FAQs: Housing for Graduate Students at The New School

1. Can I live on campus while I am a graduate student at The New School?

All new students are guaranteed housing in The New School residences if you are a full time student and have paid your deposits and fees. The New School offers a variety of on-campus housing options.

A new graduate student must be accepted into The New School and have paid their tuition deposit in order to apply for on-campus housing. The housing application can be accessed through your MyNewSchool web portal, and the $250 housing deposit must be submitted on line via credit card by July 1 to be guaranteed a residence hall space for the coming academic year. If you are entering for spring term, you should apply by December 1. Students are encouraged to apply as soon as they are accepted.

2. Am I required to live on campus during my first year at The New School?

No. Housing is provided as a service to all New School students and you are not required to live with us at any time. We endeavor to provide housing to all students who apply, but remember you are agreeing to live with us for the 9 month academic year unless you are entering as a spring term student in January.

3. Where can I live on campus as a graduate student?

Graduate students are assigned primarily to our 20th Street Residence which is located in the Chelsea area. 20th Street Residence is comprised of air conditioned apartments with bathrooms and kitchens. Each kitchen has a microwave oven, and cook tops for your cooking needs. All apartments are fully furnished, include all utilities including internet, cable TV and phone lines for receiving calls, have 24 hour guard service at front desk, are staffed by RAs and professional staff living in the building, and there is a community TV lounge, a music practice rooms, gym facilities and an art studio in the lower level. Some students are also assigned to University Center Residence based on space availability. Visit our web site for full residence hall descriptions and floor plans: www.newschool.edu/housing

4. How do I apply for New School housing?

For more information and to complete the on line application form and deposit, please visit the Student Housing Office website: http://www.newschool.edu/student-services/student-housing/apply-for-housing/

Please note that as you complete the on line housing application you are also agreeing to the terms of the housing contract with The New School which is for the full academic year from August to May, unless you enter in the Spring term, which extends from January to May. Agreeing to the terms of the residence hall contract requires you to live in the residence hall system for the entire academic year from August to the following May. If you want to move off campus prior to the end date of the contract in May, you will incur a significant financial loss as no refunds are provided. Be sure to think carefully about the circumstances of life in a residence hall before agreeing to the terms of the contract. Some of these circumstances may include sharing a room with another student and not having an oven to bake in. We do our best to place you with students of similar academic programs and age. Assignment to first choice housing preferences cannot be guaranteed.

5. What if I enter for the Spring Term?

Students who enter for Spring term in January are eligible for New School housing, and only commit to living with us for the Spring term only. All housing contracts end in mid May. All students in New School housing have the option to remain in housing for the Summer as well as the following academic year by applying for those housing options on our web site and paying the appropriate fees.

6. How will I be billed and how do I pay for housing?

Once you are assigned to a room, we will automatically bill your student account for the cost of your housing. You will be billed once in August for the Fall term, and again in January for the Spring term. You will make all payments to the university through the Student Financial Services office.

7. What is included in the cost of my housing?

Housing fees cover the cost of your housing plus all utilities, a mailbox in the dorm, and 24/7 guard service at the front entrance. All rooms are fully furnished, with air conditioning and have a 10/100 high speed Ethernet jack for each resident. Each room has a cable TV jack with free access to over 60 channels, but televisions must be provided by the resident. A phone is provided in each suite, with full access to incoming calls, while a calling card can be used to dial off campus. Each residence has a community TV lounge with wall mounted TV, an art studio, and one or more upright pianos.

8. Are meals included?

No meals are included with your rent. Students who are assigned to 20th Street or University Center Residence are required to purchase a $300 declining balance meal plan per term. You may add additional money to your plan at any time on a voluntary basis.

9. Who will I be living with?

Our suites at 20th Street Residence are primarily configured with a double and a triple room in each suite. 20th Street also has suites of 12 singles sharing a kitchen, 2 bathrooms and 2 additional communal sinks. Students who request shared space room assignments (in doubles or triples) have a much greater chance of being assigned a roommate from their own program of study than those who request single rooms. We do our best to match up students on all areas of their application profiles, but we prioritize roommate assignments to rooms and suites based first on program of study, then age.

10. What if I do not like my assigned room or roommate?

Any student may request a change in room assignment at any time. Although room changes cannot be guaranteed, we try very hard to find a comfortable living space within our housing system for all our students based on availability. We will work with you to find the right fit.

11. May I live on campus during my entire stay at The New School?

Yes. There is no limit to how long you may stay as long as you maintain full time enrollment status and pay your bills.

