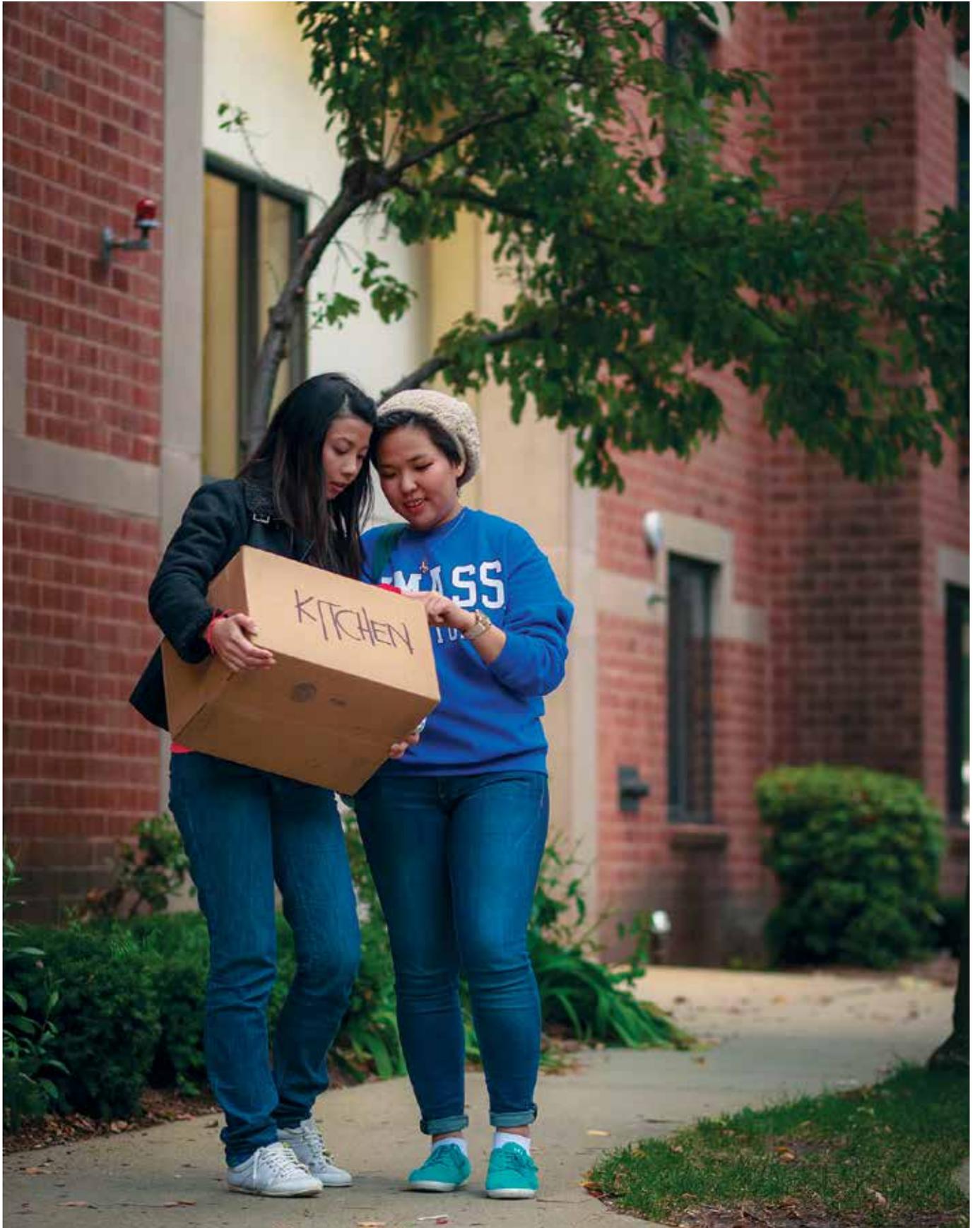




# Navitas Student Housing Guide





# Finding a place to live in Boston

## Welcome

We are very happy that you will be joining us here in Boston! The Navitas at UMass Boston team looks forward to meeting you, getting to know you, and helping to ensure that your study experience here is a successful and enjoyable one. With that said, and with all the studying that university entails, let's make one aspect a little easier by helping you choose your accommodation when you arrive in Boston. Look forward to seeing you soon!

The Navitas at UMass Boston team

## Options

While Boston and surrounding areas have many housing options to accommodate a variety of needs, the following are the most common options used by our students:

- Homestay: Global Immersions
- Peninsula Apartment
- Harbor Point on the Bay



Navitas at UMass Boston students are among more than 300,000 students in the city of Boston from all over the world, and can benefit from the city's rich cultural and social life by residing in communities off campus.

# Navitas at UMass Boston

Nestled in the heart of the Dorchester section of Boston, the UMass Boston campus is easily reachable by car, or by taking public transportation – the MBTA Red Line and bus system. This makes the campus conveniently accessible from many Boston neighborhoods and maximizes the housing choices available to students.

The university has plans to build residence halls in 2016, but until then, to assist Navitas at UMass Boston students who are searching for affordable places to live, we have established special relationships with homestay providers and apartment rental properties: Global Immersions, the Peninsula and Harbor Point apartments, all nearby the campus. We also use a third party service provider, Carrington Real Estate Services, which assists students that wish to seek housing accommodations by their own means.

