



Graduate Housing Policies and Guidelines 2025-2026

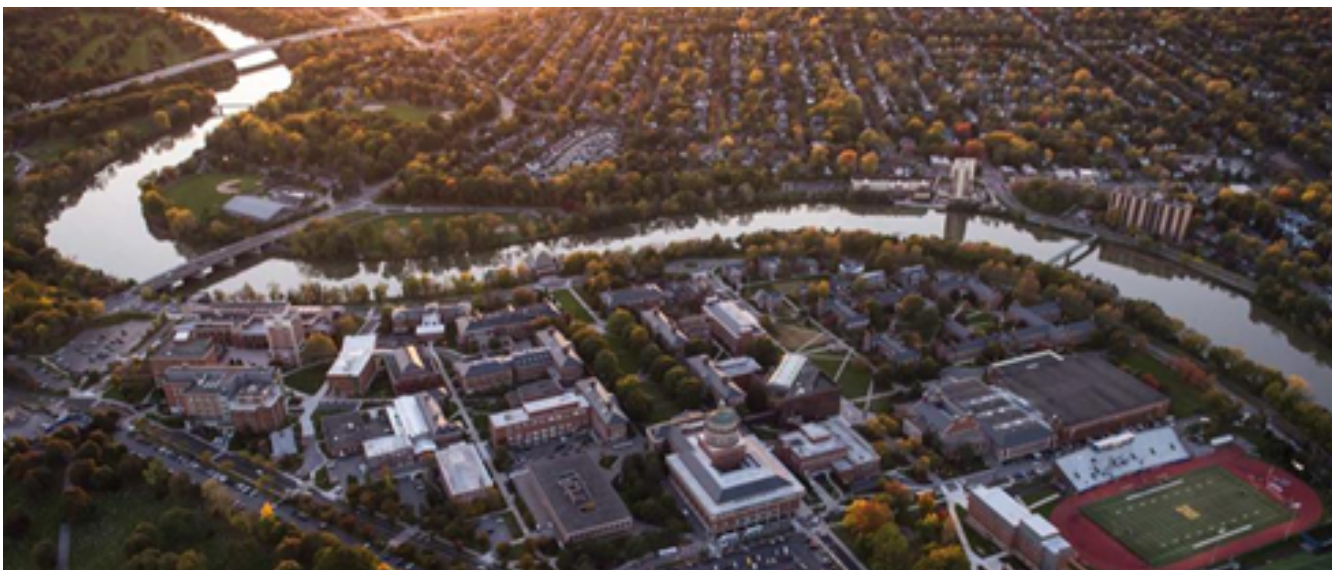


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From the Executive Director

Dear prospective members of the University of Rochester graduate community,

Thank you for your interest in graduate housing at the University of Rochester. It is not necessary to wait for final graduate acceptance to submit a housing application. Information in this guide will outline the graduate housing application process as well as important dates and deadlines. Please review all of these materials carefully. The University of Rochester provides access to University housing for many of its post-baccalaureate students; however, University housing is not guaranteed for all who are eligible and wish to live in campus housing. There are many options for affordable private housing in the Rochester area for those who cannot or elect not to be accommodated in University owned housing. We are prepared to assist you with locating University housing through the University Apartments Office or off-campus housing through the Off-Campus Living Program.

You will find more information about housing options online:

- University Graduate Housing: <https://rochester.edu/reslife/graduate/>
- Off-Campus Living: <https://rochester.edu/reslife/non/>

The University Apartments Office serves to help you locate University owned housing. We accept housing applications from current and prospective University graduate students and assign University housing in accordance with the procedures and guidelines listed under Housing Eligibility Conditions. The Off-Campus Living Program assists graduate and undergraduate students in researching and locating housing off campus. Both offices are located in Susan B. Anthony Halls on the University of Rochester's River Campus. We look forward to welcoming you to the University and to the city of Rochester. Please do not hesitate to call upon us at any time.

Sincerely,

Dan Watts

Executive Director
Office for Residential Life and Housing Services

Contact Us

University Apartments Office

020 Gates Wing

Susan B. Anthony Halls

Box 270468

Rochester, New York 14627-0468

Phone Number: (585) 275-5824

Fax: (585) 276-1886

uapts@reslife.rochester.edu

<https://www.rochester.edu/reslife/graduate/index.html>

Graduate and Family Services Office

122 Morgan Wing

Susan B. Anthony Halls

Box 270464

Rochester, New York 14627-0468

Phone Number: (585) 275-1081

gradhousing@rochester.edu

Off Campus Living Program Office

122 Morgan Wing

Susan B. Anthony Halls

Box 270468

Rochester, New York 14627-0468

Phone Number: (585) 275-1081

offcampus@reslife.rochester.edu

Graduate Community Assistants

Graduate Community Assistants (GCAs) are employed by the Office of Graduate and Family Housing at the University of Rochester. They work to support both a healthy and inclusive residential community. GCAs serve our residents by promoting the integration of social, recreational, cultural, and intellectual activities into the community.

A few ways residents can get connected to their community are by attending New Resident Welcome, signing up to be added to the mailing list, or participating in one of the community events hosted by the GCAs. GCAs will communicate to residents through the mailing lists, the Weekly Scoop newsletter, our social media pages, and fliers to promote activities and keep residents up to speed with what is going on.

Contact information for graduate housing staff will be distributed to tenants individually, but more information is available through the Weekly Scoop and our social media pages.



