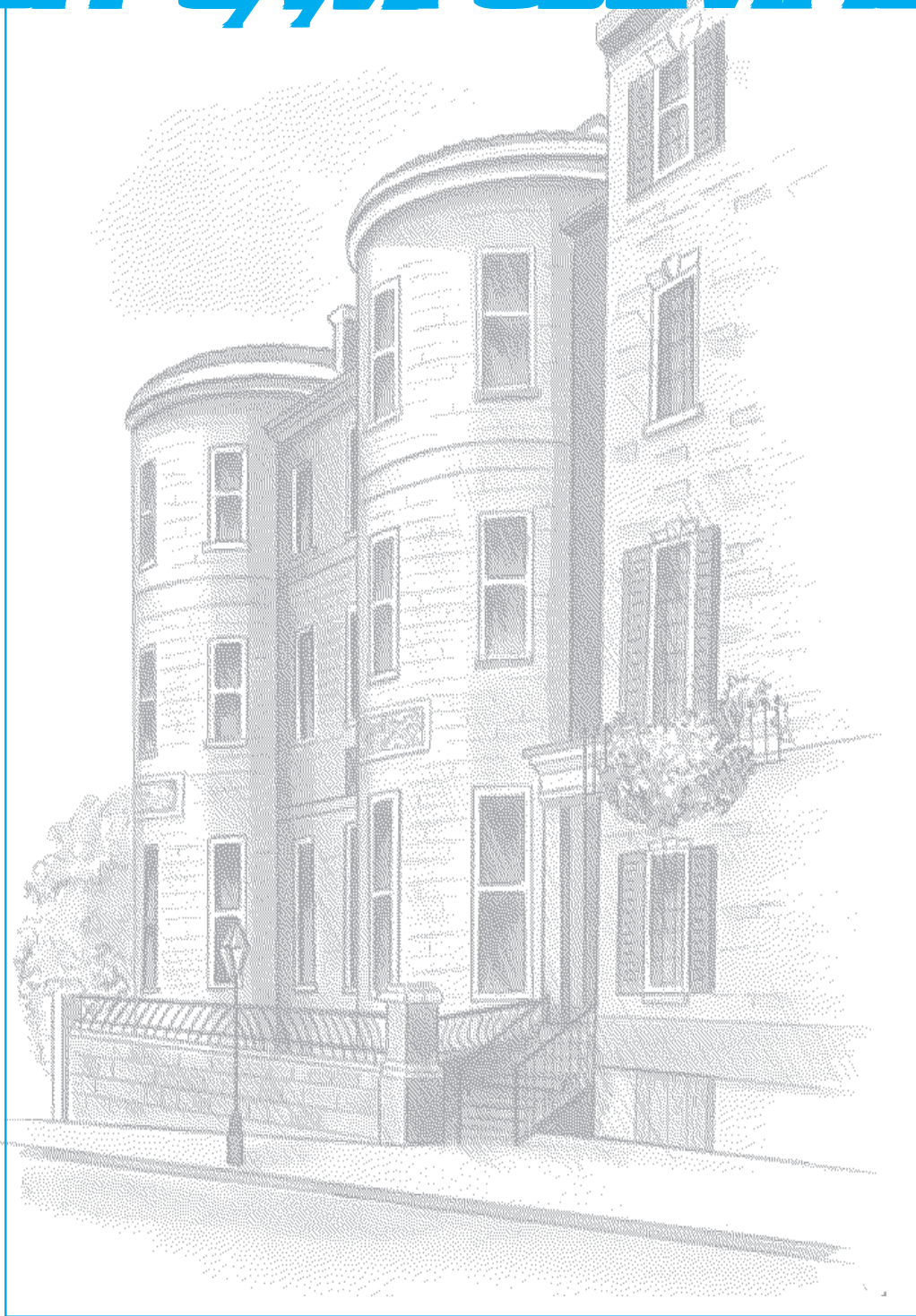


OFF-CAMPUS LIVING



**CALIFORNIA STATE UNIVERSITY, LONG BEACH
HOUSING RESIDENTIAL LIFE**

**LIVING
OFF
CAMPUS**

Off-Campus Living Guide

CALIFORNIA STATE UNIVERSITY, LONG BEACH

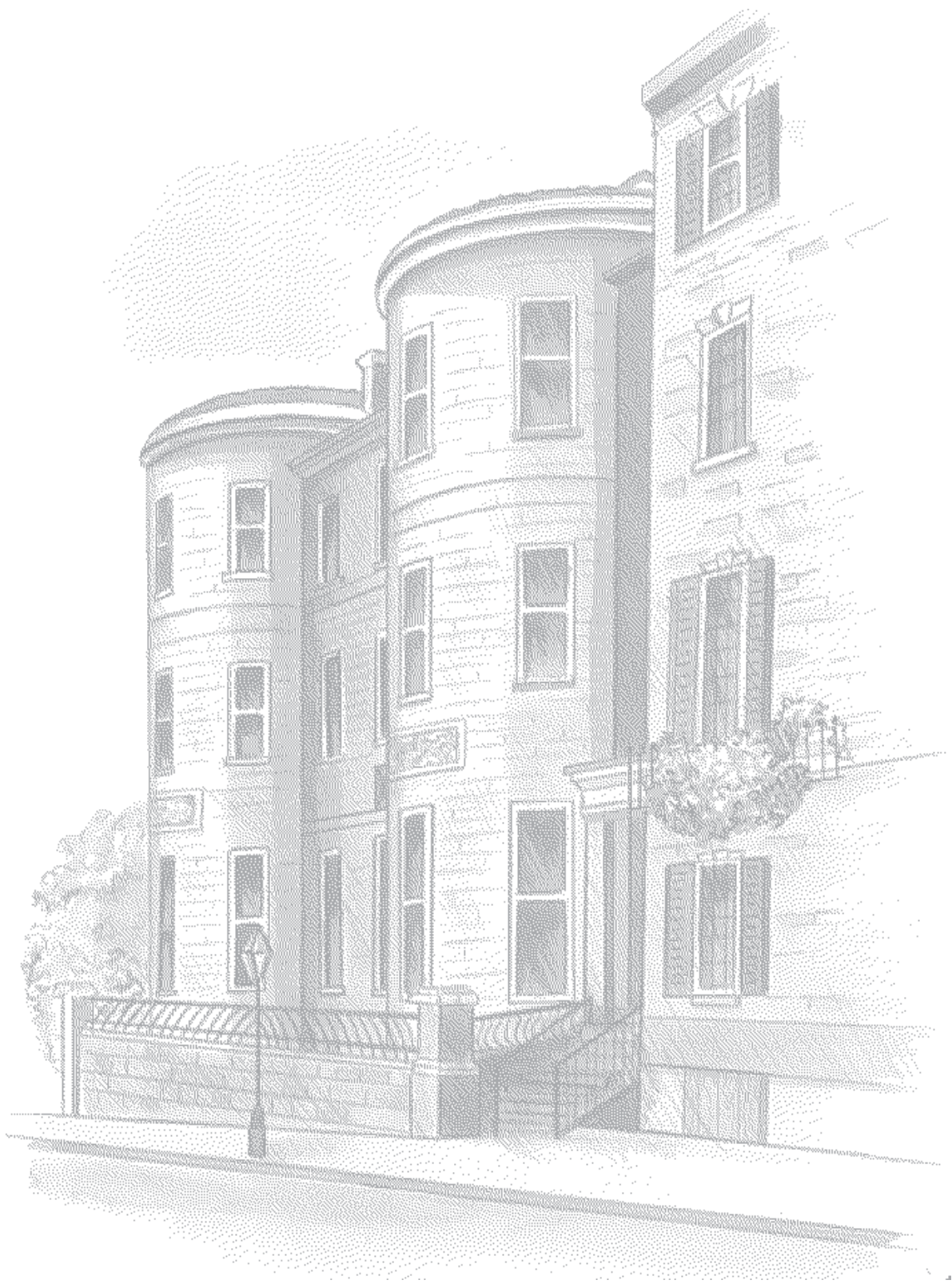
Many thanks to U.C. Santa Barbara's Community Housing Office and U.C. Santa Cruz' Off-Campus Housing Office for their assistance.