This brochure is designed to provide you with detailed instructions to secure your placement with one of our preferred

homestay providers, Harbor Point Apartments or the Peninsula Apartments; and also to provide additional resources if you decide to search for your own apartment in Boston. Moreover, you can search rental publications, the classified sections of local newspapers, and apartment locator websites that will help expand your search.

*Although we provide resources to students who need housing, we do not participate in the actual search and rental process.*

While we assist with securing accommodations at the Peninsula Apartments and Harbor Point Apartments, if you choose not to live in one of those two locations, you will be responsible for contacting prospective roommates, landlords, or providers of short-term accommodation directly. Students who are moving to Boston to attend the university should make their housing arrangements at least two to three months in advance of their arrival date.



### Explore the region

**New York City:**

- 4 hours by car, 45 minutes by plane

**Jersey Shore:**

- 5 hours by car, 1 hour by plane

**Philadelphia:**

- 6 hours by car, 1.5 hour by plane

**Washington DC:**

- 7 hours by car, 2 hours by plane





## FAST FACTS

<b>Population</b>	636,479 (US Census Bureau 2012)
<b>State</b>	Massachusetts
<b>Currency</b>	US Dollar (US\$/USD)
<b>Time zone</b>	Eastern Standard Time (UTC/GMT -5 hours)
<b>Electricity</b>	120V

The city is divided into many neighborhoods. Below are the ones conveniently located to Navitas at UMass Boston campus with an easy commute via public transportation.

## Guide to Boston neighborhoods

### Beacon Hill

Accessible from the Red, Orange and Green Lines and is filled with charming neighborhoods. Clustered around the state house, the elegant brick facades and quaint shops help make this a highly desirable, however, expensive place to live.

### Cambridge

The home of MIT and Harvard University, the city is far from being just a 'college town'. The diversity of shops, pubs, and restaurants found here make it a desirable place to live or visit. The Red Line provides easy access to Cambridge.

### Dorchester

Probably the most diverse Boston neighborhood, Dorchester boasts Boston's largest population with a wide range of housing styles. It is easily accessible from the Red Line.

### Quincy

Located within 20 minutes of Boston via the Red Line, Quincy has a variety of housing options as well as places for hiking, boating, and other sporting activities.

### South Boston

Primarily filled with simple row houses and detached three-family dwellings with many families living in the area, residents enjoy a seaside community with an easy commute to downtown and UMass campus via the Red Line.

### The South End

A relaxed urban atmosphere which has become a desirable place to live. Its culture combines ethnicity and non-traditional households, a growing artistic, bohemian community and long-established residents.

### Other neighborhoods

Allston-Brighton, Back Bay, Bay Village, Brookline, Charlestown, Chinatown, East Boston, Fenway, Hyde Park, Jamaica Plain, Kenmore, Mattapan, North End, Roslindale, Roxbury, and Somerville.



# Setting up in Boston

## Leasing and sharing: legal considerations

A lease is a written agreement between a tenant and a landlord. It specifies the **monthly rent, the length of the lease, the required security deposit** (see below), and other conditions of your lease tenancy. Once you and your landlord sign a lease, you should make sure you understand and agree with what it says; after signing, it is a good idea to keep a record of any developments during your tenancy that may be governed by the terms of the lease.

Living off campus with roommates is different from any other type of private housing arrangement. Students who sign a lease are legally bound, in equal measure, to meet the financial obligations contained in the lease. Navitas recommends that you and your roommates reach agreement in

advance – and before signing a lease – on matters like utility payments, food, guests, cleaning, and noise.