Email

gradhousing@
rochester.edu to
sign-up for The
Weekly Scoop.

Visit us on
Facebook at
@urgradhousing
and Instagram at
@ur_gradhousing

Graduate and Family Housing

Consider becoming a part of the University of Rochester Graduate and Family Housing communities. These communities include graduate students and their families from across the University (the College, School of Medicine and Dentistry, Eastman Institute for Oral Health, School of Nursing, Simon Business School, Warner School of Education, and Eastman School of Music).

Students and their families come from around the United States and from around the world, reflecting the diverse enrollment at the University of Rochester. Our vibrant communities encourage students and their families to become involved and celebrate the unique contributions that each person can bring to this living and learning environment. Dedicated staff work with our graduate communities. The area coordinator for graduate and family housing and the staff of graduate community assistants (GCAs) encourage involvement in our communities. There are many ways to participate—from potluck dinners to picnics to outings (such as apple picking) to biking to art classes and community gardens—something for everyone at the level they wish to participate.

Our Mission

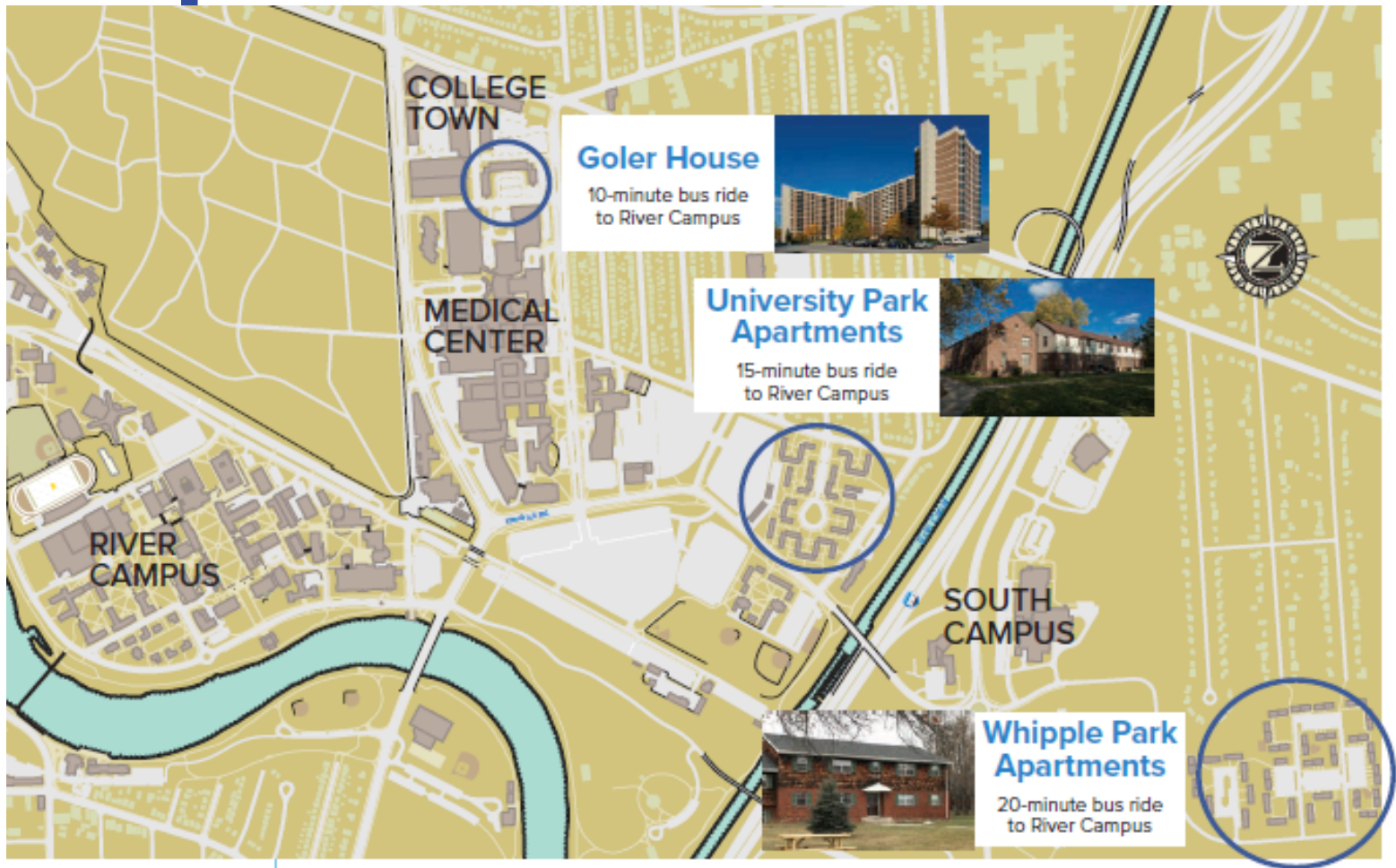
At the University of Rochester, graduate and family housing residents expect their housing communities to be places where they

- can pursue their academic goals in an environment conducive to learning
- have buildings that are physically clean and well cared for
- are encouraged to become active members of their community through events and programs regularly planned by the residential life staff
- are respected for who they are—where differences are not only tolerated but also celebrated
- take responsibility for their actions
- respect the rights of others
- are entitled to their own opinions but understand the importance of compromise
- uphold the standards of the community for the good of the entire community

Locations

Graduate housing is close to the University's main River Campus, the Medical Center, Southside Living Center, and South Campus. The Eastman School of Music and the Memorial Art Gallery are about two miles away.

