

GEORGIA TECH OFF-CAMPUS HOUSING GUIDE



2024

resources

properties

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GEORGIA TECH OFF-CAMPUS MARKETPLACE

Compare
Rentals

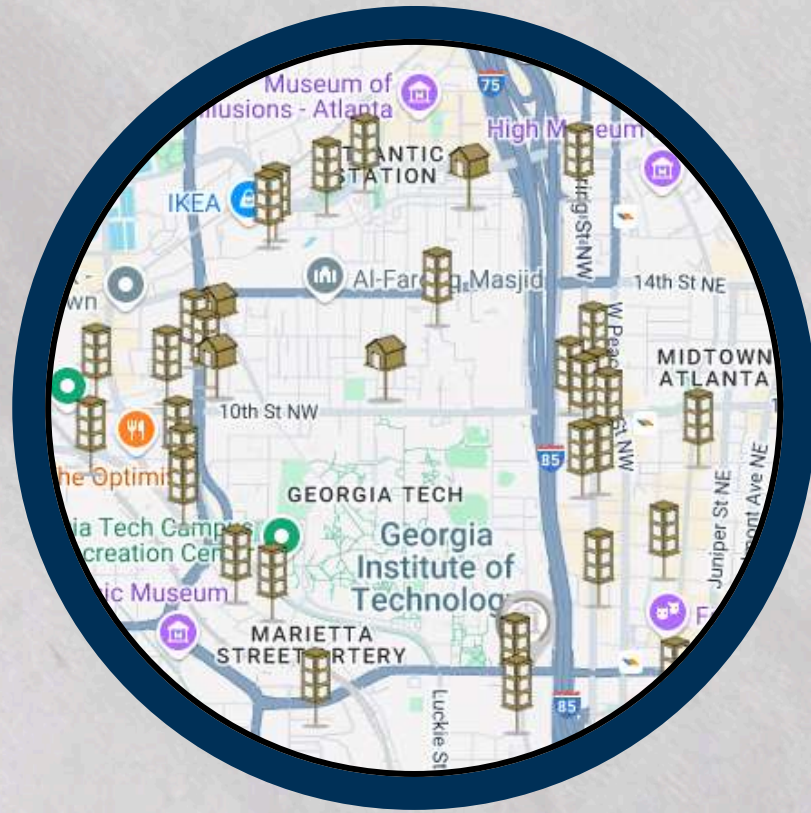
Find
Roommates

Renter
Education

Post
Subleases

OFFCAMPUS.HOUSING.GATECH.EDU





COMPARE RENTALS



The properties listed on the off-campus housing marketplace are vetted before showing up on the site. You can easily search for and compare properties close to campus and use filters to find the place that best fits your wants and needs, then reach out directly to different property owners in only a few clicks.



RENTER EDUCATION



Watch a series of videos to help you be prepared for what you may encounter when renting. Know what to look for on a lease, how to keep a security deposit, everything to consider when moving off-campus and more!



FIND SUBLEASES



If you need to vacate before your lease is up, or if you're looking for short-term housing, subleasing to/from another Tech student can be a smart way to go. You can find listings for those looking to sublet on the [off-campus site](#).

Both the sublet and roommate boards are behind an SSO login, so you'll know that Georgia Tech students are the ones to see those.



Enter your GT Account and Password

GT Account:

Password:

LOGIN

FIND ROOMMATES



BUDGETING

Before applying to any properties, take time to figure out what your monthly budget is to help determine what you can comfortably afford. Below are few helpful items to keep in mind while creating a budget as well as a calculator to help create your personal budget.

COSTS TO CONSIDER

- Rent
- Pet fees
- Trash
- Water
- Electric/heat
- Internet
- Renter's Insurance
- Parking
- Will I have roommates? How would costs be split?

Income		
Jobs	<input type="text" value="\$ 0"/>	
Family	<input type="text" value="\$ 0"/>	
Aid	<input type="text" value="\$ 0"/>	
Other	<input type="text" value="\$ 0"/>	
Total	\$0	

