30 operations available</td>
</tr>
<tr>
<td></td>
<td>• Campus Meal Plan* required</td>
</tr>
<tr>
<td></td>
<td>• No cooking, cleanup, buying groceries</td>
</tr>
<tr>
<td></td>
<td>• Convenience stores available on campus</td>
</tr>
<tr>
<td></td>
<td>• Some housing options offer access to building kitchen available for student use</td>
</tr>
<tr>
<td></td>
<td>• Food Services available in inclement weather</td>
</tr>
</tbody>
</table>

*optional purchase for Nittany and White Course Apartments (personal kitchens in units)
<table>
<thead>
<tr>
<th>Off-Campus Housing</th>
<th>On-Campus Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Full range of options available, from no-frills to high luxury apartments</td>
<td>• All-inclusive room charge</td>
</tr>
<tr>
<td>• More freedom, less oversight</td>
<td>• Housing Options available</td>
</tr>
<tr>
<td>• No housekeeping provided</td>
<td>• 24hr Staff Support: Residence Life RAs &amp; Coordinators, Housekeeping &amp; Maintenance, Police Services</td>
</tr>
<tr>
<td>• Some units include bus pass</td>
<td>• Programming Events</td>
</tr>
<tr>
<td>• Cost may be involved for lock-outs, emergency situations for maintenance</td>
<td>• Student Crisis Response</td>
</tr>
<tr>
<td>• Consider availability of parking</td>
<td>• Proximity of recreational facilities</td>
</tr>
<tr>
<td>Off-Campus Housing</td>
<td>On-Campus Housing</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>• On-campus support systems (Crisis Services, Counseling and Psychological Services, Student Care &amp; Advocacy, Mediation Services) available for off-campus students</td>
<td>• All-inclusive room charge</td>
</tr>
<tr>
<td>• Student Legal Services provides free lease reviews</td>
<td>• Housing Options</td>
</tr>
<tr>
<td>• Level of lockout, maintenance, and other support services varies by property</td>
<td>• 24hr Staff Support: Residence Life RAs &amp; Coordinators, Housekeeping &amp; Maintenance, Police Services</td>
</tr>
<tr>
<td>• Few properties offer on-site roommate conflict assistance</td>
<td>• Student Crisis Response</td>
</tr>
<tr>
<td></td>
<td>• Programming Events</td>
</tr>
<tr>
<td></td>
<td>• Registered Dietitian</td>
</tr>
</tbody>
</table>
### CONVENIENCE

<table>
<thead>
<tr>
<th>Off-Campus Housing</th>
<th>On-Campus Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Wide range of options allows individual to prioritize convenience elements against cost</td>
<td>• Proximity to classes - no need for car or worry about parking</td>
</tr>
<tr>
<td>• Access to apartment during breaks, holidays, and summer</td>
<td>• Access to CATAbus system</td>
</tr>
<tr>
<td></td>
<td>• Proximity to events and recreational facilities</td>
</tr>
<tr>
<td></td>
<td>• Safe Walk service</td>
</tr>
<tr>
<td></td>
<td>• All-inclusive room charge for academic year</td>
</tr>
<tr>
<td></td>
<td>• Food Services available</td>
</tr>
</tbody>
</table>
### Off-Campus Housing
- Lease may require co-signer or guarantee
- Opportunity for more responsibility with cleaning, maintenance, budgeting, and arranging for utilities and services
- Wide range of properties available (apartments with utilities and maintenance included, or house where tenants responsible for outdoor maintenance)
- Alcohol permitted, but refer to lease for rules such as keg ban or limits on parties
- Depending on lease terms tenants may share responsibility for damages or rent

### On-Campus Housing
- Cleaning: responsible for cleaning just bedroom, bathroom (in some housing options)
- Staff support for issues
- No need to contract out for utilities/services
- Alcohol is not permitted, even if students age 21+
Housing Options

- LiveOn (on-campus housing)
- Off-Campus Housing
- Sorority Chapter Housing
LiveOn Housing Options

• Traditional Residence Hall
  Single-Occupancy Room
  Double-Occupancy Room
  Triple-Occupancy Room
  Quad-Occupancy Room