NOTE: Rather than create a new, non-gendered word to replace "landlady" and "landlord", the two terms are used alternately throughout this handbook.

Published May 2000 (Revised May 2002)

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Welcome to the third edition of the **Off-Campus Living Guide**. We are proud to provide you with accurate and reliable information to ensure a successful tenancy. We have enclosed information on moving in and out, property managers in the area, a list of some of the larger apartment complexes and sample roommate agreement forms. The **Guide** will also provide you information on how to connect your utilities and who to contact.

Renting in the community can be simple and fun. Be sure to spend plenty of time on your preparations - on choosing the right roommates, deciding where you want to live and how much you want to spend. This will ensure that you know exactly what your commitments are when you sign your rental agreement or lease.

Good luck to each of you in your search for rental housing! Our office hours for Off-Campus Housing are Monday through Friday 8 AM - 3 PM. Call or stop by and we will be happy to assist you.

Renee McDonald, Coordinator
Off-Campus Housing

Limitation of Liability

The Off-Campus Survival Guide is provided solely as an informational service to students and landlords. We have made every effort to ensure that the information included is correct and current. Readers should note that no guarantee is given, nor should any be inferred, with regard to the accuracy or timeliness of any material the Guide contains. California State University, Long Beach shall not be liable for any damages whatsoever arising from any errors or omissions made herein.

Introduction to CSULB'S Off-Campus Housing Service

Long Beach, with its housing shortage and rising rents, can be a hard place to find a home. The Housing Office at CSULB has developed this booklet to help you find and maintain the best living situation possible. With proper planning, careful selection of roommates and clear communication with your landlord, you can find a place that meets all or most of your needs.

The Housing Office is located at the corner of Earl Warren Drive and Atherton just north of the Parkside Commons complex. The office is open Monday - Friday, 8 A.M. to 5 P.M.

Where Do Students Live?

Recent surveys indicate approximately 60 percent of our students live within 15 miles of the campus and 85 percent within 25 miles. Student demand for on-campus and community housing is continually increasing. Since our on-campus residence halls cannot accommodate everyone, many students find it necessary or preferable to seek housing in the surrounding community.

Competition For Housing

Housing demand in Long Beach is constant throughout most of the year. However, competition among tenants intensifies dramatically around July 1 and peaks throughout the entire month of August. Thousands of CSULB students, along with those at the local community colleges converge on Long Beach during this period to find housing for the year. The housing demand is so strong in some of the beach areas that landlords can readily rent their property without advertising, simply by placing a "For Rent" sign in the window. Students who already know which areas they prefer are often wise to drive through the areas and look for window signs.

Rental Housing Costs

Rental housing costs vary considerably depending on amenities, how long a renter stays in one place (longer tenancies are

associated with more reasonable rents), number of roommates (more roommates help share costs), location (rentals near CSULB tend to be more expensive) as well as utilities and eating habits.

In Early 2002, the **average** cost of rentals advertised through the Off-Campus Housing Listing service were as follows:

Room in a Private Home	\$375
Roommates Wanted	\$400
1 Bedroom Apartment	\$800
2 Bedroom Apartment	\$1100
3 Bedroom Apartment	\$1400
Studios/Guest Houses	\$600
2 Bedroom House	\$1200
3 Bedroom House	\$1500

Search Selectively

Now that you know when to search and how much money you will need, there is one more step to take before you begin searching for rentals and contacting landlords. Outlining your priorities in advance will prevent the hassle of visiting rentals that do not meet your needs. Think about the following issues:

- How much rent can you afford?
- Do you want a place by yourself, or do you want to live with roommates?
- How far from campus do you want to live? What kind of transportation will you need?
- What kind of life-style do you want? A quiet and studious atmosphere, a very social home life or a bit of both?
- What kind of physical setting is appealing to you. Do you want to live near the beach or in the shore or have the convenience of living near campus?

CHOOSING ROOMMATES

The person or persons with whom you choose to live may have a significant effect on your personal and academic experience. Be selective. Do not agree to the first prospective roommate out of convenience or accept someone about whom you have reservations.

Whether you are choosing people to move into your house, or you are being interviewed about a room that is available for rent, we suggest you discuss the following issues:

Rent & Utilities

How much can you afford to pay every month in rent?
Which bills will you share? How will they be split?

Food & Cooking

Do you and your roommates expect to share both the cost of buying food and the responsibilities involved in preparing it?
Who will take responsibility for cleaning dishes, pots, pans and other kitchen appliances?

Cleaning & Tidiness

Who will clean what? How often?
Decide exactly what "clean and tidy" means to you.

Personal Habits & Individual Needs

What hours do you usually sleep, relax, or socialize?
How much privacy do you need?
What about relationships? Are you (or they) likely to have a friend, boyfriend or girlfriend spend the night frequently or visit often?
Do you need a private bedroom? Would you be prepared to share one?
Do you need total silence when you study or can you only study with noise?

Smoking & Drugs

Would you prefer to have a smoker or a non-smoker as a roommate?
Clarify your stance on the use of alcohol and illegal drugs in your household.

Music and Television

What are your musical likes and dislikes?
Do you watch TV everyday, all-day or once in a while?

Many students complain about roommate disagreements. "She does not do her share of the housekeeping." "He plays the stereo too loud." "They moved out without paying their last month's rent and now I am stuck with it." We strongly suggest that all roommates sign agreement forms prior to finalizing their rental agreement. This will minimize most of the common roommate disagreements. You will find samples provided in this guide.

GETTING AROUND

Bus Transportation

There are many bus routes servicing CSULB which are provided primarily by the Long Beach and Orange County Transit District. You can contact Long Beach Transit at 562-591-2301. Orange County Transit can be contacted by calling 714-560-6282 or visiting their web site at <http://www.octa.net> Bus schedules and rates may be obtained directly from the carriers and are also available in the University Student Union.

CSULB campus Connection provides a free shuttle to and from the surrounding areas of the University and the campus itself. Shuttle routes change periodically. A current shuttle route is on the last page of this guide.

Long Beach City Maps

Detailed street maps of the greater Long Beach area are available at the Housing Office for \$5.00 each.

Once these general questions have been answered, you will be better equipped to begin your search.

Where to Search for Housing

Rental housing opportunities are advertised in various places. Try to explore as many as possible.

Local Newspapers

There is no larger single source of rental listings than the local newspapers. Even though the Off-Campus Listing Service is fairly inexpensive, many landlords prefer not to have student tenants and list only in the local newspapers. Local newspapers in our areas include:

Press Telegram - [www.localnet.abracat.com/long Beach/](http://www.localnet.abracat.com/long%20Beach/)

Los Angeles Times: www.latimes.com

Orange County Register - www.ocregister.com/classified

Grunion Gazette - www.gazettes.com

Because so many people want to live here, rentals are in extremely high demand.

Fraternity and Sorority Housing

Students interested in affiliating with a sorority should contact the Panhellenic Office at 562-985-2373. Those interested in joining a fraternity, may contact the Interfraternity Council at 562-985-2450 for additional information. Students interested in a historically black sorority or fraternity may contact the National Pan-Hellenic Council at 562-985-4181

Property Management Companies

Often, rental property owners will hire a management company to select tenants, collect rents, make necessary repairs, etc. These companies manage hundreds of properties at a time. We have included a list of the Property Management Companies in the Long Beach area in this guide for your reference.

Summer 49er' Housing Fair

Each summer the 49'er Housing Fair is held to assist students seeking housing in the community. Students attending the Fair will be provided general orientation to the greater Long Beach and West Orange County rental areas. In addition, participants seeking roommates to share expenses will have an opportunity to get acquainted with other students in an informal, small group atmosphere.

Further information and reservations can be obtained by contacting the Housing Office after May 1.