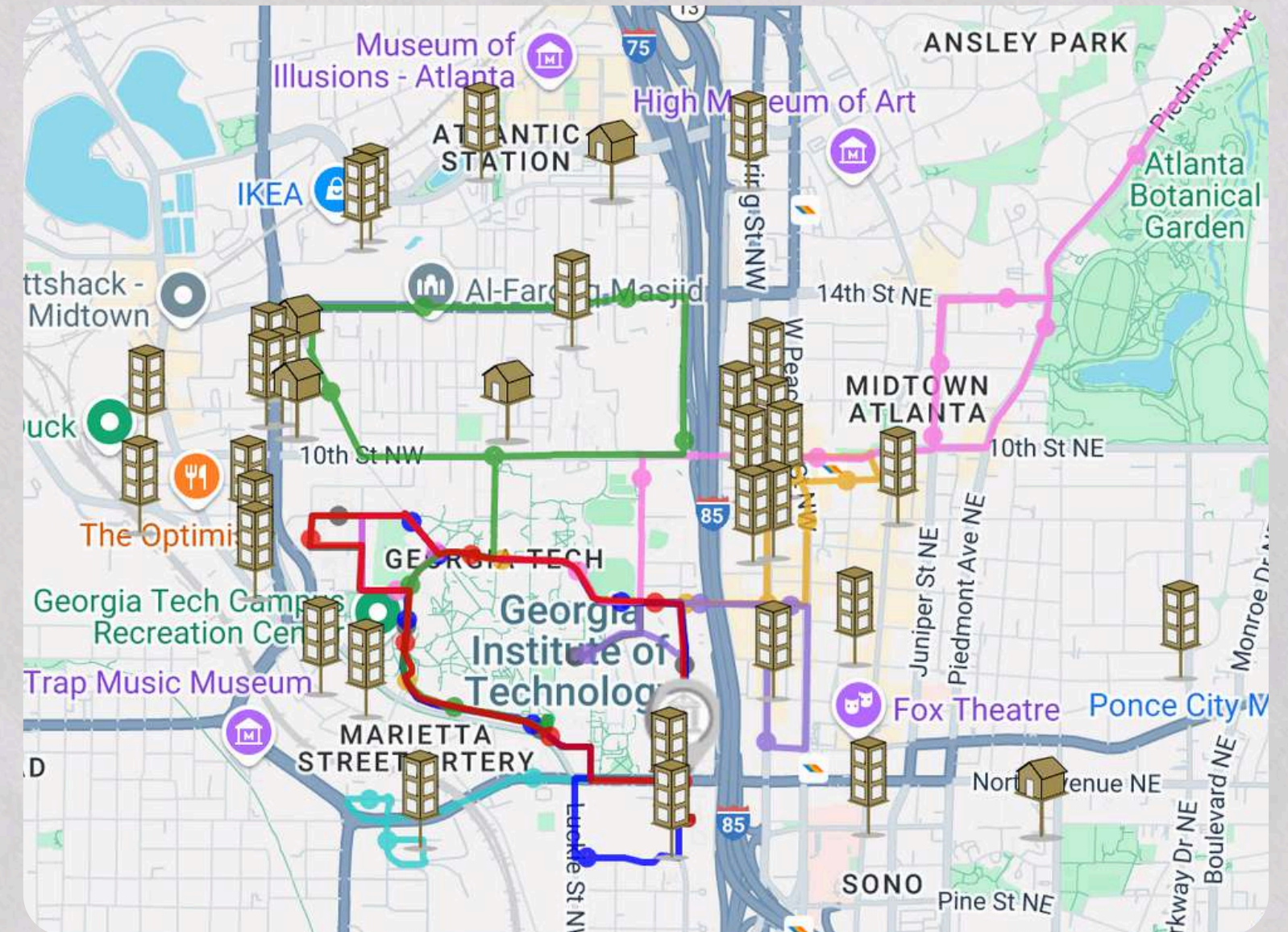
Fixed Expenses			
Rent	<input type="text" value="\$ 0"/>	Tuition & Fees	<input type="text" value="\$ 0"/>
Groceries	<input type="text" value="\$ 0"/>	Credit Card	<input type="text" value="\$ 0"/>
Car Payment	<input type="text" value="\$ 0"/>	Cell Phone	<input type="text" value="\$ 0"/>
Car Insurance	<input type="text" value="\$ 0"/>	Utilities	<input type="text" value="\$ 0"/>
Renter's Insurance	<input type="text" value="\$ 0"/>	Other	<input type="text" value="\$ 0"/>

Flexible Expenses		Entertainment Expenses	
Gas	<input type="text" value="\$ 0"/>	Restaurants	<input type="text" value="\$ 0"/>
Laundry	<input type="text" value="\$ 0"/>	Clothing	<input type="text" value="\$ 0"/>
School Supplies	<input type="text" value="\$ 0"/>	Entertainment	<input type="text" value="\$ 0"/>

+Income	-Expenses	Net Income
0	\$0	\$0

FINDING A PROPERTY

Now that you've got a budget set, it's time to start looking for properties! Below are questions and things to think about when finding the right property for you. If you're going to have roommates, consider putting together a list of needs, wants and nice-to-haves together.