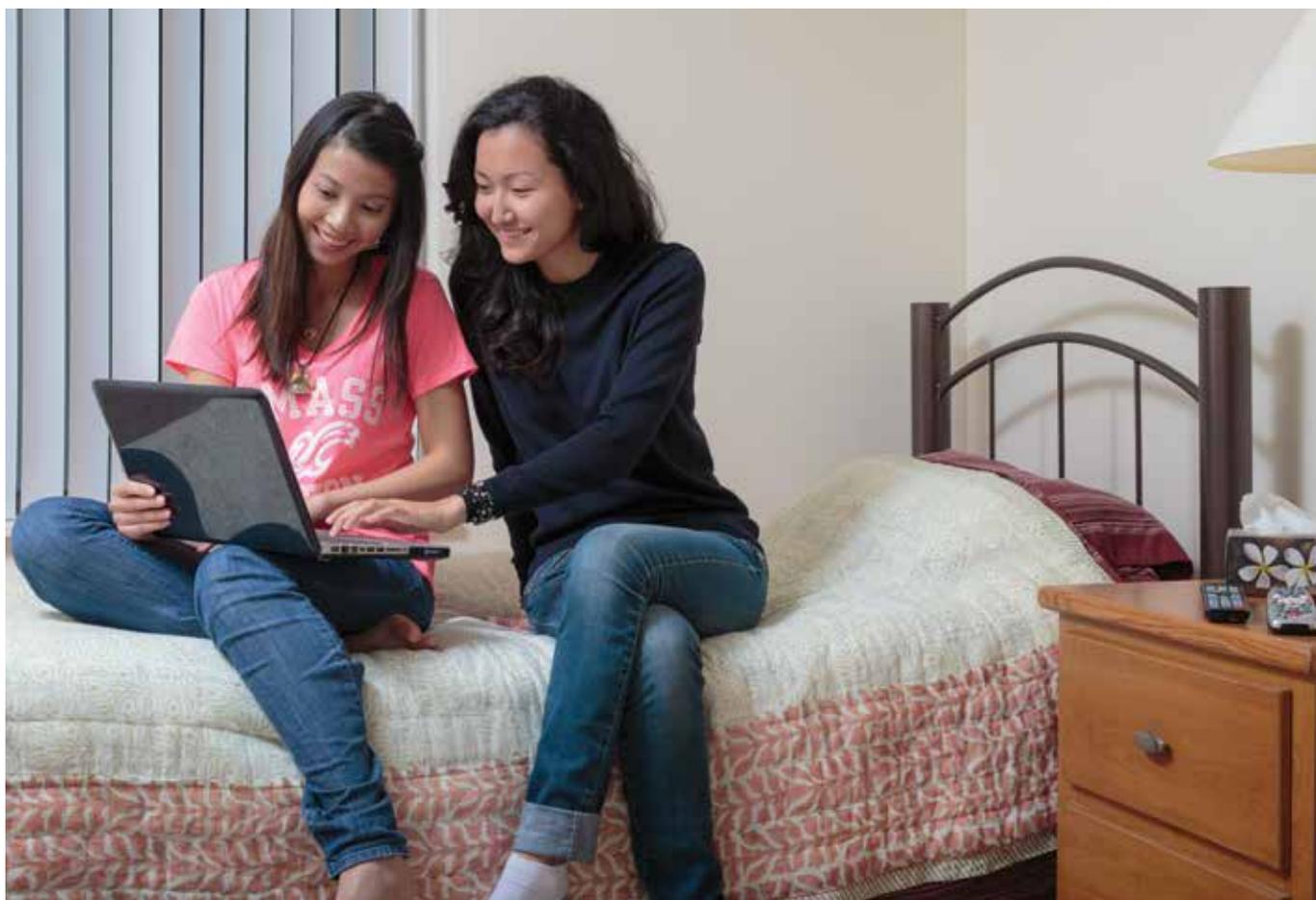
A **security deposit** protects the owner of the rental property against having to pay to repair damage caused by tenants. If there is no damage to your apartment during your tenancy, your security deposit will be refunded to you in full when your lease ends. So that you won't be asked to pay for damage you didn't cause, we recommend you write up a list of any problems with the property before you move in, then have your landlord review the list and sign it.

For students who will be sharing an apartment, Massachusetts state law stipulates a maximum of two occupants for a one-bedroom apartment and four occupants for a two-bedroom apartment.

## Apartment rental

Please remember that the initial cost of setting up an apartment can be very expensive. Normally, **you will need to pay upfront the first and last month's rent, a security deposit of one month's rent, and perhaps a key deposit.** If you use a realtor to find an apartment, you will also pay a realtor's fee – typically, one month's rent. Thus, for an apartment costing US\$1,400 per month, you will need between US\$4,200-\$5,600 upfront. You may also be responsible for your own electricity and heating bills, which can be as high as US\$200-\$300 per month in the winter.

As an international student, you might be required to have a guarantor or a co-signer for additional security.



Global Immersions strive to provide international students homestays in comfortable and safe environments, with rich intercultural interaction with American individuals and families.

# Homestay: Global Immersions

All of the homestays are located in the Boston metropolitan area and include the following:

## Standard homestay

- A fully furnished, clean and comfortable private bedroom, with quiet study/work space, in the home of a friendly and attentive host
- Linens, towels, and bathing and eating areas
- Self-served continental breakfast (for example: juice, cereal, toast, coffee/tea)
- Prepared dinner eaten with and prepared by the host
- Internet access
- Local telephone, laundry facilities, television and all utilities
- Public transportation (bus/subway) within walking distance — average commute of 45 minutes to destination.

## Executive homestay

In addition to the standard homestay inclusions, executive homestay includes the following amenities:

- A private bathroom in the homestay
- Distance to UMass Boston will be within 30 minutes or less by public transportation.