Web Based Listing Service

The Housing and Residential Life Office operates a Web based Off-Campus Listing Service. To see available listings, you may access the system twenty-four hours a day, seven days a week by logging on to: housing.csulb.edu/offcampus The system is updated daily.

Placing your listings with the CSU Long Beach OCH website will provide you with an instant international audience of prospective tenants seeking housing in your area. Not only will your listings will be made available to students and prospective tenants through a network of partnered universities and colleges Off-Campus Housing websites across North America, but you will also receive an audience from the user-base of the housing.csulb.edu/offcampus network.

PROPERTY MANAGERS

A Better Property Mgmt.
3732 East P.C.H.
(Pacific Coast Highway)
Long Beach, CA 90804
562-498-0159

Dauk's Property Mgmt.
381 E. 4th St.
Long Beach, CA 90814
562-438-9731

Crestwave Property
350 Redondo Ave.
Long Beach, CA 90804
562-434-0934

Pabst, Kinney & Assoc.
248 Redondo Ave.
Long Beach, CA 90803
562-439-2147
pabstkinney.com

Advantage Prop. Mgmt.
760 Redondo
Long Beach, CA 90804
562-439-6440

RK Properties
3737 E. Broadway
Long Beach, CA 90803
562-434-8435
rkprop.com

Centennial Properties
3116 E. 4th Street
Long Beach, CA 90814
562-438-7125
centprop.com

Belmont Brokerage &
Mgmt.
647 E. 4th Street
Long Beach, CA 90802
562-437-3581

Ernst & Hass Res.
4000 Long Beach Blvd. #105
Long Beach CA 90807
562-989-9835
ErnstandHaas.com

Berro Mgmt. Co.
1641 E. 4th Street
Long Beach, CA 90802
562-432-3444
562-495-1959 Fax

GJ Property Services, Inc.
4201 Long Beach Blvd. #306
Long Beach, CA 90807
562-595-6661
GJPropertyServices.Com

Action Mgmt.
790 Redondo Ave.
Long Beach, CA 90804
562-433-0934
actionmanag.qpg.com/

Remco Management
2020 Cherry Ave
Long Beach, CA 90806
562-494-3805
remco@delta.net

Paragon Equities
4543 E. Anaheim Street
Long Beach, CA 90804
562-494-4455

Classic Property Management
6148 N. Pennswd Ave
Lakewood, CA
562-461-1818
classicprop.com

YOU'VE FOUND IT.....WHAT NOW?

An essential lesson in searching for apartment or home rentals is to be prepared to act when you find the place you have been looking for. The following are a few important rental tips.

Money

Many landlords require first and last month's rent and some form of cleaning and/or security deposit before you move in. Be prepared to pay when you find the appropriate living situation. **Always get a receipt when giving someone money and write on your check exactly what it covers.** When planning your budget, do not forget expenses like utility start-up costs.

References

Be prepared to give references from former landlords, neighbors, employers and family. The landlord can and may ask for a co-signer. Landlords are sometimes hesitant to accept persons without a credit rating. This is where references will be of value.

Appearance

How you dress and groom can have a tremendous impact on potential landlords. Most landlords draw a quick correlation between a neat and clean appearance and the manner in which an individual will care for their property.

Pets

Many landlords have very specific restrictions concerning pets - especially dogs and cats. Devoted pet owners with no one except themselves to care for their pets are best advised to be candid with potential landlords and to anticipate that it just may take longer than normal to find the desired rental.

Agreements

Once a rental has been selected, you will usually receive a written or oral agreement. Whether it is a month-to-month agreement or a long-term lease, a written agreement is

preferable because an oral agreement offers you, the tenant, little or no legal protection. The basis for your rights and obligations as a tenant are found in your rental agreement. The landlord can put almost any terms in the rental agreement, and with certain exceptions, they can be enforced once you agree to them. Therefore, it is imperative that you thoroughly understand the terms and conditions of the agreement. More importantly, are the house rules acceptable to your needs and life style? Read and retain a copy of any agreement that you sign and be sure that your copy is completed exactly as the agreement form. Sample Roommate Agreements, Lease Agreements and Room in Private Home Agreements are available in the Housing and Residential Life Office.

Fair Housing Foundation

Located at 200 Pine Ave., Suite 240, 90802 (562) 901-0808, the Long Beach Fair Housing Foundation works cooperatively with students, staff, and faculty members in assisting them in landlord - tenant disputes.

Legal Assistance

Although the Housing & Residential Life Office offers services to assist students seeking community housing, we cannot assist students in taking legal action against landlords. Students seeking to take legal action are advised to contact their own attorney, or the Legal Aid Center in the University Student Union, 201D, (562) 985-8672.

How You Can Help Us

There is no question that the manner in which students conduct themselves greatly influences the landlords' views the next time a rental becomes available. Students can also be a tremendous resource to other students by informing one another of vacancies and encouraging landlords to list rentals with the Housing Office.

Thanks for helping!

MOVING IN

Moving into a new apartment carries with it obligations and commitments that go beyond the specific conditions listed in the lease or rental agreement. It's important to remember that by moving in you are implicitly accepting the apartment as it is. That's why you must inspect the actual unit into which you'll be moving before you sign the lease or rental agreement. Below we've listed some of the move-in issues you'll need to consider.

- ✓ If the unit you wish to rent is furnished, find out from the owner or manager whether the furniture you're looking at will be the same furniture that you'll find there when you move in. Make sure the furniture is covered in the contract.
- ✓ Make sure that the unit you're looking at is the actual unit you're renting and not a model unit.
- ✓ Check the doors and windows for security. If security appears questionable, get a written commitment from the owner or manager that specifies a date, before the beginning of your tenancy, by which repairs will have been made and the problem fixed.
- ✓ An Inventory and Condition Report should be filled out within the first three to five days of your tenancy. How much of your Security Deposit the owner or manager returns to you will be determined not only by the cost of cleaning the apartment but also by the cost of fixing any damage for which you can be held accountable. It's best to complete the Inventory and Condition Report, with the owner or manager present, no later than three to five days after the first person moves into the unit.
- ✓ Make sure that both you and the owner or manager sign a copy of the completed Inventory and Condition Report. Keep one copy for your records, and give another copy to the owner or manager.
- ✓ Keep all paperwork pertaining to your tenancy in one place, along with your copy of the Off-Campus Housing Survival Guide. Relevant paperwork includes your copy of the contract, your copy of your Roommate Agreement, copies of requests for maintenance, and your copy of the Inventory and Condition Report.
- ✓ No matter what the condition of your apartment when you move into it, you are responsible for leaving it in perfect condition when you move out---except for any damage noted in your Inventory and Condition Report.

SHARING THE LOAD

Be sure to share responsibility for the utilities with your roommates. One way of ensuring an equitable division of this responsibility is for each member of the household to sign for at least one utility. Arrangements for turning on your utilities should be made at least one week before anyone actually moves in. Be sure to give particular attention to the bills for water and phone and the potential costs to the household of excessive use.

UTILITIES, TRASH AND CABLE TV

ELECTRICITY	WATER	TELEPHONE/DSL
So. California Edison	Long Beach Water	Verizon
Long Beach, CA (800) 655-4555 *TTD (800) 352-8580 http://www.sce.com	City Hall 333 W. Ocean Blvd. Long Beach, CA 90842 (562) 570-5700 *TTD Use California Relay Service (800) 735-2929	(800) 483-4000 *TTD 800-974-6006 http://www22.verizon.com
GAS	TRASH REMOVAL	CABLE TV/INTERNET
Long Beach Gas Company	City Hall	Charter Communications
City Hall 333 W. Ocean Blvd. Long Beach, CA 90842 (562) 570-5700 *TTD Use California Relay Service (800) 735-2929	333 W. Ocean Blvd. Long Beach, CA 90842 (562) 570-5700 *TTD Use California Relay Service (800) 735-2929	4031 Via Oro Ave Long Beach, CA 90810 888-438-2427 *TTD Use California Relay Service (800) 735-2929 http://www.charter.com

**TTD: Text Telephone for Hearing-Impaired Customers.*

LOW- INCOME DISCOUNT ACCOUNTS

TELEPHONE

Verizon offers low-income discounts. Eligibility is determined by household income. No one claimed as a dependent on another person's tax return is eligible for the discount.