- What amenities are essential versus nice-to-have?
- How close do I need to be to campus or work?
- Are there any application fees?
- Transportation: Check access to public transportation, parking availability, and proximity to campus.
- Amenities: Determine what's important—laundry facilities, study lounges, gyms, or other amenities.
- Utilities: Ask which utilities are included in rent (water, electricity, gas, internet).
- Application Fees: Some apartments require an application fee.
- Additional Costs: Consider renter's insurance, parking fees, or maintenance fees if applicable.

SIGNING A LEASE - IMPORTANT TERMS

When it comes to leasing an off-campus apartment, there are many important bits of information that you should note when looking at and signing your lease. Here are some key terms to know and an in-depth list of questions to ask during this process:

Lease Agreement	A contract between a landlord and a tenant that states what the tenant will pay.
Base Rent	Monthly rent charge not including additional fees like amenities, trash, utilities, etc.
Pro-rated	A discounted rent fee based on when a person moves in or other deals offered.
Admin and Application Fees	Typically non-refundable fees paid to apply to the apartment and release any sensitive information such as credit; due at the time of application.
Tenant	The person who is living in the apartment.
Deposit	The amount due at move-in that covers potential damages and has the potential to be refunded at the end of the lease term.
Property Management	The company that owns and/or operates the property (similar to a landlord). They are typically responsible for maintenance, handling community complaints, and organizing events for the community.
Co-signer or Guarantor	A guarantor or cosigner signs onto the lease and assumes a form of liability for paying the rent. A cosigner is responsible from day one, while a guarantor is only liable to make payments when the resident can't or won't pay. A co-signer could be another person who lives in the space and is equally responsible for the financial obligations of the space. A guarantor does not live in the space but could become financially liable for the obligations if the main signatory is unable to uphold their agreement.

SIGNING A LEASE - QUESTIONS TO ASK

Questions to Ask	Property 1	Property 2	Property 3
What is the length of the lease?			
Is a credit check required as part of signing the lease?			
What is the deposit required?			
Are there any occupancy limits listed?			
What is due at signing?			
What fees might I be charged, and how do I pay them (e.g., cleaning fees, late fees, and community policy violations)?			
Are pets allowed? What is the pet policy, and are there additional deposits or restrictions on size and number of pets?			
What is the guest policy?			
Is parking part of the package, and how do residents access it?			
What security measures are in place (e.g., locks, security cameras, secure entry system)?			
Are locks changed between tenants?			
Which utilities are included, and how are those charges determined?			
What is the average cost of utilities for this apartment?			
What's included in the rent, and what costs are extra?			
How does maintenance work, and what's the process for getting repairs done?			
When is rent due, and how do you submit it?			
What is the late fee schedule, and what are the penalties for late payment?			
When would I receive my security deposit after moving out?			
What happens if I need to move out early? Is there a sublet policy?			
Do you provide a pro-rated extension for summer students if leases end before summer classes typically conclude?			
Do I fully understand the lease terms, and do I agree with all the conditions?			
Are there any clauses or requirements that seem unusual?			

MOVING IN

1. Set up any utilities ahead of time if necessary. Utilities could include Wi-Fi, electric, gas, garbage, and water. Check your lease and/or with your property management to ensure you know what's needed.
2. Get renter's insurance: your belongings are not covered by your property, so it is really important to set up a renter's insurance policy in case anything happens to your belongings. Renter's insurance is relatively affordable, and easy to set up.
3. Verify the move-in date and process for your community as there may be specific expectations for how you approach your move-in.
4. Sign a written roommate agreement (splitting rent, chores, etc.) with your roommates. Here is an example of a typical one, but you can create your own with details that suit your group's needs.
5. Document the condition of the apartment. Take photos and document any damage or issues (scratches, paint chipping, broken fixtures) before moving in.



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Inspire ATL

564 Centennial Olympic Park Dr NW, Atlanta, GA 30308

(470) 616-9116

At Inspire Atlanta, our apartments near Georgia Tech are designed to cater to every lifestyle. From our exclusive, on-site resort-style amenities to lavish, modern interiors, Inspire Atlanta is the perfect environment to focus on and achieve your academic and personal goals. Contact us today to schedule a tour and see our Georgia Tech apartments firsthand!



