



UVa-Wise Off-Campus Housing Guide

The University of Virginia's College at Wise has produced this guide for those students who wish to consider off-campus housing options.

The University of Virginia's College at Wise strongly urges students to consider the benefits of campus housing when choosing where to live:

- ✓ Fixed costs that include cable, Ethernet connections, telephone service, and all utilities (electricity, water, etc.)
- ✓ Convenience
- ✓ Flexible housing options
- ✓ Safety
- ✓ No hassles w/roommates regarding bill payments, breaking of lease, etc.

HOW TO LOOK FOR HOUSING?

- Consider more than just rent when looking for off-campus housing. For example, ask about the average cost of utilities and length of the lease.
- Remember to budget money for groceries or a UVa-Wise meal plan.
- Consider the condition of the place you are going to rent.
- Don't sign a lease without first inspecting the property; use a damage inventory checklist as a place to start.
- Check safety and security; look at door locks, exterior lighting and smoke detectors.
- Is the rental close to a food store or laundromat? Is garbage removal offered?
- Remember, the sooner you start your search, the greater the likelihood that you will get what you are looking for.

LEASES

Some leases are very detailed. Don't be afraid to ask questions about details in the lease that you don't understand. You have a legal obligation to abide by the provisions of your lease. Your signature indicates that you are familiar with and agree to the terms of the lease agreement. Remember, you can negotiate provisions or remove clauses in the lease. Make changes before signing and make sure changes are included on all copies. Try to avoid oral leases; although they are legal in Virginia, they may cause problems.

CHOOSING ROOMMATES

- Standards of cleanliness — will everyone be responsible for cleaning up after themselves?
- Food — will you be eating meals together? Will everyone share shopping & cooking responsibilities?
- Habits — consider study and sleep habits
- Drugs & alcohol — consider general attitudes about drugs and alcohol. How do you feel about partying or guests?
- Your property — how will you and your roommate(s) handle issues related to borrowing? This can become a sensitive issue and it's better to address it up front.
- Financial responsibility — how much can you afford to pay for rent, phone bills, utilities, etc. the only way that you will be solely responsible for your part of the rent is if you each sign a separate lease. If everyone signs one lease, the others are responsible for rent if one roommate moves out.

RENTER'S INSURANCE

Check your parent's homeowner's policy to see if it covers your personal property. If your parent's homeowner's policy does not cover you, you should consider obtaining a policy on your own. Consider such things as theft, damage, vandalism and accident to visitors.

HELPFUL HINTS

- Save a signed copy of your lease
- Save a copy of all correspondence, canceled checks or receipts
- A permanent guest that is not on the lease may mean trouble for you
- Don't pass out keys to your friends
- Find out from your landlord what he/she recommends for hanging small pictures/objects on the walls. Damage from fasteners other than those recommended will probably be deducted from your deposit

NEIGHBORS

- Introduce yourself to your neighbors
- Think about noise levels as if you lived next door
- Tell your neighbors if you are sponsoring a large get-together
- Let your guests know where to park
- Remember the "golden rule"-treat your neighbors as you would like to be treated

ADDITIONAL INFORMATION

The off campus guide is provided by the office of Housing & Residence Life. For more information, please contact us at (276) 328-0215 or wisehousing@virginia.edu. The University of Virginia's College at Wise does not necessarily endorse any listed agents or facilities. Students should remember to carefully investigate each opportunity.