• Renovated Residence Hall
  Double-Occupancy Room

• Nittany Apartments
• White Course Apartments
• Eastview Terrace
• Nittany Hall Suites
• North Hall Suites
• Supplemental Housing
  Renovated (South)
  Suite (North)
  Traditional (Pollock, South)
On-Campus Housing

- **Housing Accommodations**
  determination will be used when a room assignment is processed

- **Break Access/Holiday Housing**
  available in select housing options

- **Roommate Requests**
  Students do not need to have a roommate to participate in LiveOn Housing Process

- **Fraternity and Sorority Life**
  Recruitment process and housing decision

- **Gender Inclusive Housing / Open Housing**

- **Living Learning Communities (LLCs)**
Room and Board Rates

- Housing Option room rates differ
- Rate increase varies, estimate 3-5%
- Board of Trustees approve rates in February/March
- Financial Aid

liveon.psu.edu/university-park/rates
Communication

www.eLiving.psu.edu

For optimal performance with eLiving, use a web browser other than Chrome

• Penn State email account
• Text Message Notification
• Social Media /PennStateOnCampusLivingUP /pennstateliveon /housingPSU

REMINDER: Housing is not binding until student clicks “Accept Contract” button
LiveOn Housing Process

ALL students who Request Housing will be Invited to LiveOn

Students Eligible to Participate in the LiveOn Housing Process:

⇒ **Current residential students** at University Park with active fall semester HFS Contract

⇒ Future residential students at University Park with active spring semester HFS Contract

⇒ **Current students** at any Commonwealth Campus

Students *Not* Eligible to Participate in LiveOn Housing Process:

Current University Park students who live in off-campus housing

⇒ *Can add name to On-Campus Housing Waitlist December 1*

⇒ All students on Waitlist will be offered Housing between late Mar-Aug
LiveOn Housing Process

1. REQUEST
2. INVITATION
3. SELECT
4. FRIEND
5. HFS CONTRACT
6. ROOM ASSIGNMENT
REQUEST HOUSING

Two Request Housing periods available

- Provides flexibility for students
- Students who know they want to LiveOn can participate early
- Allows more time, if needed, to make decision about housing
- Students who participate in October but do not take any action or change mind can Request Housing again to be included in February invitations
- Second Request Housing period provides opportunity for students new to Penn State to participate

Noon October 1

Noon October 31

Noon December 1

Noon February 15*

*extended from January 31
Students who want to live together each need to Request Housing individually.
Housing Requests in October → Invitation in November

- Monday November 7
- Thursday November 10
- Monday November 14

Housing Requests in December-February → Invitation in February

- Monday February 20
- Thursday February 23
- Monday February 27

*extended from January 31
Invitations sent by 5:00 p.m. on Monday or Thursday

Deadline To Complete (expiration date)

⇒ Monday Invitations – expire Noon Thursdays

⇒ Thursday Invitations – expire Noon Mondays

The student receiving the invitation AND requested friend(s) must ALL complete by deadline!
Select Housing Option

View available housing options
Options that are no longer available to select will be listed but will be grayed out

Housing Waitlist Option

Identifies spaces remaining
Selecting Housing Option will “reserve” space until expiration date