Call Verizon at 1-800-794-4741

ELECTRICITY

Under the CARE (California Alternate Rates for Energy) program, Southern California Edison and the Southern California Gas Company offer a flat 15% discount for eligible low-income households. As for GTE Lifeline Service, eligibility is determined by household income.

Call Southern California Edison at 1-800-447-6620

Utility Discount Income Guidelines*

- Your annual household income may not exceed the levels specified below:

1 or 2 people	\$17,700
3 people	\$20,900
4 people	\$25,100
5 people	\$29,300
- You may not be listed as a dependent on another person's tax return.
- You must certify each year that you meet these income criteria; individual income levels are adjusted annually.

*** Check with individual companies for additional limitations.**

Sample Roommate Agreement

(Each roommate should receive a copy of this agreement.)

Attach copy of lease or rental agreement and landlord's house rules

The parties of this agreement are

Hereinafter called "ROOMMATES"

The roommates herein, have on the _____ day of _____ 20 _____, signed a lease/rental agreement for the premises at the following address:

A copy of said agreement is attached. It is agreed that all responsibility of renting these premises will be shared equally.

Terms

This agreement shall remain in effect from _____ to _____. Each roommate must give the other roommates thirty-days written oral notice in advance, if for any reason the roommate will be moving out before the date shown above. The roommate may leave and be free of any further financial obligations for the 30-day notice period, if a substitute roommate is found and is acceptable to the remaining roommates and the owner.

Under a lease agreement, departing roommate will be responsible until a replacement is found.

The roommate who is leaving may still be obligated to the landlord by the terms of the signed lease. The landlord should be notified of any pending roommate switch, so that proper arrangements can be made for legal vacating of property.

Deposit

The roommates have paid a security deposit of _____. List amount each roommate has paid below.

Each roommate will receive his/her portion from the landlord at the end of the tenancy, or when the new roommate moves in and pays a deposit to replace the departing roommate's portion of the security deposit. Each roommate is responsible for charges associated with the damages he/she or his/her guests caused.

Rent

Each roommate shall pay the following amount of rent: _____

(Amounts may not be equal; list all rent rates.) The rent shall be paid on the _____ day of each month.

Pets

If pets are permitted under the lease, each pet owner shall be responsible for all damages caused by his or her pet. This includes damage to furniture, carpeting, doors, lawn, and garden.

Household Supplies

A ledger will be kept of all supplies purchased by each roommate. The supplies include such things as paper towels, toilet paper, cleaning fluids, dish detergent, foil, plastic trash bags, scrub brushes, and any other goods needed for the home which will be shared by all roommates. The purchases made by each roommate should be totaled and divided evenly to reimburse those who have purchased a higher amount of goods, so that the financial responsibility is shared by all tenants.

Kitchen Use and Clean-Up

Food expenses shall be shared evenly by all roommates. Preparation of meals shall be determined by an attached schedule which can be flexible.

OR

Food is to be bought by each roommate. There is to be no borrowing of food without prior approval. A separate space will be provided for each person's groceries.

Each roommate agrees to do his/her own dishes and empty the trash as needed. A schedule of kitchen clean-up may be attached which should include cleaning the refrigerator, oven, and mopping the floors.

Utilities

The following services have been arranged and paid for as follows:

ITEM	ACCOUNT IN NAME OF	AMOUNT OF DEPOSIT	DEPOSIT PAID BY	HOW BILL IS SHARED	ROOMMATE RESPONSIBLE FOR PAYMENT
Gas					
Water					
Bottled Water					
Electricity					
Phone*					
Garbage/Trash					
Newspaper					
Cable Television					

*Charges for unclaimed telephone calls shall be allocated equally among the roommates

- Each roommate has been assigned the responsibility for payment of a specific bill. This includes determining the amount owed by each roommate, collecting that amount, and seeing that payment is made before the due date.
- OR**
- The attached schedule has been developed to assign each roommate the month in which he/she will be responsible for collection and payment of all bills.

Optional Areas of Agreement (Common Problem Areas)

Personal Property

All roommates agree to refrain from borrowing roommate's personal goods, without prior approval. Exceptions to this should be clearly stated, with the roommates reserving the right to change their minds about the sharing of their items. If damage is done to personal property, the roommate responsible for the damage will be held liable.

Cleaning and Yardwork

All roommates agree to share the responsibilities of cleaning and maintenance of the premises. This includes dusting, vacuuming, emptying trash, mopping and waxing floors, cleaning bathrooms, and yardwork.

- The roommates have decided to develop a schedule which is attached, telling when each roommate will complete the above jobs.
- OR**
- The roommates will each work together one day a week to complete the above jobs.

Additional Terms of Agreements

In addition to the items mentioned above, the following items have been known to cause conflict among roommates. If you foresee any of these as a problem, write out any needed additional agreements and attach.

- | | |
|--|--|
| <input type="checkbox"/> Use of tobacco, alcohol, and drugs | <input type="checkbox"/> Keys |
| <input type="checkbox"/> Clean-up after parties | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Quiet hours for studying and sleeping | <input type="checkbox"/> Behavior of guests |
| <input type="checkbox"/> Overnight guests for extended periods of time | <input type="checkbox"/> Compliance with condominium rules |
| <input type="checkbox"/> Use of stereo and records | |

Signatures of Roommates

This form is offered as a matter of service to students and landlords. California State University, Long Beach shall not be liable for any damages whatsoever arising from any errors or omissions made herein.

Sample Room In Private Home or Live-In Work Agreement

Renter's Name: _____

Owner's Name: _____

The renter has signed a **lease/rental** agreement for _____

(Address)

on the _____ day of _____, 20____. This document will make certain that all particulars of renting are detailed.

Terms

This agreement shall remain in effect from _____ to _____

If a non-lease agreement, insert "month" in both spaces. Under a month to month tenancy, the renter must give the owner 30 days written/oral notice, in advance of the day the renter will be vacating the premises. Under a lease agreement, the departing renter will be responsible for the rent **until a replacement is found/the date of lease termination.**

Deposit

Upon moving in the renter shall pay a deposit of \$_____. Details for recovering the deposit upon leaving are detailed below (ALL DEPOSIT MONEY IS REFUNDABLE BY CALIFORNIA STATE LAW).

Rent

The renter shall pay \$_____ due on the _____ day of each month. If the renter is living in the owner's home in exchange for services, the renter will work _____ hours per week at any or all of the following tasks, as outlined by the owner (circle all that apply): **Child care Cleaning Cooking Yardwork Personal Services Shopping Maintenance**

Others: _____

Utilities

(If utilities are included in rent, this section may be ignored.) The renter shall pay _____ % of the utilities. Utilities include (circle those that apply): **Gas Electric Water Trash Association Fees.** The settings for the heater and air conditioner will be mutually decided by the owner and the renter to ensure fair climate control. The student will **purchase his own phone/ use the owner's** and will pay for all of his or her service-charged calls. When using the owner's phone, the renter will use it for periods not exceeding _____ minutes, between the hours of _____ and _____.