## Average costs

US\$300 to \$400 per week

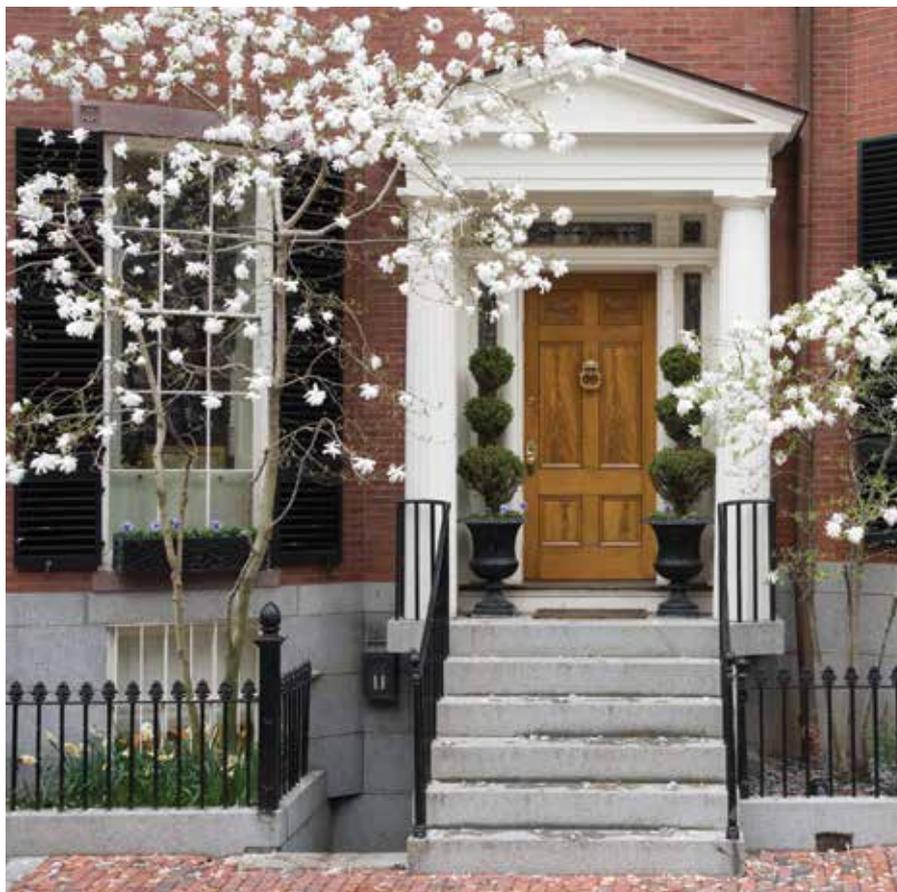
## Application fee

To complete an application, visit: [globalimmersions.com/homestay\\_application](http://globalimmersions.com/homestay_application).

When completing the application on the second to last question, “How did you hear about Global Immersions homestay?” fill in Navitas at UMass Boston. This will inform them that you are a Navitas student.

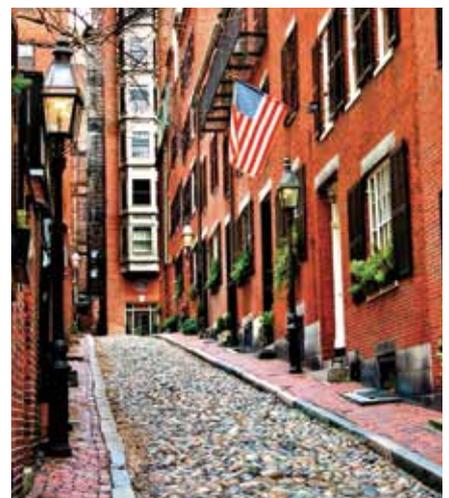
## Additional services offered by Global Immersions:

- Pre-departure Packet – important information about homestay living and host biography sent prior to arrival in Boston.
- Homestay Welcome Packet – sent to homestay upon arrival to help ensure a positive homestay experience.
- Multicultural and multilingual staff – Global Immersions’ staff are experienced with homestay visitors and their needs.
- Continual monitoring and communication during stay – includes responding to and handling any questions, issues or misunderstandings during the stay.



## Global Immersions contact information

Patty Brownlee  
 President  
 P.O. Box 71, Watertown, MA 02471  
 E [homestay@globalimmersions.com](mailto:homestay@globalimmersions.com)  
 T 1 (617) 484 4055  
 1 (888) 924 2712 (toll free in the USA)  
 F 1 (617) 321 4009  
 W [globalimmersions.com](http://globalimmersions.com)  
 Skype [globalimmersions](https://www.skype.com/name/globalimmersions)



## FAQs

### Who resides in the homestays?

The customers are mostly international students who would like to live with an American family. There are also professionals from overseas (doctors, researchers, etc.) who are looking for short-term housing without all the needs of an apartment lease, furniture, and other time-consuming efforts.

### Are all Navitas at UMass Boston students located in the same area of homestay families?

Because our homestays match students' interests and needs with like homestay families, not all Navitas students will be put in the same area or neighborhoods. However, all Navitas students are placed with homestay families that live close to UMass Boston.

### How safe is my homestay family?

Our homestay providers conduct thorough pre-screening processes including interviews in person and criminal background checks on the families to ensure students' safety.

### What does my rent cover?

Your rent covers your furnished room, meals, electricity, laundry, Internet access, and other necessary fees the homestay family pays on your behalf.

### I am having trouble/problems with my homestay family. What should I do?

If it is a small issue, it is always best to speak to the homestay family directly. However, if you feel uncomfortable talking to your homestay family, or feel that you need to move, contact the Student Support & Outreach Officer at Navitas.

### Will I have a roommate or a housemate?

Depending on the size of the homestay, you may live with other students like you. If you would like a roommate or a housemate, please let Navitas know. The important thing is that you tell the homestay provider a lot about you, so they may place you in a home that can closely match your preferences and needs.



Live by the sea at The Peninsula, Boston’s newest waterfront designer apartment complex sharing a scenic neighborhood next to UMass Boston, walking distance to the subway and only minutes to downtown Boston.

# Apartment: The Peninsula

The Peninsula has the location that you’ve been looking for, the amenities you desire and the conveniences that your active schedule demands. The Peninsula offers the best of city living all in a brand new community by the sea.

Peninsula Apartments offer a high-tech media lounge, community room with wireless Internet and coffee bar, fitness centre and swimming pool.

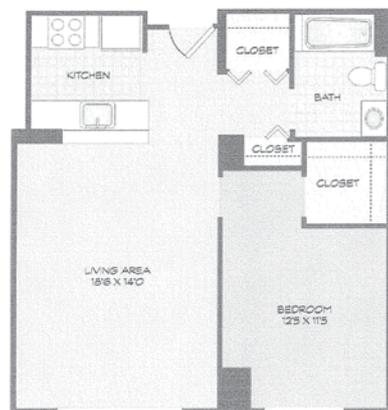
Peninsula Apartments are a one minute walk from campus, 10 minute walk to subway, and 20 minutes to downtown Boston by subway.