Free shuttle bus service is provided to persons with University ID among the campuses and many other locations throughout the area.



Campus maps
available:
[https://
www.rochester.e
du/maps/](https://www.rochester.edu/maps/)

Accommodations and Floor Plans

Members of the University of Rochester community can choose from a wide range of living accommodations. We attempt to match your rent budget, space needs, wishes with respect to privacy or a more social setting, as well as your need to be close to a particular campus area with one of the pleasant University apartment facilities. The most attractive features of all University apartment housing are convenient locations and reasonable rents. Each complex is staffed with graduate community assistants (GCAs) to assist new residents, to provide activities, and to help foster a community atmosphere.

The University maintains three apartment complexes that serve graduate students, medical students, and postgraduate trainees (including postdoctoral trainees and fellows, Residents/Interns, and fellows of the School of Medicine and Dentistry).

- Each of these complexes has laundry facilities. These facilities are coin operated as well as connected to a downloadable smartphone app that allows users to pay via credit card.
- Free University bus service serves all complexes.
- People with children will find safe playgrounds at Whipple Park. Both University Park and Whipple Park apartments have broad lawn areas nearby for ball playing, volleyball, picnicking, and other activities.
- Goler House (high-rise apartment building) is closer to the College Town stores, restaurants, and public transportation and has a somewhat more urban atmosphere.





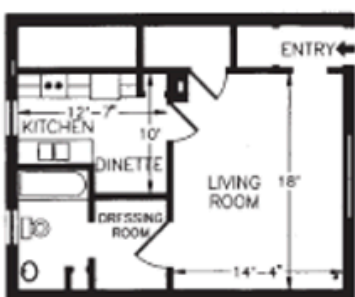
University Park Apartments

The University Park (UPK) apartment complex is a 15-minute walk to the River Campus and a five-minute walk from the Medical Center. The lawn-bordered, two-story buildings include 40 studio, 86 one-bedroom, and 80 two-bedroom unfurnished apartments. All apartments have hardwood floors. There is a community room available for University Park complex activities, and tenants can sign up to use the space for personal use. There are picnic tables and a volleyball court. There is ample parking within the complex. All vehicles must hold parking permits and pay the appropriate fees. Residents should bring your vehicle registration to the UR parking office located in the Goler House to obtain their parking permits. Visit <https://www.rochester.edu/parking/> for more information.

University Park is located within the Rochester City School District, and buses pick up schoolchildren in the complex. University bus service is accessible immediately adjacent to University Park on Kendrick Road. Single applicants with identified roommates (IRMs) and applicants with children are given first priority in two-bedroom apartments. Priority for studios and one-bedroom apartments is given to couples and single applicants.

Samples of Typical Floor Plans

Studio Apartment
587 sq. ft.



One-Bedroom Apartment
736 sq. ft.



Two-Bedroom Apartment
904 sq. ft.





Whipple Park Apartments

This complex of cedar-shingled, two-story buildings has a combination of two-bedroom garden apartments and two- and three-bedroom town houses totaling 250 units, all unfurnished. Whipple Park (WPK) is in a park-like setting bordered by wooded areas. It is approximately one mile from the Medical Center and a mile and a half from the River Campus. While certainly walkable and bikeable, University bus service is available to the Medical Center and to the River Campus. Whipple Park has landscaped grounds, a community garden, and low street noise. There are adequate parking facilities. All vehicles must hold parking permits and pay the appropriate fees. Residents should bring their vehicle registration to the UR parking office located in the Goler House to obtain their parking permits. Visit <https://www.rochester.edu/parking/> for more information.

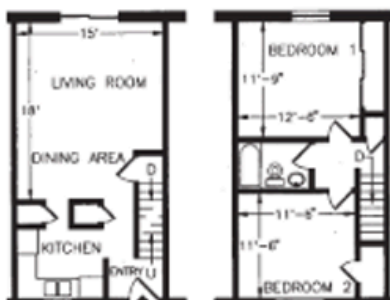
Town houses have laundry connections (washers and dryers must be provided by the tenant) and are individually metered for electrical service. University Wi-Fi/Resnet services are included in all Whipple Park unit types. Each town house has a small basement (they vary in size) suitable for storage only—no one may be housed in the basement. In the buildings with garden apartments, there are small storage spaces in the lower level of each building. Several garden apartments have been modified to accommodate students with disabilities. Applicants with children are given priority for Whipple Park town houses. Whipple Park is in the Rush-Henrietta School District. School buses come to the Whipple Park parking lot.

Samples of Typical Floor Plans

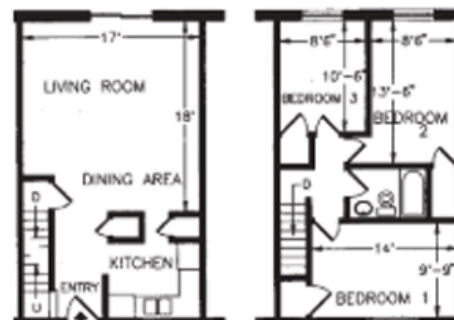
**Two-Bedroom
Garden Apartment**
782 sq. ft.



Two-Bedroom Town House
780 sq. ft.



Three-Bedroom Town House
832 sq. ft.