12. How do I cancel housing?

You may cancel your housing application or assignment via email sent to myhome@newschool.edu. You must include your name, SSN number, room number if known, and reason for the cancelation. You must take note that when you apply for New School housing you are committing to live with us for the entire 9 month academic year from August to May. If you cancel your housing before classes begin in the fall term there will be penalties and fees to pay, but some money can be refunded. If you cancel housing after classes begin, there will be no refund of the housing fees for the academic year, including the Spring term. If you move off campus in Spring term, you are still responsible for the Spring term housing charges. Here is a link to the housing rates and fees along with dates:
http://www.newschool.edu/student-services/student-housing/apply-for-housing/

13. What if I graduate in December or take a semester off at the end of the Fall term?

Students who graduate in December or who withdraw from the university at the end of the Fall term are not responsible for the Spring term housing payments provided they vacate the residences by December 24.

14. May I choose to live off campus?

Yes. Any student who has not signed a contract to live in New School residences can secure their own off campus accommodations. To do so, you will be entering into a lease with a landlord or perhaps a sublet with another student. It is very important that you understand the terms of the agreements you will be signing. Here is a link to important considerations when deciding about off campus housing: http://www.newschool.edu/student-services/student-housing/off-campus-housing/

15. Is it cheaper to live off campus?

It could be. You must keep in mind that when you live on campus all your fees, utilities and guard service are included in your rent, and proximity to classes is relatively close. When you live off campus, you must usually sign a full 12 month contract, and you must also obtain your own phone, cable TV and internet service, as well as arrange for electricity, gas, etc. Access to mass transit and distance to classes must also be taken into consideration. For the full schedule of housing rates and fees at The New School visit our web site at: http://www.newschool.edu/student-services/student-housing/apply-for-housing/

16. How can I find off campus housing?

You can do an on line search using a variety of web sites. We maintain links to such web sites here: http://www.newschool.edu/student-services/student-housing/off-campus-housing/

You could also work with a Real Estate Broker who will assist you and represent you in negotiations with the landlord. You must ask a broker right away what their fees are as sometimes they can be very high, usually one or two month's rent.

17. What should I consider when looking for off campus housing?

The most important consideration is always your personal safety. Does the building have a doorman? How safe is the surrounding area? How active is this area at night? Does my apartment have all the proper fire and carbon monoxide warning sensors? Is there an intercom or camera system so I can know who is at the door?

After safety, it is a matter of cost, condition, location and personal needs. What transportation options are nearby for me? How far is the walk to the nearest train or bus line? How long will it take me to get to classes? Is the apartment air conditioned? Does the building have an elevator? Is it near transportation, parks, libraries, churches, stores, etc? What is included in the rent? Am I allowed to sublet? IS it furnished? How will I obtain the furniture I need?

18. What do most students do?

Most graduate students live off campus. Some who will be here for more than a year choose to live on campus during their first academic year at The New School and then move off campus for their second year. This allows them time to get settled into their programs, make new friends, become familiar with New York City and better understand the off campus markets. Graduate students are welcome to stay with us through the summer months as well. We have very competitive summer housing rates, and dates can be flexible to accommodate your move into off campus housing when you are ready.

19. When should I look for an apartment off campus?

We recommend that you begin searching for an apartment, in earnest, at least 4-6 weeks before your anticipated move-in date. The winter is considered a slow season, while the spring and summer, particularly May through the end of August, get very busy. Most landlords will typically hold an apartment for you up to 4 weeks in advance of your move in date.

20. What is a guarantor and do I need one?

For students who do not meet the income or credit requirements specified by a landlord, a guarantor might be the solution. A guarantor (cosigner) - is someone who is willing to take on the financial liability of your lease if you are unable or unwilling to fulfill it. The guarantor is generally not required to pay anything in order to get you approved; however by agreeing to guarantee you, they are responsible for all terms of your lease.

A guarantor does not have to be a relative. Most landlords prefer the guarantor to live in the Tri-State area: New York, New Jersey or Connecticut. It is best to prepare your potential guarantor by advising them of what documents will be requested of them. Timing is critical in the New York rental market, and your guarantor's cooperation will be important. Guarantors usually do not have to be present at lease signing.

21. What are broker fees and how much do they cost?

Broker fees are commissions, or finder's fees, which you pay to a broker for locating an apartment. Depending on the relationship between the realty and the owner, apartments may or may not have a fee attached to them. Fees range from one month to 15% of the annual rent. Standard industry rates fall between 12% - 15% of the year's rent.

22. Does The New School Housing Office get involved in negotiations with landlords/brokers?

The New School Office of Student Housing & Residence Life does not get involved in any pre or post agreement discussions regarding apartments. We do not visit or endorse any properties off campus. We do provide information where you can get assistance. See our website for helpful links to Off Campus Housing Resources.