Pets

If pets are permitted by the homeowner, the pet owner shall be responsible for all damages caused by his or her pet. Likewise, the homeowner will be responsible for any damages to the renter's property due to the owner's pet. The following restrictions also apply: _____

Kitchen Use and Clean-Up

The renter will be allowed to use the kitchen between the hours of _____ and _____ . Excluded from use are the following appliances and utensils: _____

The renter **may/may not** have guests for meals and will be responsible for all of his/her own clean up. The shelves to be used in the refrigerator and kitchen will be agreed upon by both the owner and renter. The renter will be responsible for cleaning the following areas of the house in addition to his rental payment (don't forget the renter's immediate living area):

Furnishings

If the room is furnished, the furnishing should be listed below. Any damage beyond normal wear and tear will be the responsibility of the renter. _____

Parking

Parking places (bicycle and auto) for use by the renter should be listed here. _____

Bathroom and Storage

The bathroom will be **shared/private** and will be cleaned by the **owner/renter**. The following spaces for storage will be made available to the renter: _____

Guests and Visitation Hours

Conditions under which the renter may have guests should be **clearly** detailed in the space provided. For example, no guests, or only until midnight, or for two nights, or no guests of the opposite sex, etc. _____

Laundry Use

The student will be free to use the owner's laundry facilities between the hours of _____ and _____ . Laundry supplies such as detergent will be **bought by the renter/provided by the owner**.

Right to Privacy

When a homeowner rents a room in his/her home, he/she should not be tempted to visit and check the room regularly. The renter has rented the room and has the legal right to expect privacy. Likewise, the renter should not enter the parts of the house he/she has been denied access. Both the renter and owner should agree to refrain from borrowing each other's personal goods (including soap, food, and personal grooming items) without prior approval. _____

General House Use

Clearly defined expectations of overall house use can prevent the majority of misunderstandings between renters and owners. The following categories should be paid special attention:

TV use (what hours?) _____

Family/living room use (what hours?) _____

Stereo use (what hours and volume level?) _____

Smoking restrictions (where?) _____

Alcohol restrictions _____

Food in the renter's room (is it okay?) _____

Amenities use (pool, jacuzzi, etc.) _____

Other (be specific) _____

Signature, Owner _____ **Date** _____

Signature, Renter _____ **Date** _____

This form is offered as a matter of service to students and landlords. California State University, Long Beach shall not be liable for any damages whatsoever arising from any errors or omissions made herein

Rental Agreement/Lease

Parties & Premises:

This rental Agreement/Lease is made and entered into on _____, 20____ by and between

“Landlord”) _____ and (“Tenant”) _____

for the premises located at _____

_____ with the following furniture and appliances _____

Terms:

The term of this Agreement/Lease shall be for _____

beginning on _____ and ending on _____

Rent:

Tenant agrees to pay \$ _____ per month to Landlord as rent for the Premises due on or before the _____ day of each month

Utilities:

Tenant agrees to pay all utilities except _____ which shall be paid for by the landlord.

Tenant’s Duty to Maintain Premises:

Tenant shall keep the Premises in a clean and sanitary condition and shall otherwise comply with all state and local laws requiring tenants to maintain rented premises. If damage to the Premises is caused through negligence or misuse by the Tenant or his/her invitee, Tenant will pay for any repairs.

Alterations and Additions:

Tenant shall not, without the Landlord’s written consent make any alterations, improvements, or additions in or about the premises.

Assignment and Subletting:

Tenant shall not sublet all or any part of the Premises, nor assign this agreement or any interest in it without the Landlord’s prior written consent.

Landlord’s Obligation to Maintain Premises:

(A) Landlord shall maintain the building and grounds belonging to the Premises in a decent, safe and sanitary condition, in accordance with all state and local laws, regulations, and ordinances. Landlord shall pay for all repairs not caused by tenants negligence or misuse or that of Tenant’s invitee.

(B) Landlord shall take reasonable reassurances to maintain security on the Premises and grounds to protect the Tenant from burglary, robbery and other crimes.

(C) As repairs are now needed to comply with this paragraph, Landlord specifically agrees to complete the following repairs by the following dates:

Repair	Date
--------	------

_____	_____
_____	_____
_____	_____

(D) If Landlord substantially fails to comply with any duty imposed by this paragraph, Tenant’s duty to pay rent shall abate until such failure is remedied. This shall apply to defects within Tenant’s Premises only if Tenant has notified Landlord of such defects and has given the Landlord reasonable time to make repairs

Pets:

No animal or pet except _____ shall be kept on the Premises.

Deposits:

Tenant will pay the following deposits and/or fees and the terms of refund are:

Inspection by Landlord:

Unless Tenant has moved out, Landlord may enter the Premises only: to deal with an emergency (such as fire); to make repairs; or to show the Premises to prospective purchasers or tenants. Landlord must give at least 24 hours notice of his/her intent to enter the Premises, and where feasible, attempt to arrange a convenient time for the Tenant. In an emergency, Landlord may enter the Premises without prior Tenant permission, but shall give Tenant notice of such entry immediately thereafter. Landlord's entries shall not be so frequent as to seriously disturb Tenant's peaceful enjoyment of the Premises or to harass the Tenant.

Failure to Pay Rent:

If Tenant is unable to pay rent when due, but on or before such due date he/she gives Landlord written notice that he/she is unable to pay said rent on time and the reasons, Landlord shall attempt to work out a procedure for paying such rent. If after 10 days, Landlord and Tenant are unable to work out such a procedure, Landlord may serve notice to pay rent or vacate within 3 days, as provided by California Code of Civil Procedures 1161.

In Addition It Is Agreed:

Tenant shall, upon termination of the Agreement, vacate and return the dwelling in the same condition that it was received less reasonable wear and tear, and other damages beyond the Tenant's control.

Tenant agrees not to use the premises in such a manner as to disturb the peace and quiet of the other tenants in the building. Tenant further agrees not to maintain a public nuisance and not to conduct business or commercial activities on the premises.

In a dispute between Landlord and Tenant which gives rise to any action in court, the losing party will pay the court costs and reasonable attorney fees of the successful party.

Any waiver or modification of the conditions of this Agreement shall be in writing and served either personally or sent by registered or certified United States mail, postage prepaid, addressed to the following:

Landlord

Tenant:

Either party may terminate this Lease in the event of a violation of any provision of this Lease by the other party.

The Parties hereto have executed and agreed to this Rental Agreement/Lease.

Landlord:

Tenant:

By: _____

By: _____

Date: _____

Date: _____

By: _____

By: _____

Date: _____

Date: _____

This form is offered as a matter of service to students and landlords. California State University, Long Beach shall not be liable for any damages whatsoever arising from any errors or omissions made herein

MOVING OUT

The section below describes steps you can take to protect yourself from legal hassles when you move out of your rental. The procedure will vary depending upon whether you have a lease or a month-to-month agreement, and whether one roommate is moving out, or the entire household.

If the Entire Household is Moving Out

1. Notify the landlord.

You must notify your landlord in writing of your intention to leave. Notice must be sent 30 days prior to the day you plan to move. Giving notice in writing is important in order to protect you from unfair rent-related security deposit deductions.

You can give notice on any day of the month. If the household paid last month's rent in advance upon move-in, ask that it now be applied. (Note: a deposit is different from a last month's rent paid in advance. You cannot legally use a deposit as a last month's rent, unless your landlord agrees to it.) Make a copy of this letter for your files and send the original to the landlord. You may wish to deliver the notice by certified/registered mail so you have proof of the date he received it.

Your notice can be simple and straightforward, like this:

May 15, 2002

Larry Landlord
123 Some St.
Somecity, CA 90034

Dear Mr. Landlord:

This is to formally notify you that Rolanda, Pablo and I will be terminating our tenancy at 1234 Mission St. on June 15, 2002 in order to move home for the summer.

We plan to leave the house/apartment clean and undamaged when we move out. We will call you next week to discuss the return of our security deposit.

Sincerely,

Joe Tenant

2. Clean the rental thoroughly.

What is clean? Here is a rough idea:

Bathroom:

- Clean the bathtub and shower including the tile and shower curtain.
- Clean the inside and outside of the toilet.
- Clean the sink, medicine cabinet and mirror.
- Scrub the floor.

Kitchen:

- Clean the cupboards and drawers. Scour counter tops and sink.
- Clean the refrigerator and defrost it.
- Clean the stove, oven and broiler.
- Scrub the floor.

In other rooms:

- Vacuum the carpets thoroughly, clean and wax hardwood floors.
- Remove fingerprints and other marks from the doorjamb and walls.
- Take down posters and pictures.
- Neatly spackle and paint over the holes in the walls so they don't show.
- Vacuum the furniture and be sure to empty all the drawers in the dressers and desks.
- Wash the windows.