Furnishings in one- and two-bedroom furnished apartments:

- Dining table with four chairs
 - Sofa and side chair
 - Coffee and end tables
 - Bookcase
- Each furnished bedroom contains:
- Twin bed
 - Desk with chair
 - Dresser
 - Night table
 - Lamps
 - Window blinds



Goler House

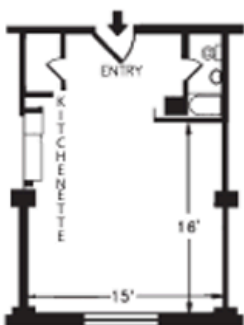
George Washington Goler House (GHS) is a 13-story high-rise building immediately adjacent to the Medical Center and a 10- or 15-minute walk or an 8-minute bus ride from the River Campus. The main entrance security system is controlled by residents' telephones. The 321 apartments (including several short-term units) are among the University's most spacious and include studio, one-, and two-bedroom apartments. Some two-bedroom units have two baths. The studio apartments have a kitchenette (a small stove, refrigerator, and sink). Some of the Goler House apartments are furnished. There is a community room for GHS complex activities, and individual tenants may sign up to use the room for personal use. University bus service to the River Campus is nearby. Goler House is located near College Town, giving residents access to public transportation, shopping, and restaurants.

There are limited parking facilities at Goler. Parking for Goler House residents is also located at our Whipple Park complex. Residents use the Blue Line shuttle to access their cars. If residents are interested in closer parking, new residents may contact the Parking Management Office to enter their names on a waiting list for spaces around the base of Goler House or purchase space in the College Town Garage. All vehicles must hold parking permits and pay the appropriate fees. Residents should bring their vehicle registration to the UR parking office located in the Goler House to obtain their parking permits. Visit <https://www.rochester.edu/parking/> for more information.

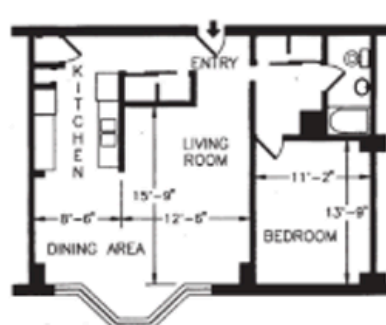
There are short-term drop-off spaces in front of Goler House to facilitate unloading of passengers, groceries, and other packages.

Samples of Typical Floor Plans

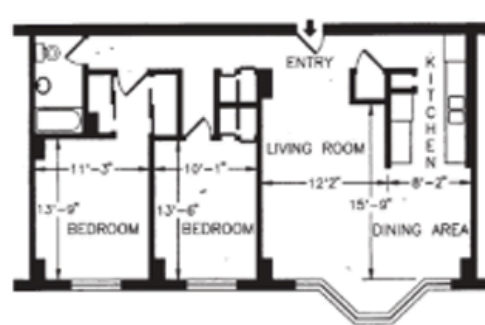
Studio Apartment
399 sq. ft.



One-Bedroom Apartment
672 sq. ft.



Two-Bedroom Apartment
903 sq. ft.



Application Process:

Who Can Apply?

Your eligibility to lease a University apartment is contingent upon your status as a University of Rochester full-time graduate student, medical student, postgraduate trainee (including eligible postdoctoral trainees and fellows, Residents/Interns, and fellows of the School of Medicine and Dentistry and the Eastman Institute for Oral Health as determined by University benefits code). You must promptly notify us of any changes in your University status. University housing is limited and cannot be guaranteed for all those admitted into graduate programs at the University of Rochester. Applicant qualifications are verified each semester to confirm residents remain eligible. Residents found to be ineligible will be given 90 days' notification of need to vacate.

How to Apply

If you are interested in applying for living accommodations in University housing, you must submit an application. Interested applicants may submit the applications online at rochester.edu/reslife/graduate/index.html, you will be directed to the StarRez Portal to begin your application. **Applicants should only submit one application -any changes to your details or preferences must be made in your original application. Any changes to your housing preferences after initial submission will result in being placed at the bottom of all waiting lists.** Current leaseholders looking for apartment transfers must submit paperwork directly to their complex office. It is not necessary to have been accepted into a graduate program at the time the housing application is submitted. Your eligibility will be verified when your status data is entered in the University's registration/human resources database.

Step 1

Carefully review the Graduate Housing Policies and Guidelines (pages 11 and 14) to determine your "resident status" and the "apartment styles" for which you qualify using the information and chart to follow.

Eligibility for graduate housing accommodations is based on marital status and/or family size, although it is possible to apply for a style outside the listed eligibility. To see which housing styles you are eligible to apply for, determine your resident status code and see the following apartment style eligibility list:

Step 2

Complete the online application for University Housing. You will receive notification at the end of the process if your application has been submitted correctly.

Log-in Instructions: If you can log into UR Student, use the SSO login. If you cannot log into UR Student yet, use the text boxes to log in.

Graduate Housing Personal Details: Fill in any fields that are not auto-populated in the Graduate Housing Personal Details section. If logging in with your University Credentials and any details are incorrect, please reach out to the Registrar through the link at the top of the page. If your contact information changes after you apply for housing, please be sure to update your information in your application in StarRez. It is your responsibility as an applicant to keep your contact information up to date.

Graduate Housing Details:

- Confirm your family size in the first drop down.
- Indicate the earliest and latest desired occupancy dates you are prepared to accept. Please state your preferred dates as broadly as possible, as this will increase the chances for assignment.