AREA RENTAL OPTIONS

Contact Person	Telephone	Description
Nancy Baugh	276/328-6842	Baugh Apartments
Jared Addison	276/328-6778	
Steve Riggs	276/523-7553	
Jim Gilley	276/523-0332	1 & 2 BDR apartments; 3 BDR duplex; several 3 BDR houses
---	276/328-5369	Green Acres Mobile Home Park
---	276/679-0188	Cananche Creek Apartments; income-based housing; part-time students only
Bonnie Aker	276/328-8184 or 4470	Bonnie Aker Rentals; 2 bdr duplex with yard located behind the Clapboard House; \$500 month
Carl Deskins	276/679-2593 or 5280	Norton Heights Apartments; \$100 month
Thomas Kennedy	276/328-9646	Wise Lumber & Supply
Monroe Thrower, Jr. (ask for Bardin)	276/679-1392 H or 2780 W	
Don Stephens	276/328-8290	
Phyllis Hatcher	276/328-6117; lv. message	Furnished 1 bdr/1bth garage apartment
Patricia Bentley	276/328-6242	2 studio apartments; \$310 month; \$200 security deposit; within walking distance of College
Linville Reed	276/679-3307	1 house; no pets; \$400 month; deposit required
W. P. (Sonny) Armisted	276/679-2332	
---	276/523-1679	Dogwood Terrace; part-time students only
---	276/328-6417	Pangel Apartments
Laura Miller	laurahbmiller@yahoo.com	Furnished room for rent in house; hot tub, deck, fireplace, laundry facilities; 5 minutes from College
Eleanor Thrower	276/679-1392	
Dr. John Pallegriani (ask for Delta)	606/633-2261	
Kathy Osborne/Century 21	276/328-0034	
---	276/679-0809 evenings	Bays' Rental Property; 1 and 2 bdr apartments
Gary Stratton	276/328-5023	
Joyce Winebarger	276/328-6723	Female room for rent; \$100 month, plus ½ expenses; 1 mile from College
Danny Wood	276/328-3300	
Kathleen Faust	276/679-3000	
Janice Payne	276/328-3260	Furnished 1 bdr mobile home w/air conditioner; \$325 month; \$200 deposit (negotiable)
Randy Stidham	276/679-0562	
Velisa Stallard	276/328-5807	Small, partially-furnished 1 bdr/1 bth house; kitchen, living room, new washer/dryer hook-up; \$325 month;

		\$150 security deposit; just outside Wise corporate limits
Tammy Mays	276/796-2220	2 bdr mobile home on private lot; water and sewer included; 15 minutes from College
Winston Ely	276/328-0132 or 9350	3 bdr duplex; 1 mile from College
Tom Hale	423/741-3415	3 bdr/1 bth house in Wise; all appliances, including washer/dryer provided; \$600 month; \$450 security deposit required; indoor pets require \$550 security deposit
Frank Smith	276/395-7418	Room available in luxurious 3 bdr home in Sandy Ridge section of Coeburn; rental range \$200-\$300 per person; water and electricity included.
Randy Stidham	276/679-0562	2 bdr/2 bth mobile home on private lot in Norton; includes range, refrigerator, and washer/dryer; \$400 month
Linda	276/328-4350	Colonial Mobile Home Park
Phyllis Killon	540/287-4148	Single family homes in Wise; \$275 per room; \$275 deposit
Larry Salyers	276/796-4604	Apartment and Efficiency; includes electricity, water, sewer, and cable; \$350-\$450 month
Vicky Wampler	276/523-0141 or 393-6526	3 bdr apartment in Norton; heat pump, stove, and refrigerator; \$500 month
Vicky Wampler	276/523-0141 or 393-6526	1 bdr studio apartment; appliances included; \$450 month plus deposit
Vicky Wampler	276/523-0141 or 393-6526	2 bdr apartment in Norton; appliances included; \$475 month
Denise Hicman	276/679-0842	3 bdr/2 bth 16x80 mobile home; appliances included
Johnny Skeens	865/809-4882 or 328-1717 Leave voice mail if no answer	Large house for rent; will house 4 students easily; rent depends on number of students; Efficiency apartment for rent – 1 student: \$500; 2 students \$700
Martha Blackburn	276/328-0046	
Ricky Mullins	276/328-8593 (9 am-5 pm)	Apartments
Shirley Moore	276/328-6473	3 bdr/2 bth double wide mobile home; kitchen, living room, washer/dryer
Shirley Moore	276/328-6473	Room for rent
Judy Sluss	276/679-2171	2 houses in Norton; 1 bdr/1 bth; appliances included; water included
Glenda Skeen	276/328-8655	apartments and houses for rent
Amanda Jones	276/608-5601	\$166 month, plus 1/3 of utilities (electricity and water)
Fig Enterprises L.L.C.	276/328-5286-ask for Lisa (business hrs); 276/328-4947 evening/weekends (ask for Greg)	Mobile homes for rent.
Kim Mayes	276/796-2220	Rooms for rent

