

“Common Questions” answered for Tufts Dental & Tufts Medical applicants

Q: I have just graduated from college and I have never rented from a landlord and have stayed in on-campus dormitories for all 4 years, and thus I have no rental history. What do I put for past landlord reference?

A: If you are living in the dorms at the time you complete your apartment application, your response to “Current Landlord Reference” may be, “Living in college dormitory” and you will list the name of your college or university as your “Current Landlord”. For those who may live at home with family, simply write, “I live at home” as your “Current” or “Previous Landlord”.

Q: I just graduated from college and I do not currently hold a job as I am back home, shall I put my university jobs as my most recent employment?

A: Yes, you can write down any paying job that relates to your current or previous employment. But if you are NOT working on the date you fill in your applications, you may want to write in:

Attending (Tufts Dental or Tufts Medical School), Class of _____

Since you may not be working, write down Salary \$0 on the “Salary” line. Do not leave it blank. (Be proud of yourself, you got accepted into Tufts and this may be the ONLY time you will ever write down \$0 as your salary.)

Q: I am not sure which property address to put down as I am applying to be pre-approved for “Early-Bird” Summer housing and no exact address is available right now, but I know which building and which layout are my top three choices and I understand that if I get approved for “Early-Bird” that the landlord will guarantee me housing. Do I list them by PropertyID and by layout style, or by number of bedrooms and by building address?

A: The landlord will need to know which apartment style is your preferred type. PropertyIDs are useful, but when listing your preferred rental, always use the type of rental category then the building address, then the date you prefer your lease to start.

For example: {RENTAL STYLE / # of BEDs} {BUILDING ADDRESS / CITY} {MM/DD/YYYY}

Handwrite at the very top of your application page the following language, for example:

For the landlord’s consideration, please accept and approve my “Early-Bird” rental application for one of the first available rentals I have listed below:

- 1. Front-Facing Two-Bedroom at either 94 Tyler or 96 Tyler St., Boston for JULY 1, YEAR***
- 2. Courtyard Two-Bedroom at either 94 Tyler or 96 Tyler St., Boston for JULY 1, YEAR***
- 3. Floor-Thru Two-Bedroom at either 74 Tyler or 76 Tyler St., Boston for JULY 1, YEAR***

This will help the landlord to faster identify which rental you will win over other people applying.

Q: We did not discuss a lease term, date beginning, monthly rent, and length of the lease. I am unsure what to put here as I am applying for “Early-Bird”.

A: If you are applying for “Early-Bird”, parts of this section may need to be left blank temporarily. Ask the leasing specialist or property manager for guidance on filling in this section.

Q: I realize I am applying MANY MONTHS before the Summer rentals come up for rent and I know that occupied rentals don't come vacant until a few days before they become available to the general rental market. Will there still be any properties left within my price range for the Early-Bird special, for approximately \$1,500 - \$1,600 per person for a Two-bedroom walk-up?

A: The sooner you pre-apply and get approved for an "Early-Bird" rental, the better. We cannot gauge when people will submit their holding money to reserve an off-market Summer rental and take it off the rental market. And the first to go are always the aggressively priced rentals. Remember, we will ALWAYS have rentals to offer you to rent. But we will not always have the most aggressively priced rentals available for you. Those go first. So, the sooner you apply, the better. You save money, you save time, you don't get stuck in the summer crush of people scrambling for an affordable rental, and you usually get your top choice for rental. There will always be apartments available, but they will be more expensive. We guarantee it.

Q: Is it possible to rent for less than 12 months?

A: Depends on how many months and what month you are asking to have your lease expire. If it is not a popular month to rent, the landlord may hesitate. Be sure to explain your situation and reason in the beginning of the rental discussion. Especially if you are a traveling nurse or on a rotation, we need to know your reason for a shorter term. With our "Flex Leasing Option Plans", we may be able to work something out for you. Just be prepared to pay a small premium to rent for fewer months.

Q: I don't have any furniture since I'm moving from the on-campus dormitory. Does the apartment come furnished? Who can I rent furniture from? Can I pay the landlord extra for renting furniture?

A: 12-month unfurnished apartment homes do not come furnished, but we do have several options for you if you do not want to buy your own furniture. (Usually ideal for our International residents who will leave the U.S.A. after their lease expires.) The landlord may be your first option with traditional starter bedroom sets for rent.

If you want to pay the landlord to provide you with a semi-furnished bedroom, ask about our "Dorm Deal" furniture rental package featuring dormitory-quality bedroom furnishings (solid oak Twin bed and headboard assembly, Twin XL mattress, solid oak desk with drawers, solid oak chair, and solid oak multi-drawer dresser). You will still have to furnish the other areas of your rental, including your own linens, housewares, pots and pans, vacuum/broom, etc.

Furniture rental is based on the number of months you rent the furniture and discounts may apply for more months than less months. Rates may range from approximately \$300-\$500+ per month, plus extra for delivery/installation/set up, taxes, breakdown/removal, etc.

You can rent different grades and qualities of furniture, just be prepared to pay more money. Ask us, we are glad to help you. And the best time to establish this is in the beginning of the leasing process. In the long run if you are going to stay for multiple years, the least expensive choice is for you to buy or bring your own furniture and decorate your apartment yourself.