- Luxury apartments with stainless steel appliances, washer and dryer in some units.
- Leases can be completed online.
- 12 month leases available, heat, air conditioning and hot water included.
- Requires payment of electricity, cable, and Internet.
- Monthly furniture rental available when you secure your place.
- Available from US\$950–US\$2,000 per month, per student, based on availability.

## Apartment options

The Peninsula offers, studio, one bedroom and two bedroom apartments.

## Sample one bedroom floor plan



## Sample rental application

The Peninsula rental application form needs to be completed by both student and parent.

## Application fee and deposit

Deposit and application fee can be paid by bank/cashier/traveler’s check.

## Student paperwork

- University acceptance letter
- A copy of form I-20
- Copy of student’s passport
- US\$500 hold deposit (applied to first month’s rent)
- First month + last month + security deposit (each is equivalent to one month’s rent)
- Full deposit must be paid by each student (even when sharing an apartment)
- Certified bank checks or money order only

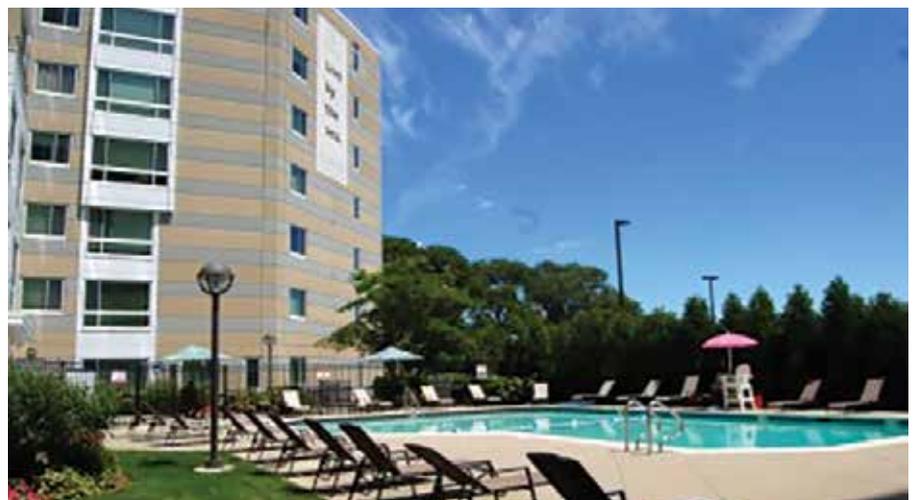


## Average costs

For the most up-to-date information visit: [peninsula-apts.com/Floorplans/](http://peninsula-apts.com/Floorplans/)

## Please note:

- We strongly recommend submitting documents and deposits two months prior to arrival.
- For students under 18 years of age, parents will be required to sign the lease. This can be done via email. Parents are not required to be in Boston to sign the lease.
- All lease holders are collectively and individually responsible for the provisions of the lease, including entire month’s rent payments.
- All applicants will undergo a credit and criminal background check.
- Navitas can assist, but does not guarantee placement, as placement is based on availability





## FAQs

### How do I reserve an apartment?

It's easy. To reserve an apartment, you must complete an application, pay US\$500 hold deposit fee. The hold deposit will be applied to your first month's rent.

### How long does it take for my file to be approved?

The leasing office prefers a quick turnaround time for the approval of files. However, it depends on the applicant. Approvals can take anywhere from 48 hours to 14 days. It is essential that applicants hand in their paperwork as quickly as possible. All paperwork is due to the office within seven days of leaving a deposit or the apartment is put back on the market.

### After I receive approval, when should I sign my lease?

Once an applicant receives notification that their file has been approved, they must sign their lease within 10 days. For any out of state or out of country applicants, we can email the lease. However, we encourage all approved applicants to sign the lease in our office so that our staff may answer any questions that arise.

### What deposits are due when I sign my lease?

If you are a student, you will have to pay first month's rent (minus the US\$500 deposit), a security deposit, and you must prepay your last month's rent.

### What payment types are accepted?

We accept all debit cards, personal checks and money orders. At the lease signing, however, first month, last month, and security deposit must be paid by a bank check or money order.

### What happens when I show up to move in?

The first thing that a new resident should do is visit the management office to pick up their keys (if they haven't already received them). Secondly, the resident should back their truck/car into the receiving area. The receiving doors will be open and during regularly scheduled move times, the elevators will be locked out to ensure a smooth move process.

Please check the Peninsula website (below) for management office hours.

#### The Peninsula contact information

Leasing office

T 617 436 0005

F 617 436 0009

W peninsula-apts.com

Harbor Point on the Bay apartments are conveniently located within 10-15 minutes walking distance from campus. Most units have two bedrooms, two bathrooms, living/dining room and all kitchen appliances.

## Apartment: Harbor Point on the Bay

All apartments are unfurnished. We recommend you budget approximately US\$1,000 for basic furnishings (bed, desk, kitchenware, etc).

Navitas can assist students in securing an apartment at Harbor Point, with placements based on availability. Two students can apply for a two-bedroom apartment so that each person has a private bedroom and private bathroom, and only share living/dining room and kitchen space; up to four students can reside in a two-bedroom apartment.