Barbara Wallace or Geneeva Short	937/274-1954 276/328-9081	3 bdr/1 bth house on Pole Bridge Road; 3 miles from College
Teresa Thierry	276/679-1693	Room in house for rent; private bath; kitchen, washer/dryer privileges; \$50 week
Lisa Barnett	276/679-6543 or 9748	2 bdr/1 bth house in Norton; stove and refrigerator included; unfurnished; utilities included; \$450 month
Norene Priod	276/679-3138	Room for rent; \$250-\$300 per month, includes utilities
Bonnie Aker	276/328-8184	Bonnie Aker Rentals; 2 bedroom house in Wise, includes refrigerator and stove; \$400 per month; deposit required
	276/328-4243	1 bedroom furnished apartment; all utilities included; stove, refrigerator with ice maker, microwave, washer & dryer 2 bedroom furnished apartment; all utilities included; stove, refrigerator with ice maker, microwave, washer & dryer.
Eva Young	276/679/0230 (8 am-4:30 pm); (276) 328-6536 (after 4:30 pm)	3 bedroom, 2 bathroom trailer for rent on Rockbar Road near the College. Washer/dryer, new paint and carpet, central heat and air, deck, on 5 acres.
Randy Partin/R. P. Rentals	276/393-6469	Mobile homes in Wise/Norton area
Trailer for Rent	276/395-2955	Trash pick up and lawn mowing. 1 bedroom, 1 bath, kitchen and dining area with dinette set. Located in Coeburn on private lot in a small and peaceful community. Leave message.
Elite Efficiencies LLC James Sykes or Bonnie Huff	276/679-0311 (day) 276/523-2846 (night)	Several refurbished one bedroom furnished studio apartments w/electric, water and sewer included. Security deposit required. Apartments located in Wise.
Michael Morris	434/989-8053	Looking for housemate; 3-4 bedroom house; nice big yard; nice neighborhood in Big Stone Gap; must love big dogs; rent is negotiable.
Timothy Taylor	276/679-4645 or 276/220-1462	College Dorm Style Rooms for Rent; furnished rooms with high speed internet, cable, water, sewage, electricity, central heat/air; \$475 per month for large room; \$450 per month for small room; security deposit required; 9 or 12 month lease available.
Marty Benson	276/328-3716	\$250 per month; male students; 2 bedrooms, living room, dining room, kitchenette
Deborah Fleming	276/676-0097	House for Rent; located on Guest River/Norton, VA

Bill Lancaster	276/523-5587	1 bedroom newly remodeled apartment in Big Stone Gap \$310/month; 1 bedroom apartment in East Stone Gap \$270/month; 2 bedroom apartment in East Stone Gap \$385/month; 4 bedroom, 2 bath home \$550/month.
Debbie Rogers	276/679-1897, 276/219-7223 or 276/679-2780	Apartments for rent.
Elizabeth Chappell	703/966/2587 or 276/679-3072	Need two female roommates to share a three bedroom, 1 bath apartment located in Norton. Monthly bills are approximately \$260 per person. Smoking in the apartment and pets are not allowed. A one year lease is required by the landlord.
David Wampler	276/328/0872	Apartments for rent; 2 and 3 bedrooms
Dan Fast- University Square Apartments	276/328/5555	3 bedroom, 2 bath town homes fully furnished; new for Fall 2007; 1/2 mile from campus. All appliances included. Internet/cable hook-up. \$370/person/month.
Charlotte Robinson	276/328/6163	1 bedroom apartment for rent in Wise; \$350 per month.
Nathaniel Robinette	nr.wise@hotmail. Com	2-3 bedroom, 1 bath on private lot. Located on Vanover Street in Wise.
Wampler Rentals	276/523-0141 or 393-6526	Rental property in Big Stone Gap
Performance Properties, LLC	Performance_properties@yahoo.com	3 bedroom house; walking distance to UVa-Wise; appliances included; central heat/air. \$570 per month or separate agreements available for 3 people. Very clean and maintained w/storage building. No pets.

