



Tennessee
TECH

OFF-CAMPUS HOUSING RESOURCES

The information in this packet is provided by the off-campus housing consultant for Tennessee Tech students seeking housing off-campus. The information in this packet is for informational purposes only and does not imply an endorsement for any one entity that is listed. In the event that on-campus housing is not available, Tech's University Housing and Residential Life will work with this new consultant to help each student find affordable housing off-campus but cannot guarantee the availability of units at rental agencies listed in this packet.

FAQs

What is a lease?

- A lease is a contract between you and your landlord that spells out specific details of your living arrangement. Leases often involve policies about pets, deposits, legal entry and other important information. Most leases in Cookeville are joint leases, meaning a landlord will hold all roommates responsible for the lease.
- Please remember if you are leasing a property with a joint lease and if one roommate breaks the lease, all roommates are held responsible for paying the total amount of the rent.
- If you are leasing a property with an individual lease, then an individual lease holds each person responsible for his/her actions. However, if one person leaves and your roommates have an individual lease, a landlord can replace that person with anyone he or she wishes.
- Breaking your lease can have serious consequences. You can be taken to court, and defaulting on your lease can go on your credit report. Each leasing company has their own policies and procedures. It's important to check with them when renting a property.

Can I use financial aid to pay for off-campus housing?

- Yes, please contact the Office of Financial Aid at (931) 372-3073 or financialaid@tntech.edu.

What is a co-signer?

- A co-signer is a person who becomes financially responsible to pay the rent should you no longer be able to and/or in the event that the property is damaged.

Since I am a student, can someone co-sign for me?

- Yes, unless you can prove to the landlord that you meet their income requirements on your own, you will likely need a co-signer. Some rental agencies require it for students. Be sure to ask what the agency's requirements are.

Am I guaranteed housing if I get on a waiting list with a rental company?

- No. Your name on a waiting list does not guarantee you have an apartment. It is important to keep checking in to see where you are on the list. In some cases, people may walk into an apartment complex with money in hand, and there is no time to call those on the waiting list.

If a rental company calls me from the waiting list, is it important for me to get back with them immediately if I'm not moving until the next semester?

- Yes. The rental market is fast paced. They are pre-leasing units for the following semester during the previous months.

Do rental companies use the school calendar year for their lease term?

- No. Most leasing companies have 12-month leases. You will be penalized for breaking your lease if you do not fulfill it.
- After a 12-month lease, they may have flexible terms.

Are apartment complexes exclusively for students?

- No. In most cases, there are tenants who are not students

Can I bring my pet?

- Most rental companies have policies in place for pets. It is important to be honest from the beginning if you are planning on bringing your pet. This helps you know the policies before you sign the lease agreement.
- Service Animals and ESA (Emotional Support Animals) have specific laws. Please be sure to have the proper paperwork to provide when filling out your lease.

What if I need a roommate? Do I have to find my own?

- Yes. It is important to pick someone you are comfortable with and get along with.

What if I sign my lease and then have a disagreement with my new roommate and one of us wants to leave?

- If you are on a joint lease, you are all responsible for the lease. Rental companies have policies in place for such instances. Please check with them before one of you moves out.

Can I still participate in the on-campus meal plan if I live in off-campus housing?

- Yes, a voluntary meal plan is available to all students (excluding first-year residential students, for whom the meal plan is mandatory). Please visit tntech.edu/aux/dining/meal-plans.php for more information.

Will I need a parking pass to park on-campus if I am living off-campus?

- Yes. To avoid getting a ticket, commuter students may purchase a parking pass. Please visit tntech.edu/parking/student-parking.php for more information.

I won't have a car, so how will I get around?

- The Upper Cumberland Human Resource Agency's Public Transit System provides public transportation to rural residents of all ages. You can find more information on the Go Upper Cumberland program, including the routes, by visiting their website: <https://ucpublictransit.com/services/#Maps>.

I'm an international student without a social security number, what will I need to rent an apartment?

- Students without a SSN will need to come to the International Education office, and they can provide a letter for the landlord that explains their immigration status and funding options.

Can I change my mind after I sign my lease?

- No. Once signed, a lease is a legal and binding contract. In most cases, the landlord can hold you responsible for the rent due through the remainder of the lease (or until it is rented). Oral contracts are considered legal though they are very hard to prove in a court of law, so make sure you get any and all oral contracts in writing whenever possible.

DISCLAIMER:

Tennessee Tech University is not affiliated with the landlords, complexes, management companies, or individuals listed below. Tennessee Tech University has not inspected the units or complexes and makes no assurances regarding them. Students and parents are responsible for meeting with landlords, inspecting units and making lease arrangements, which are contracts not involving the university. Students and parents are under no obligation to utilize the listings, complexes, landlord or companies listed.

Rental Agencies located near Tennessee Tech



115 North Washington Ave.
Cookeville, TN 38501
(931) 526-3700
info@reptn.com
reptn.com

M-F 8:30 a.m. to 5 p.m.
1 & 2 Bedrooms
Apartments by Tech



1127 N. Washington Ave.
Cookeville, TN 38501
(931) 559-7368
leasing@bernhardtrentals.com
bernhardtrentals.com

M-F 8:30 a.m. to 4:30 p.m.
2 & 3 Bedrooms
Apartments near Tech



115 Rileys Path
Algood, TN 38506
(931) 265-1406
info@newdayproperty.com
newdayproperty.com

M-F 9 a.m. to 4 p.m.
1 to 4 bedrooms
Apartments by Tech



67 North Washington Ave.
Cookeville, TN 38501
(931) 520-0859
admin@pcstn.net
Putnamrentalproperties.com

M-F 8 a.m. to 5 p.m.



221 North Washington
Cookeville, TN 38501
(931) 526-1998
No Email or Website

M-F 8 a.m. to 2 p.m.
1 to 3 Bedrooms
Apartments near Tech



1400 Gainesboro Grade
Cookeville, TN 38501
(931) 854-9933
Theedgeattech.com

M-F 10 a.m. to 5 p.m.
1 bedroom (individual)
Apartments near Tech