Identifies number of roommates
Roommates = friends you can add to your selection

Single-occupancy spaces do not allow for roommates
**Invitations**

**LIVEON 2022-2023 (RD 1.1)**

**Deadline To Complete: 11/11/2021 12:00 PM ET**

<table>
<thead>
<tr>
<th>Housing Option</th>
<th>Spaces Remaining</th>
<th>Friends</th>
<th>Continue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Double Room, Traditional Res Hall (Pollock, South, West)</td>
<td>583</td>
<td>1</td>
<td>Continue</td>
</tr>
<tr>
<td>Double Room, Traditional Res Hall with Break Access (Pollock, South, West)</td>
<td>47</td>
<td>1</td>
<td>Continue</td>
</tr>
<tr>
<td>Triple Room, Traditional Res Hall (Pollock, South, West)</td>
<td>9</td>
<td>2</td>
<td>Continue</td>
</tr>
<tr>
<td>Quad Room, Traditional Res Hall (Pollock, South, West)</td>
<td>64</td>
<td>3</td>
<td>Continue</td>
</tr>
<tr>
<td>Double Room, Renovated Res Hall (South)</td>
<td>252</td>
<td>1</td>
<td>Continue</td>
</tr>
<tr>
<td>Single Room, Traditional Res Hall (Pollock, South, West)</td>
<td>57</td>
<td>0</td>
<td>Continue</td>
</tr>
<tr>
<td>Single Room, Traditional Res Hall with Break Access (Pollock, South, West)</td>
<td>4</td>
<td>0</td>
<td>Continue</td>
</tr>
<tr>
<td>Eastview Terrace (single with private bathroom)</td>
<td>300</td>
<td>0</td>
<td>Continue</td>
</tr>
<tr>
<td>Eastview Terrace with Break Access (single with private bathroom)</td>
<td>8</td>
<td>0</td>
<td>Continue</td>
</tr>
<tr>
<td>Nittany Hall SUITE (4-person/2-bedroom suite)</td>
<td>54</td>
<td>3</td>
<td>Continue</td>
</tr>
<tr>
<td>North Suite (4-person/2-bedroom)</td>
<td>123</td>
<td>3</td>
<td>Continue</td>
</tr>
<tr>
<td>Nittany Apartment (4-person apartment, any type)</td>
<td>0</td>
<td>3</td>
<td>Continue</td>
</tr>
<tr>
<td>White Course Apartment (4-person/4-bedroom apartment)</td>
<td>69</td>
<td>3</td>
<td>Continue</td>
</tr>
</tbody>
</table>
Housing Options Waitlist

- Waitlist is available for housing options that no longer has space available
- Indicates a student’s interest in being reassigned
- Available for students who have an accepted HFS Contract
- Waitlist opens Noon December 1
- Add name to one Housing Option Waitlist
- Reassigned when vacancy becomes available – typically during summer
Invite Friend(s)

- 0-3 roommates  
  (depends on housing option selected)

- Friend must be eligible  
  (Requested Housing, not accepted HFS Contract)

- Friend can be any gender to support open housing

- Create HFS Contract *offer* for you

- Offer HFS Contract to roommates

- Each student must accept by expiration date!
Indicate your friend selections below. You may only add eligible students who have Requested Housing. Your friend(s) will receive a HFS Contract offer in their Shopping Cart, and each person must accept the offer before the Deadline To Complete (expiration date).

Selected Housing Option: White Course Apartment (4-person/4-bedroom apartment)

*Please enter any friends you would like to receive an HFS Contract Offer for the Housing Option you've chosen - Look Up Friend.*

- Friend 1: (e.g. xyz5000)
- Friend 2: (e.g. xyz5000)
- Friend 3: (e.g. xyz5000)
Here is the description of the roommate selection process. This may be pertinent information about eligibility and what actions to expect once the roommates are selected.

Selected Space: White Course Apartments, 4-person/4-bedroom

Please enter the friend’s Access Account – Look Up Friend

- **Friend 1**: Access Account not found
- **Friend 2**: Access Account not found
- **Friend 3**: Ineligible Access Account
LIVEON 2022-2023 INVITES

Deadline to complete: 10/22/2018 12:00 PM ET

Please confirm your desired housing option and selected roommates. Once you click the "Create Contract" button, the system will generate the Housing and Food Services (HFS) Contract offer that you will need to accept. This is a legally-binding contract that cannot be cancelled. Your roommate(s) will receive a HFS Contract offer in their Shopping Cart, and each person must accept the offer before the expiration date.

Selection  Friends  Review  Accept

White Course Apartments, 4-person/4-bedroom
University Park Campus

Friend 1: [Redacted]
Friend 2: [Redacted]
Friend 3: -- Not Selected --
Housing and Food Service (HFS) Contract

- Accept HFS Contract before expiration date
- Legally-binding contract, cannot be cancelled to move off campus
- Each student must accept HFS Contract
- No impact on you if friend does not accept HFS Contract
Housing and Food Service Contract
Fall 2022-Spring 2023 - University Park

Terms, Conditions, and Regulations of the University Housing and Food Service Contract 2019-2020 Academic Year

The Housing and Food Service (HFS) Contract is a legally-binding contract, obligating the student to on-campus living once it is accepted. A student agrees to these Terms, Conditions, and Regulations (TCRs), as well as the HFS Contract legal terms/signing statements, when accepting the HFS Contract.