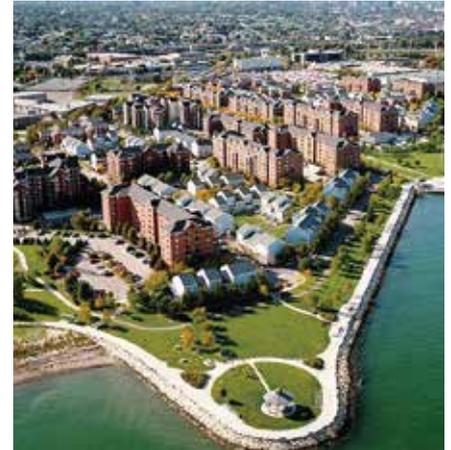
Rent is calculated by 12 month lease agreements at fixed rates, from US\$1,850 to US\$2,450, divided by the number of

students living in the apartment. Rent includes heat, air conditioning, hot water, and gym facilities.

For your own protection, Harbor Point requires renters insurance on all apartment homes. For more information, please visit [erenterplan.com](http://erenterplan.com).

Students are responsible for arranging telephone, cable, electricity and Internet services. Laundry facilities are located inside every building.

[Sample apartment video tour](https://www.youtube.com/watch?v=Fe51qnBaxIQ)  
youtube/Fe51qnBaxIQ



### Estimated housing expenses per person in a two-bedroom apartment (US\$)\*

Items	Monthly	Annual
Furniture	approximately \$1,000 (one time only)	
Rent payment	\$1,225	\$14,700
Internet/cable/home phone	\$60	\$720
Electricity	\$20	\$240
Renter's insurance	\$10	\$120
Total	\$1,350	\$15,780

\* based on double occupancy

### Documents required for application:

- Harbor Point rental application
- Copy of student's UMass Boston I-20
- Copy of student's passport
- Students under 18 must have a parent sign application and passport copy
- Must have someone over 18 signing the lease in person
- First month + last month + security deposit + lock change fee (US\$250) - each equivalent to one month's rent
- Full deposit must be paid by each student
- Certified bank check or money orders only

### Please note:

- All documents and payments need to be submitted about two months prior to arrival by fax 617 287 7644, online at [umb.studentservices@navitas.com](mailto:umb.studentservices@navitas.com), or mail Navitas at UMass Boston, 100 Morrissey Boulevard, Boston, MA 02125.
- All applicants must be full-time students at Navitas and must be at least 18 years old at the time of application.
- All lease holders are collectively and individually responsible for the provisions of the lease, including entire month's rent payments.
- All applicants will undergo a credit and criminal background check.
- Navitas can assist, but does not guarantee placement, as placement is based on availability.



## FAQs

### Who resides at Harbor Point?

Approximately 3,000 people from 30 different countries reside within the Harbor Point community. There are families, students, and working professionals, just like any other neighborhood in Boston.

### Are all Navitas at UMass Boston students located in the same area at Harbor Point?

Navitas students as well as all other residents living at Harbor Point are randomly located throughout the entire community depending on what's available at the time of application.

### How safe is Harbor Point?

Harbor Point is just like any other community in Boston. There are certain things in place in order to ensure safety (gated property, key-accessible buildings, tenants criminal background and credit check, and 24/7 security police patrols).

### Will my rent change after I move into Harbor Point?

Once you sign a lease and move in, the rent will not change for the lease period (one year). However, at the end of the lease term, the rent may vary depending on the current market conditions. In any case, you will receive a letter at least three months before the end of your lease indicating the rent change (if any), and asking if you will be renewing your lease for another year.

### I currently live in an apartment at Harbor Point and I want to move out now, but my lease is expiring in three months. What should I do?

Please speak directly with the Leasing Director at Harbor Point for all your lease questions as moving out ahead of time will have serious adverse consequences for all leaseholders.

### Can I sublet my apartment?

With the agreement of everyone on the lease you may be able to change names on the lease through the leasing office. Please remember that as leaseholders, you and your roommate will be individually and collectively responsible for the full amount of rent for the 12 month lease that you

initially sign. Please contact the leasing office for more information regarding to the roommate changes.

### If my roommate is moving out, what resources do I have available to find another roommate?

You have the option of finding roommates yourself, or with a help of Navitas staff, or by using UMass Boston's online housing registry database. The Office of Student Housing website service, found at [umb.edu/life\\_on\\_campus/housing](http://umb.edu/life_on_campus/housing), is available to all students enrolled with Navitas at UMass Boston.

### Can I replace my roommate who moved out with anyone I would like?

You can replace a roommate who moves out with anyone who qualifies to be a leaseholder. The new roommate will first need to be approved by the leasing office.