Grad Housing Roommate Matching Questionnaire: If you chose single and single with an identified roommate as your preferred occupancy type, you will be prompted to an optional roommate matching questionnaire. You may choose to skip this page.

Grad Roommate Groups: If you chose single and single with an identified roommate as your preferred occupancy type, you will be directed to the Grad Roommate Groups page. This is optional. You may choose to skip this page.

Identified Roommate: If you chose single and single with an identified roommate as your preferred occupancy type, you will be directed to the Identified Roommate page. This is optional. You can choose to share your potential roommate here, but actual roommate registration will take place later at your Complex Office.

Additional Occupants Disclosure: If you chose couple or family with children as your preferred occupancy type, include the names of family members (spouse or domestic partner and children) who will be living with you (also include the birth dates of children).

Room Preferences: Please add at least 1 preferences. Please select at least 1 unique location. The "Order" is not equal to "Rank" or "Priority". This is solely used to gather information. Housing preferences should reflect only those you will truly consider. Any changes after initial submission will result in being placed at the bottom of all waiting lists.

Graduate Housing Policies and Guidelines: Please review the Graduate Housing and Policies and Guidelines. Before an application can be submitted, you will need to enter your signature (last name, first name) acknowledging that you have read, and understand, the Graduate Housing Policies and Guidelines.

Graduate & Family Housing Application Summary: Review the information submitted to ensure all details are correct. Return to the previous sections of the application to make any changes.

Graduate Housing Assignment Waiting Room: You will receive a message in your StarRez Portal if you have submitted your application correctly.

Code	Resident Status	Apartment Eligibility
S	Single Occupant	• UPK studio & one- bedroom • GHS studio & one- bedroom
SR	Single with an identified roommate (IRM)	• UPK two-bedroom • WPK two-bedroom walk-up & walk - down apartments • WPK two-bedroom town house • GHS two-bedroom (one and two baths)
C	Couple	• UPK studios and one- bedrooms • GHS one-bedrooms
FA	Family (1-2 children)	• UPK two-bedroom • WPK two-bedroom town houses • WPK two-bedroom walk-up & walk-down
FB	Family (3-4 children or 2 children of opposite gender, one or both older than 8)	• WPK three-bedroom town-houses

Housing Assignment Process

Step 1

Applications received on or before the annual lottery deadline (May 7, 2025) are entered into the lottery, and your position on the housing assignment waiting list is determined by lottery draw. The lottery for each apartment style will be run on May 7, 2025. The results of the lottery will not be available for five working days after the lottery (the University Apartment Office will be closed those days to allow for processing). Applicants are only notified when a housing assignment is offered. It is the applicant's responsibility to contact the University Apartments Office for lottery results. Assignments are made on a rolling basis as vacancies become available throughout the summer—those seeking housing for July, August, and September will receive notification closer to their desired occupancy date. Assignments are based on vacancies occurring in our complexes. Current residents must give 30 days' notice; thus we will not know about availability for July, August, and September in May.



Apply online at
[rochester.edu/
reslife/
graduate/
index.html](https://rochester.edu/reslife/graduate/index.html)

Step 2

As openings occur that correspond to one of your apartment style choices, the office will contact you with a lease offer. Whenever possible, the office will telephone, email, or fax a preliminary offer to lease. Offers to lease are made based on wait list order, housing availability, and your desired occupancy dates. Housing offers and assignments are not transferable to other students. Because of the critical time needed to get all assignments confirmed and the wide geographic distribution of our graduate applicants, we are not able to delay the acceptance process to allow for viewing apartments.

Assignments

When making an offer to lease, each apartment style waiting list is sampled in the following manner:

- The available date of an apartment is compared to the desired occupancy dates of waiting list applicants.
- Offers to lease are made, in waiting list order, to applicants whose desired dates of occupancy most closely match the date the apartment is available.
- In the event all applicants on a specific waiting list have been offered housing, a vacant apartment may be offered to applicants on other lists.

Other assignments, not consistent with the assignment priority rule, may be made to any apartment remaining available after all preference requests are satisfied (e.g., a single person may be offered an apartment that is intended to accommodate a family if all eligible families on current waiting lists have been offered housing). If an applicant declines any offer to lease, their name will be moved to the bottom of all waiting lists. If an applicant declines three lease offers, they will be removed from all waiting lists. Applicants removed from the waiting lists may submit a new application to return to the bottom of the current waiting lists for assignment consideration.

Step 3

To accept an offer to lease, written acceptance and a deposit equal to one-half of one month's rent must be mailed to the University Apartments Office within ten (10) business days of the date of the offer. We do anticipate delays with international mailings. You may indicate initial acceptance of the housing offer by telephone, email, or fax, immediately followed by your written acceptance and deposit. The deposit is nonrefundable, but it will be applied to your first month's rent when you occupy the University apartment assigned.

Step 4

Once you are offered and accept a University apartment, you will need to contact the specific apartment complex office to make an appointment for your move in and to sign your lease (before you can move in). Upon checking in, you will be required to provide the following two separate checks or money orders (no cash is accepted):

- a security deposit equal to one month's rent
- the balance of the first month's rent (a half month's rent has been previously submitted with the acceptance letter).

Please Note: The University Apartment Office has established a protocol and option to pay the acceptance fee (equivalent to 1/2 month's rent), remainder of the first month's rent, and the security deposit at the time of acceptance via Flywire. This is designed to assist international students without easy access to checks or money orders in USD. Details on how to use this option will be included in the offer letter.