Studio - 5 beds



**Starting at
\$935**



Centennial

Whistler

859 Spring St NW, Atlanta, GA 30308

(470) 348-1311

Whistler offers a fresh perspective on college life - where hospitality is bright and lively, fun comes easy, and inspiration happens every day. Conveniently located near Georgia Tech, Whistler is a premier off campus housing community designed to enhance the student-living experience with a variety of spacious floor plans, modern apartment features, next-level amenities and an unbeatable location in the heart of Midtown in Atlanta, Georgia. Contact us today to learn more or to schedule a tour!



2 - 5 beds



**Starting at
\$1,449**



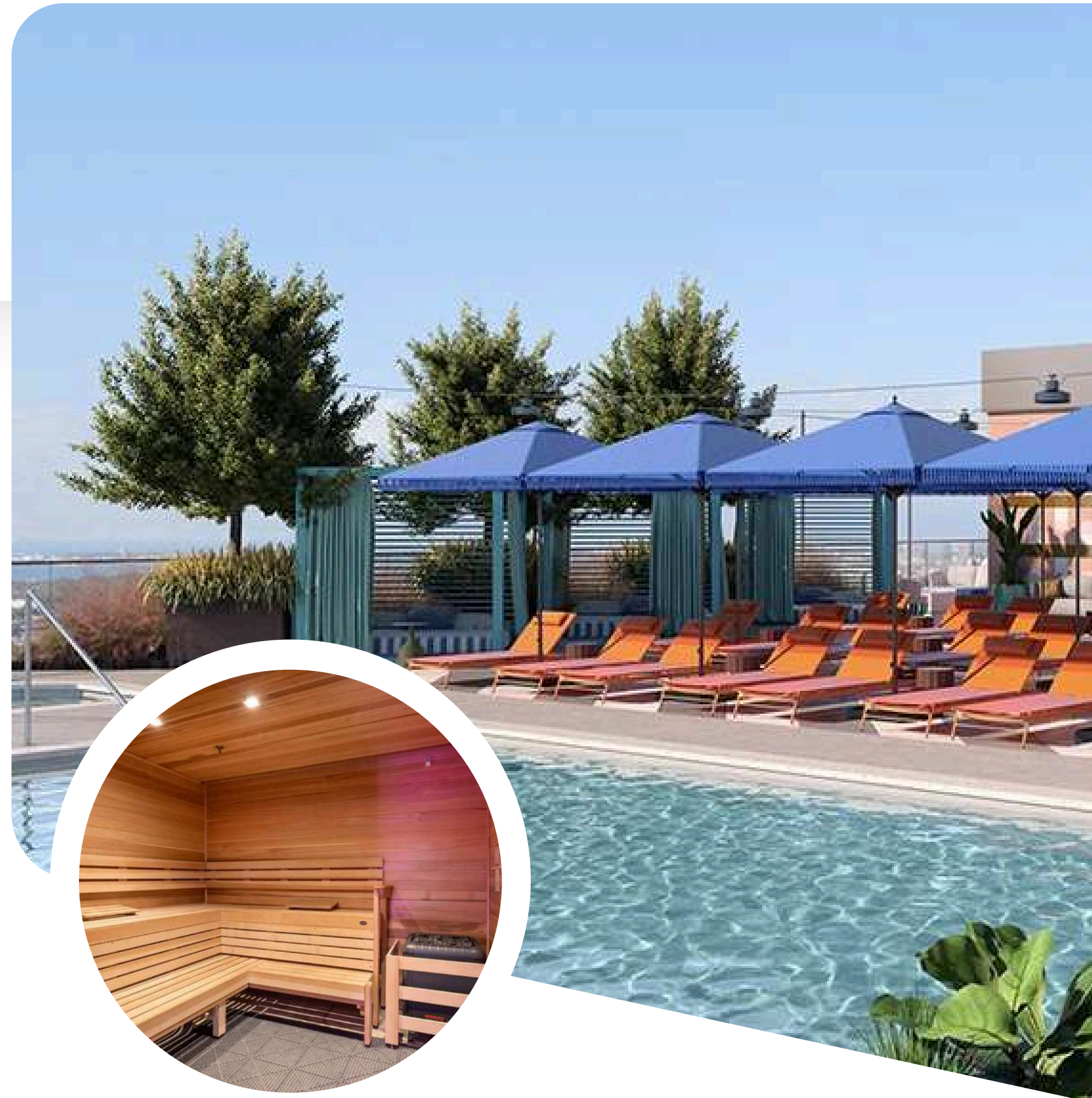
Midtown

HUB ATL

960 Spring St. NW, Atlanta, GA 30308

(470) 480-0044

Hub Atlanta offers students everything they need to achieve a balanced lifestyle. Our residents enjoy upscale amenities and spacious apartments near Georgia Tech and Georgia State University, all within minutes of Atlanta's best shopping and dining.