Before the moving-out date arrives, ask the landlord to give the rental a preliminary cleaning check. If more work is to be done, you will have time to complete it before the termination of your rental agreement. You and the landlord should give the rental a final inspection together.

Once the rental is spotless, have the landlord inspect it with you. If he agrees that no deductions will be necessary from your security deposit, have him indicate this on the Inventory Checklist or get it in writing. If he is not available to make an inspection, take a

few photographs and have a neighbor look over the rental. Keep all the receipts for rented rug cleaners or cleaning materials such as detergents, sponges, etc. that you purchased. These measures will help prove that you cleaned the place, in case you and your landlord disagree.

3. If you're breaking a lease before it expires, help find replacement tenants.

Because you have signed a lease, you are legally bound to meet its provisions, including paying the rent for the entire term of the contract, whether or not you are actually living at the rental. If the landlord doesn't receive the rent that, by signing the lease, you promised him, he can sue you for it. Fortunately for you, the law and good sense require the landlord to do all he can to keep his financial damages to a minimum. He has to try to re-rent the premises as soon as possible.

It's in your best interest to actively help the landlord find new tenants. Place an ad with off-campus housing and the local newspaper. Have people contact you if they are interested in the place. Present the landlord with a list of names of interested people, keeping copies for yourself.

4. Discuss the return of your security deposit with your landlady.

Be sure she has a forwarding address where she can send your security deposit refund after you move out. Keep in mind that she can legally make deductions from your deposit only for cleaning, repairing damages or unpaid rent you owe him. See below for more information about security deposits.

5. Terminate utilities.

Most services require 24-48 hours notice for termination of their services.

6. Return the keys to the manager, landlord or agent.

If Only One Roommate Is Moving Out

The steps a single departing roommate should take are similar to those cited above. Differences are noted below.

1. Notify all those affected by your move.

This means your roommates and your landlord. Notice must be given 30 days in advance, and you'll protect yourself if you give it in writing.

2. Clean up.

You should clean your room and a fair share of the common areas of the house. "Fair share of the common areas" might mean doing a big job, like scrubbing out the refrigerator or the oven.

3. Help find replacement tenants.

This is particularly important if you are breaking a lease before it expires. If you're under a month-to-month agreement, helping the household find new tenants is polite, but isn't your legal responsibility. Call off-campus housing and/or other services to publicize the vacancy.

4. Discuss the return of your security deposit and "last month's rent paid in advance".

If you pre-paid last month's rent upon move-in, can you apply it now that you're moving out? Perhaps, but the household as a whole is responsible for paying a full rent payment to the landlord, even if one roommate is moving out and wants to apply his portion of the household's "last month's rent in advance". Generally, shared households require the departing roommate to pay rent his final month. When a replacement roommate is found, he reimburses the departing roommate his "last month's rent in advance" and security deposit, less any deductions. The departing roommate should give the replacement a receipt for these payments.

5. Terminate household accounts in your name.

If any of the bills are in your name (phone, cable TV, etc.), have the accounts transferred to one of the remaining tenants. This protects your credit rating in case future roommates aren't responsible about paying the bills.

6. Return the keys.

Return of Security Deposits

Landlord-tenant disputes about security deposits are a common problem. Inventory checklists are an excellent protection against such conflicts.

Deposits have many names: "security deposit," "last month's rent," or "cleaning charge," etc. Regardless of title, any deposit the landlord takes from you is refundable. **Non-refundable deposits are not lawful** in the state of California.

Under law, deposits can be retained by the landlord/lady to cover only three types of expenses: due and unpaid rent, the cost of repairing damages incurred by the tenant, and cleaning costs exclusive of reasonable wear and tear. Expenses associated with reasonable wear and tear must be paid by the landlord

What is reasonable wear and tear? It's open to interpretation, and that's why so many disputes occur. It is clear, however, that any cleaning which is done automatically **regardless of the condition of the rental** should be paid by the landlord. On the other hand, cleaning made necessary because you unreasonably dirtied the rental property is appropriately your responsibility. Be sure to discuss these criteria if your landlord charges you for the cost of cleaning the carpet or drapes. Such items are often cleaned automatically regardless of the rental's condition, in which case you should not be charged.

Three weeks after you move out, the landlord must send you the full deposit, or a portion thereof with an itemized list of the deductions he made. If the deposit or the written explanation does not arrive within 21 days, contact the landlord immediately and find out what's happening. It is probably wise to send him a letter. It might look like this:

July 5, 2002

Linda Landlady
123 Some St.
Somecity, CA 90034

Dear Mrs. Landlady:

As you know, I moved out of the rental at 1234 Mission St. on June 15, 2002 after giving 30 days advance notice of my intention to vacate. My roommates and I cleaned the rental thoroughly.

To date, I have not heard anything from you regarding the return of my security deposit. I am aware that under California law, you are required to return my security deposit (and/or send me an accounting of any portion withheld) within 21 days after the date I vacate. This has not been done.

Please return the security deposit to me within the next 7 days at the address below.

Sincerely,

Tenant

Tenant Somebody
56789 Busy Street
Millennium, CA 12344

If you still get no response, send a second letter. You may wish to mention some of the legal penalties the landlord could suffer if a court finds that he withheld your deposit "in bad faith". In addition to the amount the landlord owes you, the court can order that he pay you up to \$200 in punitive damages. Further, the court may order him to pay you up to 2% per month in interest charges.

EMERGENCY PREPAREDNESS

How Can I Make My Apartment Safer?

- ↑↑ Check to be sure that nothing heavy or breakable is hanging over your bed or desk — most injuries result from falling objects, not from collapsing buildings.
- ↑↑ Place your bed or desk chair so it is not directly next to or under a window. If this is not possible, sleep or sit with your head away from the window.
- ↑↑ Lock the wheels on TV stands, utility carts, etc. Secure your computer to its table — you can use velcro to attach computer parts to each other and to the table.
- ↑↑ Locate safe spots and danger spots in your apartment:
 - Safe Spots: Under heavy furniture, like a sturdy table or desk, in interior hallways, or braced in an interior corner away from shelves and windows.
 - Danger Spots: Windows, glass doors, mirrors, hanging objects, tall, unsecured furniture, fireplaces, skylights and kitchen area.
- ↑↑ Maintain emergency stocks of food, water and other supplies both in your apartment and in your car.
- ↑↑ Talk with your property owner/manager to learn where the gas, water and electric shut-offs are located. Learn how to shut off utilities in the event that lines are damaged.
 - (Safety Note: Don't try to re-light a gas pilot light yourself. Call the property owner/manager or the utility company).
- ↑↑ Plan a meeting place for all roommates in case you are separated at the time of the earthquake.

- ↑↑ Be prepared at all times. Carry all necessary equipment or medicines in your backpack, your car or both.

During The Quake

- ↑↑ If you are indoors, stay there. Get under a desk or table or stand in a corner or an interior hallway. Remember: **Duck, Cover, and Hold** on to something that is secure.
- ↑↑ If you are outdoors, move to any open area away from trees, buildings, walls, and power lines.
- ↑↑ If you are driving, pull over to the side of the road and stop. Stay in your car until the shaking is over.

After The Quake

- ↑↑ Use common sense.
- ↑↑ Use your car if no other shelter is available to you. You can use your car radio to obtain emergency information updates.
- ↑↑ Be prepared for aftershocks. Do not run downstairs or outside. Wait until all motion has stopped before leaving.
- ↑↑ Don't light a match or turn on a light. There may be leaking gas or electrical short circuits. At night, use a flashlight.
- ↑↑ Wear shoes for protection from debris and glass. Put on a jacket.
- ↑↑ Check for damage in utilities and appliances. Shut off gas valves if there is any chance of a leak.
- ↑↑ Don't use your telephone except for emergency calls. Don't use your car unless there is an emergency.