All security deposits are refunded four to six weeks, with interest, after you terminate your occupancy, providing you meet the conditions set forth in your lease and in this guide.

Step 5

Once a lease is signed, keys will be issued to the leaseholder. No keys can be issued to anyone other than the leaseholder. We are not able to loan a key to a friend or faculty member in advance of your arrival. Please plan your travel schedule accordingly so that the lease can be executed during regular business hours (Monday–Friday, 8:30 a.m. to 4 p.m.; closed noon–1 p.m. for lunch). Complex offices are closed on the following US holiday dates:

2025: 1/1, 2/17, 4/18, 5/26, 6/19, 7/4, 9/1, 10/13, 11/27 and 28, and 12/25 and 26

If a new leaseholder would like to view the apartment prior to signing the lease, they should leave some additional time to do this. Applicants not placed in University housing by September 15 will be asked to reconfirm their interest in University housing and to select a new occupancy date. Applications remain active for one year (ending the day prior to the running of the next year's lottery). Those applicants who still wish to be considered for housing in the next lottery will need to submit a new application by the deadline.

Please note: If you do not receive an offer to lease an apartment at least three weeks prior to the occupancy date you specified, it is relatively certain that we will not be able to offer you a University apartment for that time. Therefore, you should arrange to come to Rochester to find private housing one to two weeks before your academic program is scheduled to begin (see off campus living on page 17). The University Apartments Office will contact applicants only when an apartment is available.

Eligibility Conditions

Full-Time Enrollment

You must remain enrolled as a full-time University post-baccalaureate student or have a University appointment as an eligible full-time resident or fellow (determined by eligible benefit code). All changes affecting student status (changes to part-time, degree completion, disenrollment, full-time employee status via benefit codes, etc.) must be reported immediately to the University Apartments Office. Resident qualifications are verified each semester to ensure residents are eligible.

Policies

Occupancy Verification

An official required occupancy verification is conducted once each year to determine who is officially living in each apartment. Each leaseholder must complete a survey detailing who is living in the apartment. Failure to complete the verification by the due date may lead to non-lease renewal and conduct charges.

Register Family and Roommates

Leaseholders in two- and three-bedroom apartments must identify and register family members or roommates. An identified roommate (IRM) must be a qualified graduate housing applicant. Leaseholders must identify, register, and confirm the eligibility of an IRM before the IRM takes occupancy of an apartment.

In the event a registered IRM leaves, the leaseholder, although not required to have a roommate, may choose to find one. Leaseholders must register new qualified roommates as soon as possible with the appropriate complex office.

Subletting

Subletting is allowed only with a registration completed at your Complex Office and is limited to May (15-31), June, July, and August. Only full-time graduate students are eligible to sublet apartments from current leaseholders. Undergraduate students are not eligible to sublet graduate apartments at any time.

Security Deposits

Security deposit refunds will be made only to the leaseholder, approximately four to six weeks after vacating the apartment minus any damages or extra cleaning charges.

Fire Safety Policy

Do not cover smoke detectors or tamper with the fire alarm system. Candles, incense, or other open flamed items are not allowed in your apartment. Residents must leave the building if there is a fire alarm.

Smoking Policy

Smoking is prohibited in all graduate housing facilities. The University of Rochester is a smoke free/tobacco-free campus. This includes but is not limited to the use of hookahs and e-cigarettes. Cannabis possession or use is prohibited on University property. A resident who violates the smoking policy could be subject to lease termination.

Guest Policy

A guest is limited to a two-week stay once every six-month period.

Extended Family Stay Policy

Full-time graduate students with children have the option of bringing their parents to stay with them for extended periods (up to six months) to care for their children. This is reserved for the parents of the leaseholder only in two- or three-bedroom apartments (due to occupancy restriction and fire code). Two- or three-bedroom apartments may have no more than four adults at one time (1 leaseholder + 1 spouse or partner + 2 visitors). Registration at the Complex Office is required for all visits greater than two weeks up to six months.

Pet Policy

Only small animals, confined to a cage or aquarium, are permitted. Any animal that poses a sanitation issue or safety hazard is not permitted. Dogs and cats are expressly prohibited. Residents in violation of this policy will be given one month to correct the violation. The University will perform an unannounced inspection. If the resident is still in violation or there are subsequent violations, the resident will be served notice of forfeiture of security deposit and termination of the lease.

Service Animals and Emotional Support Animals

Service animals and ESAs require the submission of a Housing Accommodation Form through the Office of Disability Services. Service animals are permitted with the completion of the form. Please note on your Graduate Housing application that you are bringing a service animal. Emotional support animals require approval from the University prior to the animal arriving in the apartment. Please contact rochester.edu/disability/guidelines-for-accommodation-requests-housing-dining.html.

Air Conditioners

Air conditioners will be assessed an annual fee while installed in any University apartment regardless of the level of usage. This does not apply to Whipple Park town houses, where residents pay for their own electric charges. All installations must be inspected and approved by the maintenance superintendent.



Please Note All of University graduate housing and all campuses are smoke free.

Lease Information

Lease

All tenants are required to sign leases for University apartments. Occupancy will not be allowed until the lease is officially signed (executed) at the complex office.

Lease Term

The initial term of the University lease begins with the assignment date and runs through June 30; thereafter, the leases are for a full twelve (12) months running through June 30 of each year.