Q: I like the apartment I saw and I don't want to lose it to someone else. A holding deposit to reserve the apartment I liked was mentioned. How much is this and what does it apply to?

A: To take a rental off the market and place it in your name, the landlord requires a holding

deposit. When you are approved, this non-refundable deposit will convert to your “First Month’s Rent”. Upon approving you for your rental, the landlord will notify all other applicants that “Applications are Closed” for this rental and that the other applicants have been rejected.

Q: I am getting my holding deposit monies together and the application instructions mentioned providing “Certified funds” or a “bank check or money orders.” What does this mean and can I just mail in one of my personal checks?

A: The landlord requires all initial monies to be provided in the form of certified funds, such as a bank check issued directly from your bank itself, or multiple money orders totaling the amount necessary for the holding deposit. Your personal check is not acceptable for this initial process. You can visit your local bank and purchase a bank check from your bank account using one of your personal checks, or you can purchase money orders from your local post office, grocery store or supermarket. (If you are an international applicant, ask us about wiring your funds to the office of the landlord.)

Q: It appears that this application is binding, "Irrevocable", and if my application and holding deposit is accepted, I will be bound to a lease. Please clarify.

A: Yes. The simple fact is that you need an apartment and the landlord wants to rent it. You do not want to lose the apartment you want and you only need one apartment. The landlord does not want to parade lots of people through the building or the rental, so in fairness, the landlord expects that if the landlord approves you, that you will honor your word and move forward with the lease. The landlord will also notify other applicants that they have lost the rental to someone else who was approved ahead of them (you!) Remember, you are applying to win renting the apartment. Take the process seriously. The landlord does and so do we.

Q: What is a guarantor and what does it mean that I need to provide a domestic guarantor? I am getting a stipend or financial aid from my school and I have some money, is that enough?

A: A guarantor is an individual who will pay your rent in the event that you stop paying your rent. The landlord requires a guarantor for each rental applicant. You should identify a financially stable, solid individual who owns his or her own home, has solid verifiable income and solid financials. A domestic guarantor simply means an individual living in the continental United States.

As for you successfully receiving financial aid or stipends, that is wonderful and the landlord will be pleased to know you are receiving certain loan monies. But you can spend that money on something other than rent, and if you do that, the landlord needs to be guaranteed ahead of time that someone else will guarantee paying your rent.

Q: What were to happen if my guarantor were to be not accepted, would my application be completely forfeited or would I be allowed to find another?

A: Again, be thoughtful when choosing your guarantor. If your first guarantor doesn’t pass, you will need to identify and provide one who will. This takes up everyone’s time and may unnecessarily delay the process. Make sure you pick a person who is financially responsible and financially stable, lives in the United States, owns his or her own home, and has a steady well-paying job. From time to time when applicants randomly choose someone as their guarantor who has: 1.) Poor credit history, 2.) Poor work history, and/or 3.) Poor landlord history, the applicant may need to identify an alternate guarantor. So, be thoughtful when choosing your guarantor. Make sure this person is financially responsible and financially stable,

lives in and owns their own home, and has a steady well-paying job.

Q: It was requested that my original applications be signed by me and that my holding deposit be sent through U.S.P.S. first-class high priority 2-3 day guaranteed mail with a “Signature Required” and a “Tracking Number”. There is very sensitive information enclosed in these documents, such as my banking information, and has there ever been a problem with this information being lost in any form?

A: The landlord wants to receive your important documents intact and quickly, so we may begin a working file for you and work aggressively to take the apartment you want off the market and put it into your name. Putting these important documents and a check into the regular mail system and sending via a postage stamp is not always reliable and may cause unnecessary and costly delays. If the landlord does not receive your application and monies in time, you run the risk of losing the apartment. So if you cannot hand-deliver your documents and holding reservation check, then be sure to follow the procedures outlined above.

Q: I need to get my grad. school work done and I need a quiet environment to do that. I have been in and out of a lot of buildings in the city where every weekend students take over the building and party and I cannot get any studying done. I am moving to get away from this noisy behavior. How does the landlord run the buildings I am applying for as an “Early-Bird”?

A: As an “Early-Bird” applicant, you may be attending either Tufts Dental or Tufts Medical or one of our nearby law schools, since these are the main groups that we specialize in housing and work to accommodate. If you apply to join our Community located at 76 Tyler, 94 Tyler, 96 Tyler or 99 Hudson Street in downtown Boston, these are very well-screened residential rental buildings that do not allow Undergrad students and you will be joining a resident mix that includes other future dentists, doctors, lawyers and other working professionals.

Remember, part of the goal of these forms is to show your future landlord that you and your guarantor have a physical and financial “thumbprint” in the United States and that you will be a responsible, on-time paying resident. If the landlord thinks that you will be a risk to the landlord either monetarily or otherwise or that you will be a disturbance to our well-screened Community of residents, you may as well start looking somewhere else to live. We take our work seriously as we believe you do, too, and we appreciate residents who live respectfully of their neighbors and who appreciate the environment that we may offer them to enjoy in downtown Boston.

We are pleased you have taken the time and the process seriously to apply to join the Community we offer you. As we say, “Rent early and save now, or pay more later!”

Thank you!