#### Harbor Point on the Bay

Please refer to the website for any questions and additional details:

[harborpointonthebay.com](http://harborpointonthebay.com)



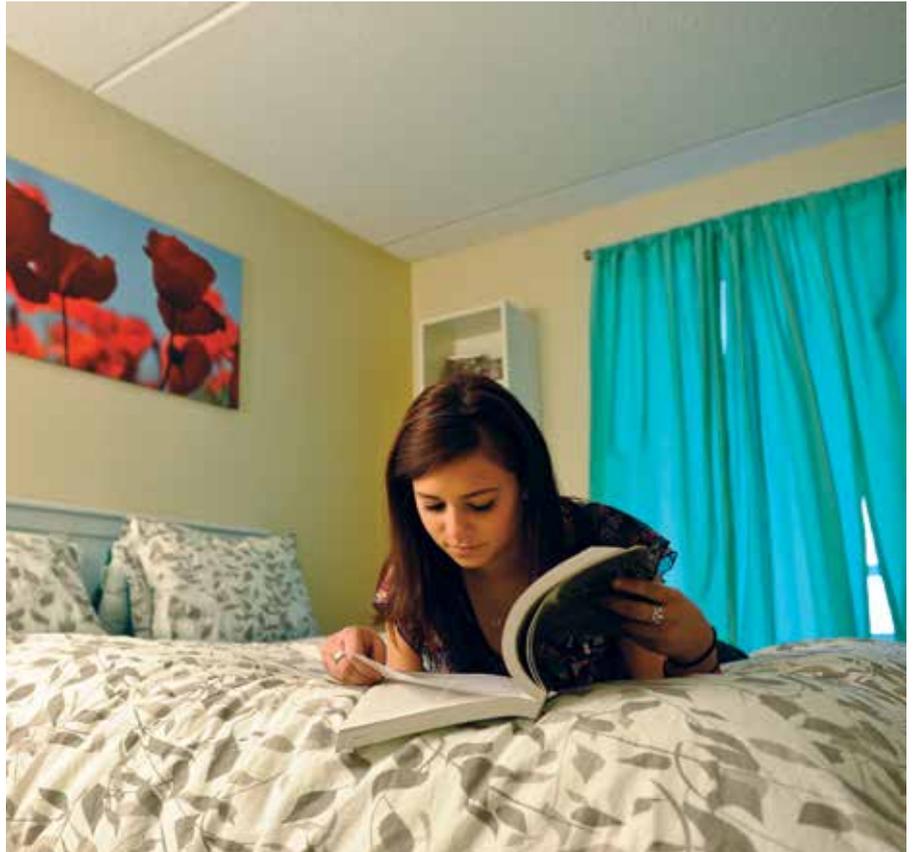
Carrington Real Estate Services is Navitas at UMass Boston's preferred third party source to assist international students in securing a variety of accommodation options within or nearby the city of Boston.

## Additional options: Carrington Real Estate Services

Elena M. Lau is a multilingual realtor with Carrington Real Estate Services and has access to a database of rental properties available in the market. Often, these rentals are not listed publicly. Some of the rental options include:

- unfurnished and furnished rentals
- short-term and long-term leases
- shared and unshared rentals
- parking.

Elena offers customized real estate services, taking into account your personal budget, needs, and wants. Furnishings, short-term lease, unshared apartments with parking, all add up to a much more expensive apartment than one that is unfurnished, long-term lease, with roommates, and parking.



### Carrington Real Estate Services contact information

Elena M. Lau  
Multilingual REALTOR®

T 857 204 6188

E Elena.Lau@carringtonres.com

W investbostonhome.com



CORT Furniture is the preferred furniture rental or purchase provider for Navitas at UMass Boston.

## Furnishing an off-campus apartment

### Furniture rental for Navitas at UMass Boston students

Keep in mind that most apartments are unfurnished. That means that when you arrive you need to have enough money to buy or rent furniture.

Have your apartment fully furnished before you arrive!

Please note that you will be asked to provide copies of your I-20 visa, your passport, Letter of Acceptance from UMass Boston and a credit card.

### Student package includes:

#### Living room

- Sofa
- Chair
- Cocktail table
- End table and lamp

#### Dining room

- Dining room table
- Two dining chairs

#### Bedroom

- Queen bed
- Chest
- Nightstand and lamp

Additional bedroom starting at US\$75



**CORT**<sup>®</sup>  
 Wherever you're heading,  
 we'll be there.  
 A Berkshire Hathaway Company

#### CORT contact information

564 Massachusetts Ave  
 Cambridge, MA 02139

T 617 354-3358

W [cort.com/furniture-rental](http://cort.com/furniture-rental)