Automatic Lease Renewal

Leases are automatically renewed on June 30 of each year. Residents may choose to terminate their lease at the end of any yearlong lease term, provided that the tenant notifies the University at least thirty (30) days prior to the June 30 lease renewal date. When these conditions are met, the tenant is eligible to receive the security deposit back, provided the apartment is returned to the University in appropriate condition.

Binding

Leases are binding, and tenants may be excused from them prior to the lease expiration/renewal date only in the event a leaseholder leaves the University and has complied with all lease terms or in cases where the tenant transfers to another University apartment requiring a new lease to be signed.

Giving Notice

In all circumstances, tenants are required to give the complex office a minimum of thirty (30) days' written notice of intent to vacate (required forms available at complex offices). Tenants should think carefully prior to submitting official notice as once written notice has been submitted, the date of departure cannot be changed.

Lease Termination Date

When tenants request to end a lease, the leases terminate on either the 11th or 26th of each month (or the next business day if on a weekend or holiday). This allows RMI time for apartment preparation prior to the arrival of a new tenant. Exceptions are made in June, July, and August to accommodate graduation dates (11th, 15th, 26th, and last day of the month). A tenant's rent is prorated for this time.

Minimum Lease Period

The lease must remain in effect for at least four (4) months before a tenant can give the 30-day notice of intent to vacate or before a transfer application can be processed. Once the four-month minimum stay requirement is complete, the leaseholder may submit the 30-day notice.

Lease Termination Scenarios

1. University terminates lease

When tenants lose eligibility for housing (no longer a student, appointment changes/ends, etc.), the University will terminate the lease. If a tenant is no longer eligible, they will receive a termination letter from the University Apartments Office. The lease is terminated 90 days from notification. Tenants must still give 30 days' written notice to their complex office (specific form must be signed, email is **not** considered official notice of intent to vacate). The security deposit is returned provided 30 days' notice is given and the apartment is returned to the University in appropriate condition.

2. Tenant terminates lease due to internship or graduation

The tenant must submit an official letter from his or her department (on departmental letterhead) stating that the degree is complete or the student is going out on an approved departmental internship. The letter must be received by the lease termination date to be eligible for a refund. The tenant must also give 30 days' written notice (specific form must be signed, email is not considered official notice of intent to vacate). The security deposit is returned, provided 30 days' notice of intent to vacate is given to the complex office, and the apartment is surrendered to the University in appropriate condition.

3. Tenant decides to terminate lease—not at end of lease term: the tenant must give 30 days' notice in writing at the complex office (specific form must be signed, email is not considered official notice of intent to vacate). The security deposit is not returned, and the tenant is responsible for paying for any damages in the apartment.

4. Tenant chooses not to renew lease: a tenant may choose to terminate the lease at the end of any yearlong lease term provided that the tenant notifies the University at least thirty (30) days prior to the June 30 lease renewal date and official notice is given (specific form must be signed, email is not considered official notice of intent to vacate). Failure to give written notice results in automatic renewal of the lease. The security deposit is returned provided the apartment is returned to the University in appropriate condition.

Rental Insurance

The University is not responsible for tenants' personal property. Tenants are strongly advised to obtain renter's insurance to cover any damage or loss to their furniture or personal effects.

False Information

Applicants who falsify information will be subject to termination of the lease, security deposit, and a loss of future University graduate housing privileges.

Illegal Subletting

Tenants who illegally sublet their apartments and those students who accept an illegal sublet will be subject to termination of lease, loss of security deposit, and/or loss of future University graduate housing privileges. Housing will be terminated.

Roommate Determination

Roommates are not assigned. Leaseholders must locate, identify, and register identified roommates (IRM) with the complex office.

Apartment Transfer

A minimum occupancy period of four months is required before residents are eligible to apply to transfer to another University apartment. The total transfer fee is \$225 (\$50 is due with the submission of the transfer application, the balance is due at the time of transfer). Transfer requests received after the lottery deadline are added to the bottom of the waiting list by date of receipt, after lottery participants. If a transfer offer is accepted, the \$225 is due at time of transfer. Transfers from apartment to apartment, or leaseholders to IRM situations are all subject to the \$225 transfer fee. A new lease must be signed whenever a transfer occurs.

Leaseholders requesting to transfer to an identified roommate (IRM) status in another University housing unit are required to submit a 30-day official written notice (specific form must be signed) to the appropriate complex office and are subject to a \$225 transfer fee. For detailed information about transferring, please contact the University Apartments Office.



University
Apartments
Office: (585)
275-5824
uapts@reslife.
rochester.edu

International Graduate Students

A Special Note

It is very important that you obtain all the necessary visas and other travel documents that would allow you to arrive in Rochester at least two weeks before your desired date of occupancy or the date your regular academic program is scheduled to begin. This is especially important if you have not received a written confirmation that you have been assigned a University apartment at least three weeks before your desired date of occupancy. In this event, you should presume you have not been assigned to University housing, and you should plan to arrive in Rochester one to two weeks prior to the start of your academic program to find private housing. Check with the International Students Office for any special international student rates in local hotels. Be sure to bring enough money to pay for temporary housing and meals from the time of your arrival until you obtain permanent housing. In addition, you must bring money for the first month's rent and security deposit for permanent housing.



Off-Campus Living Program office: Located at 122 Morgan Wing, Susan B. Anthony Halls (on 1st floor) (585) 275-1081



Email: offcampus@reslife.rochester.edu to sign-up for The Off-Campus Chronicle. Visit us on Instagram at [@uroffcampus](https://www.instagram.com/uroffcampus).