LOCAL REALTORS

BRS Realty	276/679-5821
Century 21	276/328-0034
Heritage Real Estate	276/679-6600
Koltown Properties, Inc.	276/679-2950
Lonesome Pine Realty, Inc.	276/679-4100
Southwest Real Estate Rentals	276/679-2692

UTILITY SERVICES

Verizon	telephone service	954-6222
Old Dominion Power Co.	electricity	800/981-0600
Town of Wise	Water and sewer (town only)	276/328-6013

RENTING AN APARTMENT - QUESTIONS TO ASK YOUR LANDLORD

1. When is the apartment available?
2. Is it currently occupied?
3. When can I move in?
4. What is the monthly rent?
5. What deposit(s) will I be required to leave?
6. When is rent due?
7. What are the penalties for late payment?
8. Is there a grace period?
9. Is there a lease?
10. What are the penalties for breaking the lease?
11. What are the terms for renewing the lease?
12. If my housing needs change, can I move to another available unit in the community?
13. Is the rent controlled or otherwise regulated by housing authorities?
14. Are any of the units in the community?
15. Can I sublet?
16. Can I have roommates?
17. Which utilities am I responsible for?
18. List of utility companies with contact information?
19. Is there any maintenance I will be responsible for (plumbing clogs, etc.)?
20. Is parking available?
21. How many parking spaces will I have?
22. Is parking assigned?
23. Where can guests park?
24. Are pets allowed?
25. What kind of pets?
26. Is there a pet deposit?
27. What limitations are there on my pet(s)?
28. Are laundry facilities available on the premises?
29. How is trash removal handled?
30. What kind of security is there?
31. Are there any community rules regarding quiet hours?
32. Parties?
33. Overnight guests?
34. Deliveries
35. Is there an on-site office?
36. 24-hour number for maintenance emergencies?
37. emergencies?
38. What modifications am I allowed to make (painting, wall papering, installing shelves, etc.)?
39. Can I speak with the current tenants in the community?

APARTMENT INSPECTION CHECKLIST

TERMS & CONDITIONS	UNIT 1	UNIT 2	UNIT 3	UNIT 4
General Information				
Date available				
Deposit				
Pet rules/deposit				
Late payment charges				
Length of lease				
Penalty for breaking lease				
Physical changes allowed				
Rent amount				
Rent due				
Subletting				
Utilities included				
Water				
Heat				
Garbage				
Other				
Amenities				
Air conditioning				
Ample outlets				
Bedroom privacy				
Blinds/curtains				
Cable TV connection				
Carpet				
Hardwood Floors				
Closet space				
Fireplace				
Furniture				
Light Fixtures				
Paint/wall conditions				
Patio/balcony				
Pet-friendly				
Phone jack in each room				
Storage				
Upstairs/downstairs				
View				
Water Pressure				

MONTHLY BUDGET WORKSHEET

ITEM	ESTIMATED	AMOUNT/WORTH
Housing		
Mortgage/rent		
Phone (include installation fees/deposits)		
Cable TV (include installation fees/deposits)		
Furniture		
Appliances		
Maintenance		
Utilities (include installation fees/deposits)		
Transportation		
Gas		
Maintenance		
License/Taxes		
Public transportation		
Tolls		
Debt		
Credit card(s)		
Car loan(s)		
Student loan(s)		
Personal loan(s)		
Line of credit		
Entertainment		
Movies, concerts, etc.		
Vacation		
Hobbies		
Pets		
Magazines & books		
DVD, CD, videos		
Restaurants		
Personal		
Food		
Gifts		
Clothes		
Shoes		
Jewelry		
Dry cleaning		
Hair/make-up		
Health club		
Health care		
Co-payments		
Drugs/prescriptions		
Contacts/glasses		