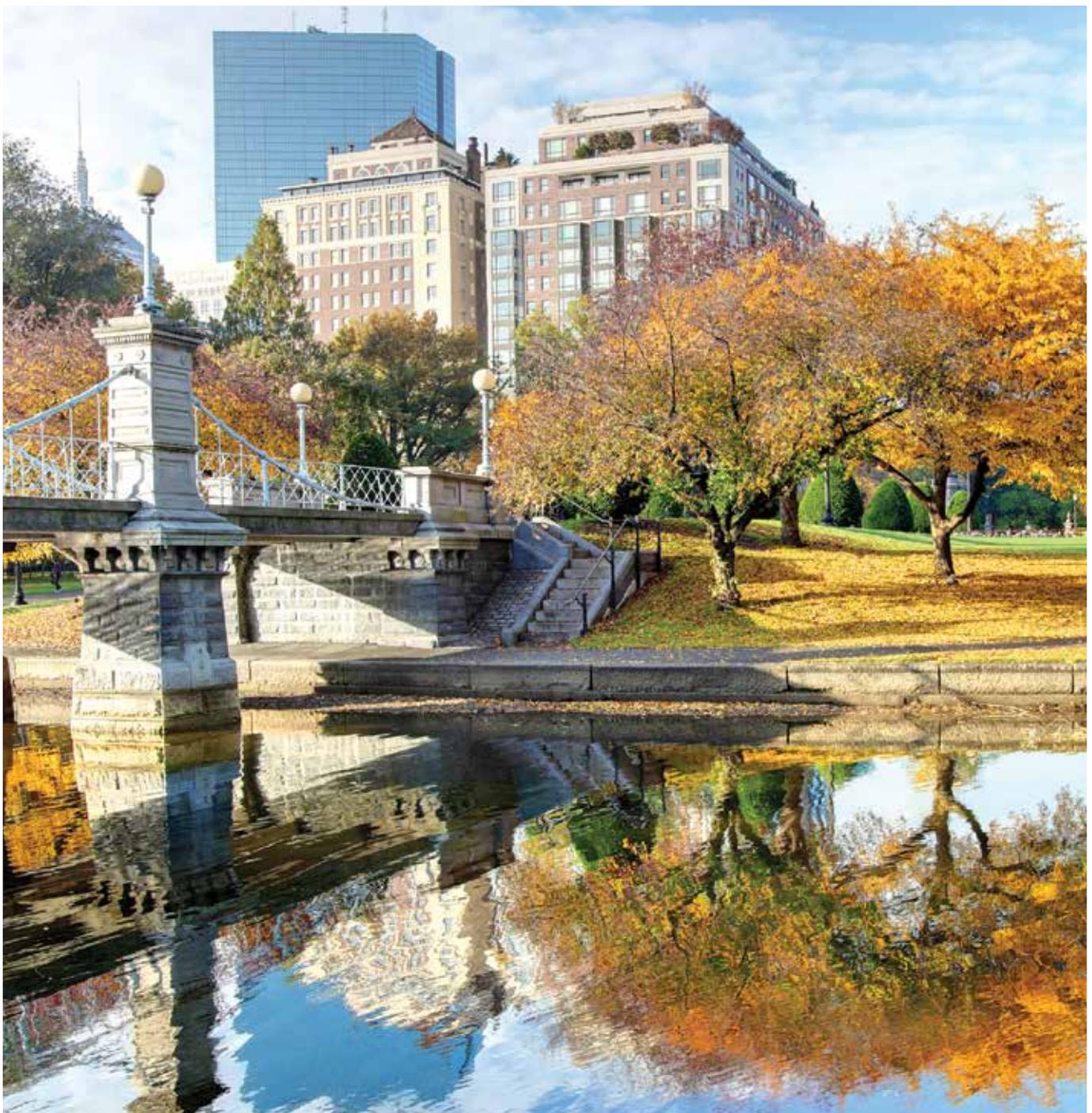
## Recommended temporary lodgings

### **DoubleTree Club**

by Hilton Hotel Boston Bayside  
240 Mount Vernon Street  
Boston, MA 02125  
T 617 822 3600  
W [DoubleTree](#)

### **Ramada Boston Hotel**

800 William T Morrissey Boulevard  
Boston, MA 02122  
T 617 287 9100  
W [Ramada](#)



You can choose to buy new or used furniture yourself or you can rent furniture from other furniture rental companies. Please remember that furniture rentals or furnished apartments are more expensive options for you. Below you will find some helpful links for your search.

## Do-it-yourself options

### New furniture and household items

#### Bernie & Phyl's Furniture Center

W [bernieandphyls.com](http://bernieandphyls.com)

#### Boston Interiors

W [bostoninteriors.com](http://bostoninteriors.com)

#### Boston Paint & Carpet Co./Basics

W [basiccarpetandfurniture.com](http://basiccarpetandfurniture.com)

#### Bostonwood

W [bostonwood.com](http://bostonwood.com)

#### Dial-A-Mattress, Inc.

W [mattress.com](http://mattress.com)

#### Economy Hardware/Homeware

W [economyhardware.com](http://economyhardware.com)

#### Ikea

W [ikea.com](http://ikea.com)

#### Staples

W [staples.com](http://staples.com)

#### Target

W [target.com](http://target.com)

#### The Boston Bed Company

W [bostonbed.com](http://bostonbed.com)

### Used furniture, electronics, household items

#### American Family Thrift Stores, Inc.

1698 Commonwealth Ave, Brighton

T 617 232 9694

#### Cheap Chic

116 Harvard Ave, Allston

T 617 783 1227

#### Hadassah Re-sale Shop

47 Franklin St, Quincy

T 617 328 7005

#### The Goodwill Store

965 Commonwealth Ave, Allston,

T 617 254 0112

#### Private ads

W [boston.craigslist.org](http://boston.craigslist.org)

### Furniture rentals

#### American Furniture Rentals

W [rentfurniture.com](http://rentfurniture.com)

### Moving companies

W [4moving.com](http://4moving.com)

W [bostonflatrate.com](http://bostonflatrate.com)

W [clickandmove.com](http://clickandmove.com)

W [ryder.com](http://ryder.com)



Part of the Navitas Group



**Education for your world**

**Navitas at  
UMass Boston**

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100 Morrissey Boulevard  
Boston MA 02125  
United States of America

T +1 617 287 5794  
F +1 617 287 7644  
E [admissionsUMB@navitas.com](mailto:admissionsUMB@navitas.com)

This school is authorized under federal law to enroll non-immigrant alien students.

The information contained in this guide is correct at the time of publication; however, Navitas at UMass Boston reserves the right to alter, amend or delete details at any time without notice.

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[navitas.com](http://navitas.com)**