Off-Campus Living

The Off-Campus Living Program is committed to improving the quality of life for off-campus and commuter students. The Off-Campus Living Program provides assistance, education, community building, and leadership opportunities to member of the University of Rochester community who are considering moving off campus and to those that currently live off campus.

The program provides a housing listing service for members of the University who cannot be accommodated in University housing or who prefer to live off campus. Our listing service contains many listings that cannot be found elsewhere. Visit

<https://www.places4students.com/Places/School?SchoolID=mw68%2bNAVwo0%3d> to view current property listings, sublets, and roommate profiles.

The staff can often provide helpful hints about community services and neighborhoods and has information about lease agreements and other matters of concern to renters, but it does not function as a real estate agent or rental agent. The individual renter must make the choice of quarters and business arrangements independently.

It is not advisable nor often possible to select a private accommodation and agree on lease terms without an in-person visit. Also, the most desirable accommodations are often rented by late July. Therefore, if you elect to seek private housing or if you have not received a University apartment offer to lease three weeks prior to your desired date of occupancy, we suggest you arrange to come to Rochester one to two weeks prior to the start of your academic program. A wider range of private housing options is available if you commute to and from the University by car or city bus, although we have many apartments within walking distance of the University. A few nearby neighborhoods are serviced by University buses. If you own a private vehicle and wish to use University parking facilities, you must obtain a parking permit and pay the required parking fees (www.rochester.edu/parking).

Terms, Definitions, and Abbreviations

Annual Lottery

A lottery conducted each spring to determine all on-time applicants' assignment list order for each of the housing types they have specified on their applications and for which they are eligible. This year, the lottery will be run on May 7, 2025.

Application Change

All requests for changes in apartment style will be considered and treated as new applications. Requests received prior to the annual lottery (the first Wednesday in May—May 7, 2025) to change application choices from one apartment style to another will be added to the bottom of the waiting list in order of receipt.



Other
Resources:

International
Services
Office
[https://
iso.rochester
.edu/](https://iso.rochester.edu/)

Assignment Waiting Lists

All applicants are placed on waiting lists for all housing types they have preferenced based on the results of the lottery. Applicants are offered housing in lottery order as space becomes available; late applicants are added by date of application receipt. Applications remain valid until April 30 of the following year. Those students who still wish to be considered for graduate housing must submit a new application.

Complex Office

Offices located at each University apartment complex where leaseholders pay rent, submit maintenance requests, and register roommates (IRM). Each complex is managed by Rochester Management, Inc., a private housing management corporation.

Earliest Desired Occupancy Date

The first day applicant is willing to start paying rent on a unit, not necessarily when they wish to take occupancy.

Early Lease Termination

Ending a lease prior to the end of a lease term. In most cases, the security deposit is forfeited. For exceptions, see page 14.

Effective Assignment Date

Date the lease officially begins and the leaseholder begins paying rent (regardless of actual date of occupancy).

Identified Roommate (IRM)

A qualified graduate housing applicant who agrees to share accommodations with an eligible leaseholder. An IRM must meet the same eligibility requirements as all applicants (see above). When an IRM is no longer eligible (completes their program, disenrolls, becomes employed full time, etc.) to be an IRM, they must vacate within 30 days.

IRMs have no legal standing regarding the lease and are not protected by the resident's lease with the University. All arrangements are strictly between the resident (leaseholder) and the IRM. An IRM does not need to be identified prior to the applicant submitting an application but should be registered with the complex office at the time they move into their apartment.

In the event that a leaseholder terminates the lease, an IRM who has been registered for at least six months may be eligible to lease the apartment under limited circumstances. Due to apartment maintenance and upkeep concerns, apartments may be transferred to an IRM only once. There cannot be a series of consecutive IRM takeovers. If an IRM lives in an apartment without takeover privileges, they will be given priority for a transfer option. This is dependent on apartment availability and is not guaranteed.

Latest Desired Occupancy Date

Ideal date by which applicant wishes to be settled into an apartment (reflects how long you are willing to wait for an assignment).

Lease

Legally binding contract that obligates a person to the full term of the lease. If the lease is terminated prior to the end of the lease term, the security deposit is forfeited. See page 14 for details.

Leaseholder

The person solely responsible for the rental payments and terms of the lease.

Qualified Housing Applicants

Full-time matriculated and currently registered University graduate students, medical students, accelerated nursing students, postgraduate trainees (including postdoctoral research associates, Residents/Interns, and fellows of the School of Medicine and Dentistry and the Eastman Institute for Oral Health), and their immediate families (spouse, partner, and children). Visiting Scholars are not eligible. Final eligibility for professional trainees is determined by benefit status. These qualifications apply to both the Leaseholder and the Identified Roommate. Occupancy by any other person(s) must be approved in writing by the University Apartments Office/Office for Residential Life and Housing Services.

Married undergraduates and undergraduates with children are also qualified applicants. Other undergraduate students are not eligible for graduate housing unless approved by the Office for Residential Life and Housing Services. Parents, grandparents, siblings, or other non-immediate family are not eligible to live permanently with students in graduate housing.

Short-Term Housing

There are limited options for short term housing ranging from one month to six months. For information about short-term housing, please contact the graduate housing manager at uapts@reslife.rochester.edu. Do not apply on-line.

Walk-Down Garden Apartment

A one-level apartment constructed partially below ground level.

Walk-Up Garden Apartment

A one-level apartment completely above ground but not necessarily on the second floor.