Studio - 6 beds



**Starting at
\$1,025**



Midtown

Theory Interlock

1040 Northside Drive, Atlanta, GA 30318

(470) 688-2981

Theory Interlock's resort-style amenities help you stay balanced and thriving with everything you need to stay in shape, find your focus, and connect with the community. With timeless studios to modern five-bedrooms, and only steps away from campus and downtown, Theory Interlock is your launchpad to explore everything that makes Atlanta amazing.



Studio - 6 beds



**Starting at
\$1,325**



West Midtown

Catalyst

1011 Northside Drive NW, Atlanta, GA 30318

(404) 737-1331

Catalyst is one of Atlanta's newest student housing communities, serving students and young professionals in the Midtown area. Located just steps from Georgia Tech. Catalyst offers a welcoming social community that inspires students to live well and have a remarkable college experience. Whether you're working on a project in our maker space work lab, breaking a sweat in our 24-hour fitness center with yoga room, or relaxing by our stunning elevated resort-style pool, we're here to support your every need as a thriving student.



1 - 4 beds



**Starting at
\$1,219**



Midtown

The Connector

699 Spring St NW, Atlanta, GA 30308

(470) 740-7700

Step into the future of student living with our ultra-modern, cutting edge apartments. These stylishly furnished, pet-friendly apartments near Georgia Tech offer a unique twist on traditional student housing. Your place is a reflection of who you are. Be who you want in our luxury community close to campus. Our floor plans include fully equipped kitchens, stainless steel appliances, designer furniture, and full size washer and dryer. No matter what you're looking for, or who you're looking with, we've got an option that's sure to fit the experience you desire steps from the Georgia Tech Campus.



Studio - 5 beds



**Starting at
\$1,265**



Midtown

Rambler Atlanta

736 Peachtree NE, Atlanta, GA 30308

(470) 398-4500

As a busy Georgia Tech student, you're juggling a demanding course load and a packed social calendar. You need more than an apartment. You need a home that effortlessly enables all aspects of your life. Rambler Atlanta is that home. Located just four blocks from Georgia Tech campus on Peachtree Street, Rambler is the perfect place for relaxation and fun with breathtaking spaces and amenities like the rooftop pool deck and their on-site coffee shop.




Studio - 6 beds



**Starting at
\$1,329**



Midtown

100 Midtown

100 10th St NW, Atlanta, GA 30309

(404) 738-6074

100 Midtown offers fully furnished 2 and 4-bedroom student housing. You're never far away from fun or your classes, and with tons of great amenities and several modern and spacious floor plans to choose from, you'll love calling us home. We take care of everything - from apartment essentials to entertainment and recreation. You can focus on your studies and enjoy one of our awesome community events while we take care of the details. Our inclusive package helps simplify living and maximize convenience to make your life easy.