Pacific View
5025 E. Pacific Coast Highway
Long Beach, CA 90804
(562) 498-3009

Really strict regarding credit problems.
 Excellent credit required.

They do pre-lease

Junior 1 Bedroom 525 sq. ft.
 1 Bedroom 680-807 sq. ft.

Rental agreements are for six months, month to month thereafter.

- * Private Balcony
- * All Electric Kitchen
- * Walk in closets (juniors only)
- * Fitness room with Weights
- * Rec. Room with billiards
- * Large pool with spa and sun deck
- * Outdoor gas BBQ

Patio Garden Apartments
4874 Los Coyotes Diagonal
Long Beach, CA 98015
(562) 597-5489

- 2 Bedroom/1Bath upper
- 2 Bedroom/1Bath upper with balcony
- 2 Bedroom/1Bath lower with fenced patio
- 2 Bedroom/1.5 Bath, townhouse with fenced patio

- * Electric Range
- * Eight laundry rooms
- * On shuttle route to CSULB
- * Cable/TV hook-ups
- * Master Antenna
- * Washer /Dryer hook-ups
- * Paid water and trash
- * Cable hook-up (service not provided)
- * Thirty Day Rental Agreement
- * Must pay deposit for gate transmitter

Beverly Plaza
5050 E. Garford Street
Long Beach, CA 90815
(562) 597-5579

- * PLAN A 1100 sq. ft 2 Bedrooms/2 Baths
- * PLAN B 1300 sq. ft 2 Bedrooms/2 Baths (+ den)
- * PLAN D 800 sq. ft 1 Bedroom/1 Bath
- * PLAN E 1332 sq. ft 3 Bedrooms/2 Bath
- * PLAN G 1064 sq. ft 2 Bedrooms/1 Bath
- * PLAN F 1165 sq. ft. 2 Bedrooms/2 Bath

Sutton Place
7051 Natal Drive
Westminster, CA 92653
(714)-897-0222

- 1 Bedroom 800 sq. ft.
- 2 Bedroom 1120 sq. ft.

If you have a 1 year lease, there is a discount off per month for the first 6 months.



Oakwood Apartments
333 First Street
Seal Beach, CA 90740
(562) 493-9700

Do not allow parent co-signers. Will run a TRW on each person who will be living in the Apartment. Must qualify on your own.

- * Swimming Pool
- * Tennis Courts
- * Fitness Center
- * Dry Cleaners
- * Phone service
- * Cable TV
- * Fireplaces
- * Car rental
- * Furnished apartments available
- * Controlled access community
- * Sand volleyball Courts
- * BBQ/Picnic area

Marbrisa
1809 Termino Ave.
Long Beach, CA 90815
(562) 597-5009

The Calais	1 Bedroom /Bath
The Bordeaux	1 Bedroom/Bath
The Antigua	Studio/1Bath
The Lido	2 Bedroom/2 Bath

- * Expensive city views
- * Central air conditioning
- * Small pets allowed
- * Mirrored wardrobe doors
- * Dishwasher
- * High Tech exercise equipment
- * Private patios and balconies
- * Pool and Spa
- * Gated parking with electric openers
- * Elevators
- * Tanning beds
- * Pool and Spa

6 month or 1 year lease

Meadowood Village
1613 Ximeno Avenue
Long Beach, CA 90804
(562) 597-4443

PLAN A	1 Bedroom/1 Bath	520 sq. ft.
PLAN B	1 Bedroom/1 Bath	614 sq. ft.
PLAN C	1 Bedroom/1 Bath	450 sq. ft.
PLAN D	2 Bedrooms/1 Bath	810 sq. ft.
PLAN E	2 Bedrooms/2 Baths	878 sq. ft.
PLAN F	2 Bedrooms/2 Baths	890 sq. ft.

STRICTLY ENFORCED RULES REGARDING THE # OF PEOPLE ALLOWED IN EACH APT.

- 1 Bed - 1 adult & 1 child or 2 adults (no children)
- 2 Bed - 2 adults & 1 child (under 18)
- 2 Bed/2 Bath - 3 adults or 2 adults (2 children)

- * Dual Master Suites
- * Spacious Bedrooms
- * Central Air and Heat
- * Swimming pool with spa
- * Private patios or balconies

Bay Crest Apartments
1718 Ximeno
Long Beach, CA 90815
(562) 597-1321

1 Bedroom/ 1Bath	850 sq. ft.
2 Bed/1 Bath	950 sq. ft.
2 Bed/1.5 Bath	1050 sq. ft.

- * Swimming Pool
- * Family units
- * On Shuttle route to CSULB
- * Outdoor BBQ
- * Close to shopping

Hathaway Apartments
3500 Hathaway Ave.
Long Beach, CA 90815
(562) 597-6303

The Ridge	509 sq. ft.
1 Bedroom	
The Highland	586 sq. ft.
1 Bedroom	
The Promontory	854 sq. ft.
2 Bedroom/ 1 1/4 Bath	
The Pinnacle	891 sq. ft.
2 Bedrooms/2Baths	

- * Swimming Pool
- * Relaxing Spa
- * Recreation/ Meeting Rooms

Laguna Vista Apartment Homes
500 Ximeno
Long Beach, CA 90815
(562)-433-1005

Quiet Residential Building (Not a Party Building).

Studio	495 sq. ft.
1 Bedroom	695 sq. ft.
2 Bedrooms	830 sq. ft.
2 Bedrooms/1Bath	950 sq. ft.
3 Bedrooms	1150 sq. ft.

Versailles On the Lake
3700 South Plaza Drive
Santa Ana, CA 92704
(714) 556-0466
www.versaillesapartmentsinfo.com

Studio	541 sq. ft.
1 bedroom	789 sq. ft.
2 bedrooms/2Bath	1185 sq. ft.
3 Bedrooms/2Bath	1300 sq. ft.

- * Fitness Center
- * 7or 12 Month Lease
- * Swimming Pool, Jacuzzi
- * Close to Campus

Villa Redondo Apartments
3428 Hathaway Avenue
Long Beach, CA 90804
(562) 597-6877

The Corsica	574 sq. ft.	Studio
Madrid	688 sq. ft.	1 Bedroom
Corboda	734 sq. ft.	1 Bedroom
Seville	960 sq. ft.	2 Bedrooms
Barcelona	950 sq. ft.	2 Bedrooms

- * Private balcony
- * All electric Kitchen
- * Walk in closets
- * Fitness room
- * Pool and Spa.
- * Dishwasher
- * Fireplace
- * Cable TV
- * Extra Storage
- * Plush lounge

Park Avenue Apartments
2000 Beverly Plaza
Long Beach, CA 90815
(562) 597-3511
Don & Donna Barnet

1 Bedroom	1Bath
2 Bedroom	2 Bath
3 Bedrooms	2 Bath
Townhouse	2 Bedroom/2.5Bath

- * Swimming Pool
- * On Shuttle Route to CSULB
- * Outdoor Gas
- * Close to Shopping

FOR RENT

Renaissance Terrace
926 Locust
Long Beach, CA 90803
(562) 436-9138

1 block west of Long Beach Blvd. & 10th Street. About a 10-15 minute ride to campus.

1 Bedroom/1 bath	566 sq. ft.
2 Bedroom/2bath	854 sq. ft.
3 Bedroom/2bath	1054 sq. ft.

Security deposit range from 300 - 500. Security apartment with nighttime security and underground parking.

PATHWAYS
5495 East P.C.H.
Long Beach, CA 90803
(562) 498-2405

Singles	528 sq. ft.
1 Bedroom	660 sq. ft.
2 Bedroom	970 sq. ft.

- * Dishwasher
- * Electric Range
- * On shuttle route to CSULB
- * Cable/TV hookups
- * Pool, Spa, and Volleyball Court
- * No Pets
- * Must pay own electricity
- * Master Antenna
- * Washer/Dryer hookups

Apartments are priced according to location and view. They have a waiting list. When an apartment becomes available, they go down the entire waiting list and the first person to return with deposit and application gets the apartment.

