



# Off-Campus Housing Guide

When it comes to finding a place to live in Worcester, many of our graduate students choose to live off-campus with roommates. You will find a variety of off-campus housing options located near campus, as well as in downtown Worcester and the surrounding areas.

**It is important for you to look for housing early! Upon arrival to Worcester, you will need a place to stay. If you cannot move in to an apartment the day you arrive, you should arrange to stay in a hotel or Airbnb.**

## APARTMENT SEARCH RESOURCES

Clark's apartment listed service, [Jump Off Campus](#), lists plenty of great options as they become available. Listings are viewable online with a map and users can click on a given property to view its details. The apartments on Jump Off Campus are not owned by Clark University and housing complaints are dealt with by the landlord. Visit Jump Off Campus [here](#).

[Hampton Properties](#) has many apartments within walking distance to campus.

Clark students have found housing in nearby properties such as: [Edge at Union Station](#), [The Grid](#), [Royal Worcester Apartments](#), and [Junction Shop Lofts](#). Please contact the apartment complexes directly for availability and pricing.

Helpful apartment search websites: [Zillow](#), [Apartments.com](#), [Trulia](#), [Hotpads](#), [realtor.com](#), and [Craigslist](#).

Join the Facebook group [Clark University Accepted Graduate Students](#) to get connected with other graduate students and look for roommates and housing.

## AMENITIES

Some landlords include costs such as electricity, heating, water, and internet in monthly rent, but others charge for these costs separately based upon the tenant's usage. Make sure to ask about these costs, and how you are expected to pay for them before signing a lease. In addition, be sure to ask if there is an in-building laundry facility, and if the apartment is furnished or if you are expected to purchase your own furniture. Luxury apartments may even have a gym, pool, or other recreational areas for tenants to use. **Don't be afraid to ask!**

## THINGS TO KNOW BEFORE SIGNING A LEASE

Apartments can have different lengths for the lease, usually ranging from 6 months to a year. You can also sublet (rent from the tenant on a lease on temporary basis) for a short period of time. Be sure to check with the landlord about the length of the lease, and the conditions for leaving a lease

early. Many apartments will ask for a security deposit, first month's rent, and/or last month's rent in order to sign a lease. The security deposit cannot legally be more than one month's rent, and should be given back to the tenant at the end of the lease if the apartment is in good condition. A landlord will ask for a passport, visa, financial document, or proof of income in order to confirm your identity

## **RESTRICTIONS/EXPECTATIONS**

Ask about your landlord's policies on pets if you have animals, smoking, guests, or any other restrictions that they may have. *Note that prohibiting service animals or denying housing based upon your identity is illegal and can be reported.* If you are sharing an apartment, ask if they expect you to find your own housemates or if they are filling the rooms themselves.

## **CHOOSING THE RIGHT NEIGHBORHOOD IS VERY IMPORTANT!**

- **Proximity to Campus**

Many students decide to live in the Main South area of Worcester because it is closest to Clark's campus, while others choose to live farther from campus in order to be closer to downtown. When deciding on an apartment, be sure to map out your commute to campus, and consider whether public transportation is an option for you. Also, check if Clark's [transportation services](#) reach your apartment's location!

- **Proximity to Grocery Stores and Shops**

Make sure to check that there are grocery stores close by in order to buy food. Clark has a Big Y near its campus as well as several smaller shops and an Asian Supermarket, but you may prefer other stores (such as Trader Joes, Price Chopper, etc.) for your food needs.

- **Transportation access**

Worcester has a [robust bus system](#) that connects different neighborhoods in the city. Check to see what bus stops are close to your apartment's address!

## **KNOW YOUR HOUSING RIGHTS!**

- **Housing Discrimination**

It is illegal to deny a potential renter an apartment based on their identity. These identities could include: race, color, national origin, sex, sexual orientation, gender identity, religion, marital status, familial status, age (except minors), ancestry, disability, receipt of public assistance, receipt of a housing subsidy, veteran status. If you feel you are being denied housing based upon your identity, or that your landlord is forcing you to live in unreasonable conditions, you should contact Massachusetts Community Legal Aid at 508-752-3718 or [communitylegal.org](#) to make a claim.

- **Right to a Decent Place to Live**

Landlords are required to provide their tenants a decent place to live. For example, if there are problems with your apartment's water, electricity, heating, and/or a rodent/bug infestation, your landlord is required to take steps to address the issue within 14 days. If they don't, you can report them to the Massachusetts Board of Health, or take them to court.

## **ARE YOU A FIRST TIME RENTER?**

If you are renting a House/Apartment/Room for the first time.

- **Get started early:**

When looking for housing, make sure to start your housing search early (at least 2 months before you plan on moving in). That way, you won't feel rushed to move into an apartment that doesn't fit your wants/needs.

- **Ask to speak with the previous tenants and ask to see the apartment in-person:**

If possible, see if you can speak with the previous tenants to hear about their experience living in the apartment. Also ask if you can take an in-person tour of the apartment before signing your lease. That way you can see the condition, size, and layout of the apartment before moving in.

## **READ YOUR LEASE VERY CAREFULLY!**

The lease is a contract between you and your landlord that states your expectations of one another, and is legally binding. Make sure to carefully read the terms of your lease before signing it. It should include the **name and contact information of the landlord**, the **address of the apartment** you are renting, the **amount of the security deposit**, the **total monthly rent, when payments are due**, and **how and to whom it needs to be paid; the dates you will rent the apartment, late payment fees**, and **early termination conditions**. Knowing all of this information up front will prevent conflicts down the line.

## **DO YOU NEED SOMEWHERE TO STAY SHORT-TERM?**

When students arrive in Worcester, they often need a place to stay for a few days before they can move into an apartment. Below is a list of hotels and other suggested places to look for short-term housing. **Please note, Worcester is a busy city so if you know you will need to stay in a hotel or Airbnb, you should book this early!**

### **Hotels:**

[AC Hotel by Marriott Worcester](#)

[Homewood Suites by Hilton](#)

[Hilton Garden Inn Worcester](#)

[Holiday Inn Express Worcester Downtown](#)

[Holiday Inn Express & Suites Auburn](#)

[La Quinta Inn by Wyndham Auburn](#)

[Residence Inn by Marriott Worcester](#)

[Hampton Inn](#)

[Grafton Inn](#)

**House or Room Rentals:**

[Vrbo](#)

[Airbnb](#)

*If you have any questions, contact the International Center at [internationalcenter@clarku.edu](mailto:internationalcenter@clarku.edu).  
Happy hunting!*