2 - 4 beds



**Starting at
\$859**

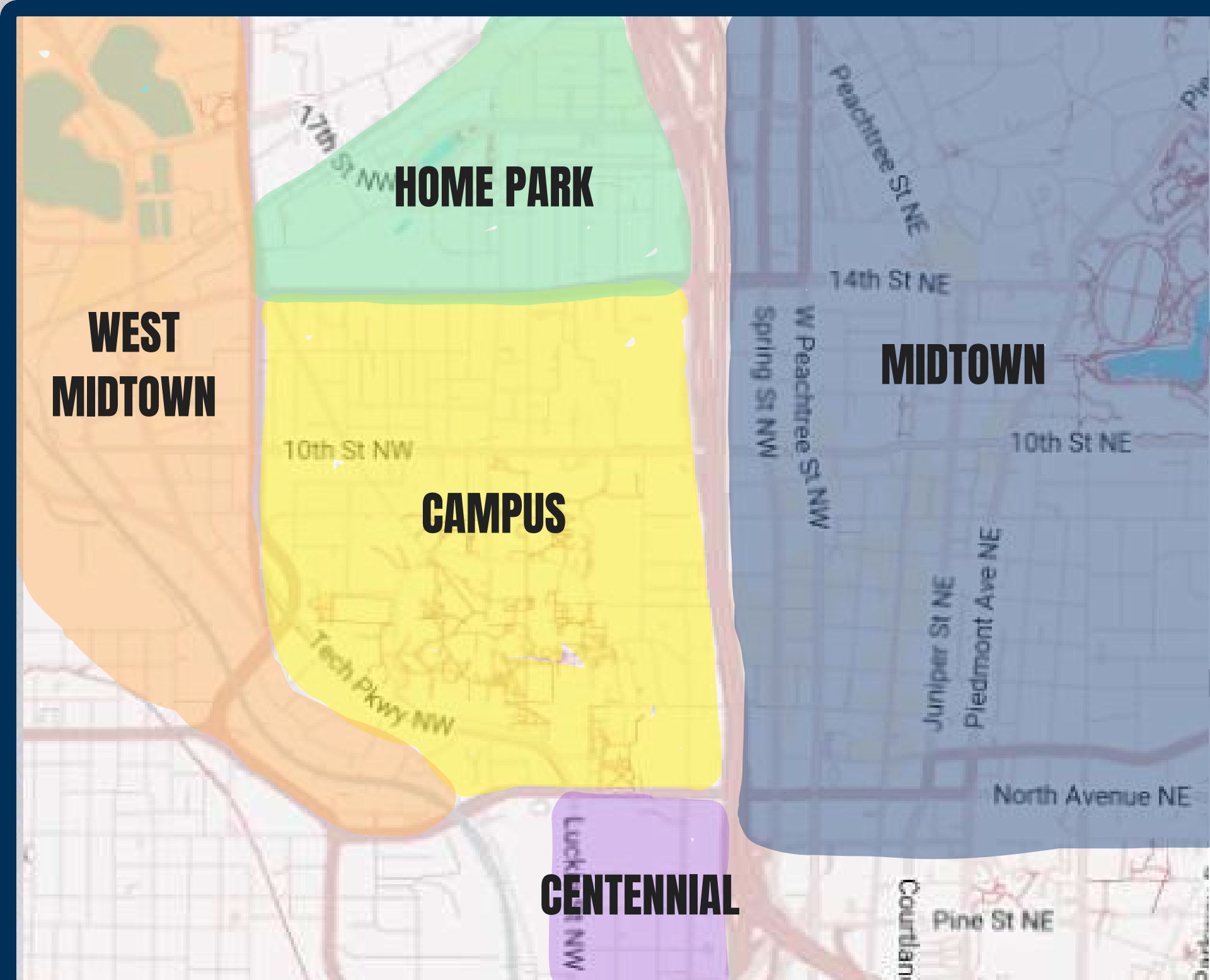


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HOME PARK

Situated just north of campus, the Home Park is a neighborhood with a growing commercial district of restaurants, coffee shops, and retail stores, providing a convenient and lively atmosphere for residents. With both single-family and multi-unit apartments within houses, a large number of students live in this area due to the ability to walk or bike to campus.

MIDTOWN

Midtown Atlanta is a vibrant, bustling neighborhood known for its cultural attractions and lively atmosphere. With its mix of shopping, high-rise apartments, historic homes and the expansive green space of Piedmont Park, Midtown offers a dynamic urban living experience. Midtown is a very popular place for students to live because of its proximity to Georgia Tech and allows one to walk, bike or take the Gold Route to campus.

CENTENNIAL OLYMPIC

The area is one of the smallest neighborhoods near campus, and is surprisingly quiet and residential despite being between campus and downtown. This area is almost completely housing, with more student-focused housing being built. Many of the properties here are close to the Blue and Red route of the Stinger.

WEST MIDTOWN

CAMPUS

MIDTOWN

CENTENNIAL

WEST MIDTOWN

West Midtown, also known as Westside, is a trendy area that has transformed from an industrial hub to a hotspot for urban living, with plenty of student-focused housing. This neighborhood is known for its loft-style apartments, art galleries, and live music venues. The commute from Howell Mill or Marietta St may not be feasible on foot, but the distance is manageable with a car or the shuttles provided by certain apartment complexes (noted on the off-campus housing marketplace).

NEIGHBORHOOD MAP

GEORGIA TECH STINGER SHUTTLE

The Stinger is Georgia Tech's transit system and is open to students, employees, and the public. Boarding fees and IDs are not required.

Click the link below for service updates, real-time bus tracking and to download the app.

[PTS.GATECH.EDU/SHUTTLES/STINGER](https://pts.gatech.edu/shuttles/stinger)