Lakewood Manor
4907 1/4 Hayter Avenue
Lakewood, CA 90712
(562) 634-3642

1 Bedroom	1 Bath
2 Bedroom	2 Bath
3 Bedroom	1 Bath
3 Bedroom	1 Bath

Special approval program set-up for students who would not normally qualify as a regular applicants. They will allow a parent or guardian to be on the lease with the student.

Cinnamon Creek
15123 S. Brookhurst
Westminister, CA 92683
(714) 531-6266

1 Bedroom	750 sq. ft.
1 Bedroom	1100 sq. ft.

- * Swimming Pools
- * Lighted Tennis
- * Recreation/Meeting Rooms

They offer a one year lease. Several spacious floor plans are available including furnished an unfurnished apartments. The apartments are beautifully appointed with walk in closets, master bedroom suites, and private vanity dressing areas.

Avalon At Pacific Bay
6700 Warner Avenue
Huntington Beach, CA 92647
(714) 847-6047
www.avaloncommunities.com

1 Bedroom	750 sq. ft.
1 Bedroom	1000 sq. ft.

- * Swimming Pool, Spa
- * Fitness Center

They offer a one year lease. All units include a washer and dryer, stove and dishwasher. Close to campus.

LONG BEACH AREA HOTELS, MOTELS AND INNS

AYRES HOTEL - Seal Beach 12850 Seal Beach Blvd., Seal Beach, 90740 Phone: 562-596-8330 Fax: 562-596-8310. 104 deluxe studio suites and superior suites. Distance to Campus: 2.5 Miles. Complimentary Full Breakfast, Fitness Studio, Heated Pool, Whirlpool Spa. All Major Credit Cards.

AIRPORT HOLIDAY INN 2640 Lakewood Blvd., Long Beach, 90815 (at Willow Street) Phone: 562-597-4401 Rates: *\$84.00 and up depending on occupancy.* 233 Rooms. Distance to Campus: 7 Minutes. Coffee Shop, Banquet Facilities, Restaurant, Entertainment, Pool. All Major Credit Cards.

COURTYARD BY MARRIOTT 500 E. 1st Street, Long Beach, 90802 Phone: 562-435-8511 Fax: 562-901-0296 Rates: *\$69.00 - \$139.00 depending on Occupancy.* 216 Rooms. Distance to Campus: 7 minutes. Located in Downtown Long Beach. Swimming Pool, & Jacuzzi. Cafe on premises that serves breakfast and lunch. All Major Credit Cards.

EXTENDED STAY AMERICA 4105 E. Willow St. Long Beach, 90815 Phone: 562-989-4601 Fax: 562-989-4501 Rates: *\$79.00 or \$399.00 for a Weekly Rate depending on occupancy.* 140 Rooms. Distance to Campus: 5 Minutes. Each Room is equipped with a kitchenette with a full size refrigerator and two (2) burner stove. It has pots, pans and utensils. All Major Credit Cards.

GOLDEN SAILS BEST WESTERN 6285 E. Pacific Coast Hwy (Across from Marina Pacifica Mall) Long Beach, 90803 Phone: 562-596-1631 Fax: 562-594-0623 Rates: *\$118.00 (includes Breakfast, Dinner and 2 drinks); May have a CSULB discounted rate of \$89.00 depending on occupancy.* 175 Rooms. Distance to Campus: 1.5 Miles. Banquet Facilities, Cocktail Lounge, Entertainment, Pool, Jacuzzi, Refrigerator All Major Credit Cards.

GUEST HOUSE 5325 E. Pacific Coast Hwy. Long Beach, 90804 Phone: 562-597-1341 Fax: 562-597-1664. Rates: *\$69.00 - \$119.00 Per Night. Must mention CSULB. Weekly rates available.* 143 Rooms. Distance to Campus: Less than 1 mile. Kitchenette in some rooms. Pool, Jacuzzi and Gym. Coffee Shop and banquet facilities. Free Continental Breakfast and Shuttle within 5 miles of the hotel. All Major Credit Cards.

Hilton - Carson Civic Plaza 2 Civic Plaza Drive. Carson, 90745 Phone: 310-830-9200 Fax: 310518-2969 Rates: *\$89.00 - \$159.00 depending on occupancy,* 224 Rooms. Distance to Campus: 12 Minutes. Jacuzzi and Gym. Coffee Shop, Restaurant, Room Service All Major Credit Cards.

HYATT REGENCY LONG BEACH 200 S. Pine Street (At Ocean Blvd.) Long Beach, 90802 Phone: 562-491-1234 Fax: 562-432-1972 Rates: *\$99.00 - \$225.00 depending on occupancy,* 521 Rooms, Distance to Campus: 6 Miles. Coffee Shop, Restaurant, Cocktail Lounge, 24 Hour Room Service. Gym, Pool, Jacuzzi. All Major Credit Cards.

LONG BEACH HILTON 2 World Trade Center, Long Beach, 90831 Phone: 562-983-3400 Fax: 562-983-1200 Rates: *\$99.00 - \$250.00 depending on occupancy,* 393 Rooms, Distance to Campus: 15 Minutes. Located in Downtown Long Beach. Swimming pool, Health Club and 24 hour Room Service. All Major Credit Cards.

LONG BEACH MARRIOTT 4700 Airport Plaza Drive (at Lakewood Blvd. & Spring Street) Long Beach, 90815 Phone: 562-425-5210 Fax: 562-425-2744 Rates: *\$79.00 - \$169.00 depending on occupancy,* 311 Rooms, Distance to Campus: 3.5 Miles. Room Service, Banquet Facilities, Restaurants, Gym, Pool, Jacuzzi. All Major Credit Cards.

MOTEL 6 5665 E. 7th Street, Long Beach, 90804 Phone: 562-597-1311 Fax: 562-597-2741 Rates: *\$55.99 - \$71.99 depending on occupancy, arrival date and number of guests,* 42 Rooms Distance to Campus: Across the Street. Air Conditioning, TV, Laundry. All Major Credit Cards.

PACIFIC INN SEAL BEACH (Formally the Radisson Inn) 600 Marina Drive, Seal Beach, 90740 Phone: 562-493-7501 Fax: 562-596-3448 Rates: *\$99.00 for CSULB Rate ,* 71 Rooms. Distance to Campus: 2 Miles. Continental Breakfast, Shuttle to Long Beach Airport, Enclosed Pool, Jacuzzi, Catering Service Available. All Major Credit Cards.

RESIDENCE INN BY MARRIOTT 4111 E. Willow Street, Long Beach, 90815 Phone: 562-595-0909 Fax: 562-988-0587 Rates vary *depending on arrival date and occupancy.* If Interested in extended stays, contact the Sales Office. 216 Rooms. Studios and Penthouse available. Distance to Campus: 2 Miles. Free Continental Breakfast and Hospitality Hour daily. All Major Credit Cards.

SEAPORT MARINA HOTEL 6400 E. Pacific Coast Hwy., Long Beach, 90803 Phone: 562-434-8451 Rates start at *\$89.00 depending on arrival date and occupancy.* Ask for a "49'er Rate" which starts at *\$79.00* 203 Rooms. Distance to Campus: 1.5 Miles. Weekly and Monthly rates available. Banquet facilities, Cocktail Lounge, Restaurant, Coffee Shop, Pool and Jacuzzi. All Major Credit Cards.

WESTIN LONG BEACH 333 E. Ocean Blvd., Long Beach, 90802 Phone: 562-436-3000 Fax: 562-436-9176 Rates: *\$99.00 - \$290.00 depending on availability.* 468 Rooms. Distance to Campus: 5 Miles. Restaurants, Banquet Facilities, 24 Hour Room Service, Gym, Pool, Jacuzzi. All Major Credit Cards.

California State University, Long Beach

Housing & Residential Life

Division of Student Services

1250 Bellflower Blvd.

Long Beach, CA 90840-8701

(562) 985-4187

(562) 985-2290

(fax)

housing@csulb.edu

housing.csulb.edu/offcampus