

Living Off-Campus

Off-Campus Resource Center (OCRC)



Important Terms & Definitions

- **Landlord/ Management Company:** Person(s) who rent out a building to a tenant.
- **Tenant:** Person who occupies property from a landlord.
- **Lease:** Legal contract that outlines the terms and conditions of a property rental.
- **Security Deposit:** One-time deposit given to cover any potential damages to the apartment.
- **Co-Signer:** A person who signs a lease jointly with another person to ensure payment. Both people are responsible for ensuring rent is paid in full.



Rental Tips for Milwaukee

- Average Rent as of May 2025
 - Studio: \$753
 - 1-bedroom: \$939
 - 2-bedroom: \$634 (per person)
 - 3-bedroom: \$623 (per person)
- Sign lease no earlier than 2-3 months in advance of move-in
- Security Deposits:
 - Most apartments in Milwaukee have a security deposit.
 - In WI there is no limit to how much a landlord can charge for a security deposit, but several hundred dollars up to the price of a month of rent is common.

Rental Tips for Milwaukee

- Renters Insurance recommended (required by some landlords)
- Landlord Disclosure:
 - Get all communication in writing
 - Copy of lease prior to signing
 - **Law for Learners is a free legal resource for students. They can review your lease for free!**
- External Resources:
 - **The Guarantors:** online service that can serve as a co-signer and/or providing renters insurance

Rental Tips for Milwaukee

- Check-In Sheet:
 - Landlord is required by law to provide when you move-in
 - Document all damages: photo and video
 - Get updates and repairs in writing with date of completion
- Evictions
 - These stay on your record for 20 years, important to be a good tenant
- 60-day notice to renew lease
 - Automatic Renewal Clauses



City Ordinances

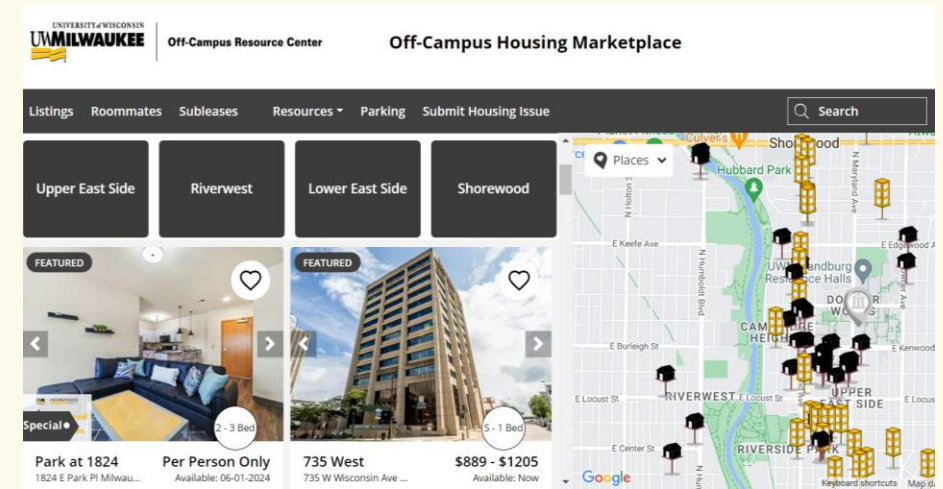
- **Rooming House/Occupancy Ordinance**
 - No more than three (3) unrelated people to a unit
 - The residents not on the lease can be evicted within 24 hours for noncompliance
- **Illegal Signage**
 - No banners/signs allowed on exterior of residential housing (minimal exceptions)
- **Snow Removal**
 - Snow and Ice should be removed from sidewalks within 24 hours of snowfall end
- **Garbage & Illegal Dumping**
 - Large items such as furniture will not be taken with regular trash and require a pick-up to be scheduled with the City of Milwaukee
- **Noise**
 - Keep volume at a respectful level for neighbors, particularly late at night or early in the morning



How do I start looking for off-campus housing?

- The OCRC partners with a listing service called College Pads
 - Click on the "College Pads" header on the OCRC website
 - rentoffcampus.uwm.edu/listing
- You can filter for number of bedrooms, furnished options, and more

OCRC does not own any properties, we can only help connect you to resources to help you with the rental process. OCRC, or any UWM employees also cannot co-sign a lease for you.



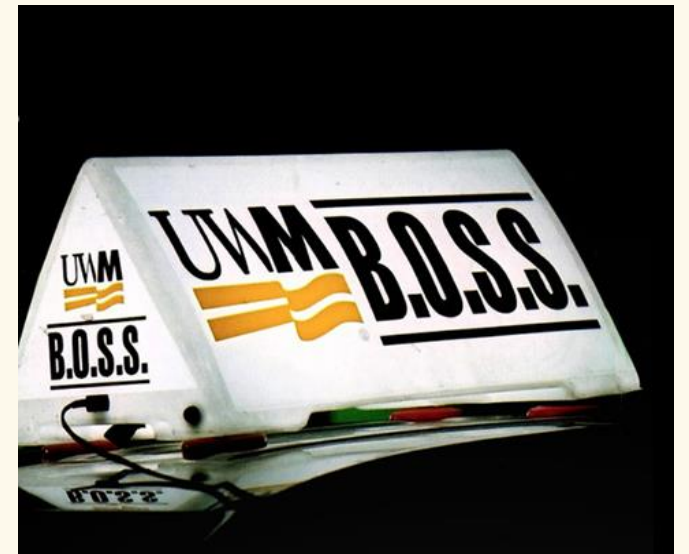
Transportation

- When looking at apartments, consider how far they are from campus. Is it close enough to walk? Will you need to take a bus or bike to campus?
- U-PASS – Bus pass app, included in student fixed fees. You will receive an email in August with activation details
 - Greenline and 30 line are popular buses to get to campus. More information can be found on uwm.edu/transportation/mcts/
- Bublr Bikes - \$8 annual student membership



Transportation - Be On the Safe Side (B.O.S.S)

- BOSS is a late-night safe ride service free to UWM students
- Provides door to door transportation within a 6-mile radius of campus
- Fall/Spring: 6 PM – 2 AM
- Summer/UWinteriM: 7 PM – midnight
- Use the TransLoc app to schedule a ride, or call (414) 229-6503
- uwm.edu/boss



International Friendly Landlord Program

- This OCRC program is to help international students secure housing and have a great experience while living off campus!
- Requirements for International Friendly Landlords:
 - Complete the City of Milwaukee Landlord Training program
 - Agree to comply with tips to renting to international students.
- Landlords indicate their participation on the Listing Service with the International Friendly Landlord badge or on our website
 - uwm.edu/off-campus-resources/international-students/



Preferred Tenant Program

- Self-paced Canvas course that is designed to provide students with fundamental resources and knowledge about living off-campus
- Students who successfully complete it get either \$250 off your security deposit or 2% off your monthly rent from participating landlords
- Landlords indicate their participation on the Listing Service with the Preferred Tenant badge



Resources

- Off-Campus Resource Center
 - International Friendly Landlord Program
 - Preferred Tenant Program
- Temporary Housing Options
- UWM Transportation Services
- Law for Learners



Questions?

Contact the Off-Campus Resource Center

rent-offcampus@uwm.edu

414.229.6999

uwm.edu/off-campus-resources