TABLE OF CONTENTS
Introduction
Legal Information
Terms and Conditions

- Housing Deposit
- Contract Term Periods

☐ I have read and agree to abide by the Terms, Conditions, and Regulations of this HFS Contract.

By typing my name in the box below, I hereby acknowledge and agree to conduct this transaction by electronic means and to the terms and conditions of this legally binding and enforceable contract with the University.

Type your name here (required): 

This is a legally binding contract that when accepted will obligate you to on-campus housing.

Accept Contract
Housing and Food Service Contract
Fall 2019-Spring 2020 - University Park

Review the instructions prior to accepting the Housing and Food Service (HFS) Contract. The HFS Contract is legally binding once accepted and cannot be canceled if you attend Penn State. Preferences can be modified until 12:00 PM on October 22, 2018.

- **Contract Type**: White Course Apartment Lottery SELF-SELECT
- **Status**: Accepted
- **Date Accepted**: Oct 17, 2018 10:00 AM
- **Modification Deadline**: Oct 22, 2018 12:00 PM

View the PDF version of the HFS Contract.

<table>
<thead>
<tr>
<th>Choice</th>
<th>Room Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>No Choices Available</td>
</tr>
</tbody>
</table>
### Summary

The table below provides information about the contracts offered:

<table>
<thead>
<tr>
<th>Period</th>
<th>Contract</th>
<th>Campus</th>
<th>Status</th>
<th>Offer Expires</th>
<th>Date Accepted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fall 2022-Spring 2023</td>
<td>White Course Apartment PREFERENCE</td>
<td>University Park</td>
<td>Offered</td>
<td>11/11/21 12:00 PM</td>
<td></td>
</tr>
<tr>
<td>Spring 2022</td>
<td>Housing and Food Service (HFS) Contract FY student</td>
<td>University Park</td>
<td>Accepted</td>
<td>02/04/21</td>
<td></td>
</tr>
</tbody>
</table>

---

**Note:** The displayed offers are subject to change and should be confirmed with the respective Contract Offer page or official sources.
HFS Contract Type
Self-Select (LLC groups)

Preference (indicate area, building, roommate)
prefereces are not guaranteed
→ Modification Deadline: noon April 4

Room Assignments
Assignments Posted
→ noon July 18

Room Exchange eBoard
→ noon July 18 – noon August 8
Living Off Campus
Before the Search: Set Parameters

- Budget
- Location
- Amenities
- Type of lease
Welcome to Penn State

Off-Campus Housing Website

View Rentals

livingoffcampus.psu.edu
“Maybe sharing an apartment isn’t a good idea.”
Research!

- Better Business Bureau
- Online reviews
- County legal filings (UJS Portal)
- Previous tenants
- View unit
Learn more before you sign!

Complete our on demand educational module

Welcome to Penn State
Off-Campus Housing Website

Free lease review at Student Legal Services

About Student Legal Services

Student Legal Services provides advice, referrals, document drafting, and other legal services to University Park and Commonwealth Campus students facing personal legal issues. To get started, complete our intake form or stop by drop-in hours.

Legal Information for Students
• What does the landlord promise?
  • Unit ready in time?
  • Any flexibility?
  • Same gender roommates?
• Are there terms that are unfair or impossible to perform?
  • Heat in winter
  • Entry without notice
  • Administrative fees
  • Fines for ordinance violations
• Are there hidden costs?
  • Redecorating fee
  • Carpet cleaning
  • Amenity fee
  • Application fee
• Are you agreeing to pay your rent? Or everyone’s rent?
  • Joint and several liability
  • Individual rent responsibility
  • Individual lease
Renter’s Insurance: Personal property + liability!
Assistance finding off-campus housing
  • Website: livingoffcampus.psu.edu
  • Housing fairs
  • One-on-one assistance

Educational resources
  • On demand module
  • Website: Lionslease.com

Help managing interpersonal conflicts
  • Informal dispute resolution
  • CAPS Chat onsite
• Free
• Confidential
• Licensed attorneys
• Convenient location
• Appointment and drop-in hours
• Refer, Consult, Represent
Parents and families

- Financial
- Informational