23. Where do students live off campus?

Students who choose to live off campus prefer living as close to the Village/Chelsea area as possible for quick access to classes and try to remain on Manhattan island, but many migrate to outer Burroughs like Brooklyn, Queens and the Bronx where rentals are more plentiful and affordable. Students have found that the East Village, Lower East Side and Inwood seem to offer the most affordable housing in Manhattan. Some students also choose to live in New Jersey particularly along the PATH train lines in places like Hoboken and Jersey City, with commute times of about 20 minutes. Within a 20 - 30 minute ride on an express train (4 or 5) the Upper East Side provides larger well-priced apartments.

In Brooklyn, Williamsburg offers lower priced apartments and falls along the path of the L train, affording students a 15 - 20 minute subway ride to the Union Square area. Brooklyn Heights, Park Slope, Fort Greene, and Greenpoint are all popular Brooklyn neighborhoods among our students. In Queens, Long Island City and Astoria are often sought-out.

There are many diverse and interesting areas of New York City that our students live. Here is a brief overview of some of those areas:

Greenwich Village/Chelsea

The New School is located in the New York City Borough of Manhattan in an area known as Greenwich Village. Apartments and sublets are available within walking distance of campus and/or on the bus and subway routes, but this is the most expensive part of the entire City and you must expect that rents will be very high in the Village and Chelsea area.

Plenty of restaurants, pubs, high end shopping, grocery stores, bookstores and more line almost Avenue and most streets in this area. All but one of The New School residences are here and many college students live here, keeping the streets active and vibrant well into the night. Transportation options are excellent and close by.

Downtown/Financial District

Downtown New York City is very historic with lots of banks, brokerage firms and businesses calling this home. A recent influx of new housing availability in this area has made the area much more accessible for residents with restaurants, shopping and parks all located nearby and active into the evening, but less so than in the Village area. This area is a less common option for off-campus student housing for New School students, but NYU, {ace, The New School and other universities all have residences in this area. Downtown Atlanta includes several hotels, restaurants and other attractions (including Centennial Olympic Park) as well as some residential neighborhoods. Safety may be a concern, depending on where you are.

Midtown

Both the geographic and iconic center of Manhattan, Midtown features some of New York City's tallest buildings, busiest sidewalks, most recognizable attractions, finest restaurants, largest stores and greatest cultural institutions. As a result, Midtown offers something (well, *many* things) for everyone. In just a few blocks, you can watch the world go by on the ground in Times Square or from the sky atop the Empire State Building; buy distinctive jewelry and high-end couture at Bergdorf Goodman; indulge in a fancy meal at '21' Club or Le Bernardin; and see a classical concert at Carnegie Hall or a Broadway show. Even so, you'll have barely scratched the surface of all there is to see and do. Housing options are scarce here, and prices can vary greatly Access to transportation is excellent.

Upper West Side

One of New York City's most popular neighborhoods in Manhattan is of course the Upper West Side. Here, classic turn-of-the century apartment buildings are found between 59th Street to 96th Street, from Central Park West to the Hudson River. What sets the tone for the Upper West Side is not only the heavily trafficked Avenue called Broadway, mom-and-pop stores and the famous Lincoln Center of the Performing Arts. It's also the residence and their homes within the rows upon rows of brownstones on wide, tree-lined side streets. Long considered relaxed and artsy, and home to intellectuals, writers, musicians and actors, the area bowed to gentrification in the mid 90s. Expensive luxury high-rises offer stylish Upper West Side apartments, and a growing number of upscale restaurants and superstores (such as Barnes & Noble and Victoria's Secret) are redefining the area and blending the old with new. The Upper West Side has become the preferred uptown stomping ground for the young and socially active. Very expensive, good access to transportation.

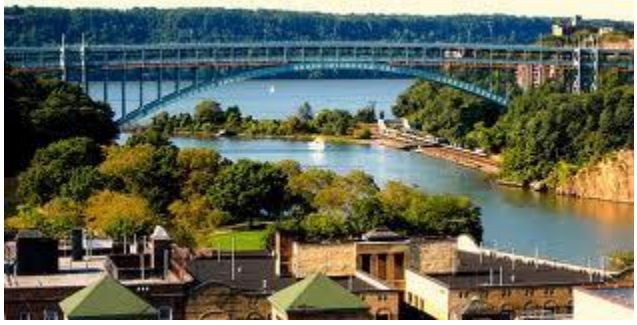
Upper East Side

Celebrity sightings and *Gossip Girl* shoots may be regular occurrences around the Upper East Side, but the neighborhood's real appeal emerges from its refined character. Home to some of the City's finest museums, restaurants and shops, as well as the stately mansions and statuesque apartment houses where New York's elite have lived for generations, the Upper East Side exudes elegance on every block. Museum Mile—which runs along Fifth Avenue between East 82nd and East 105th Streets—boasts nine world-class cultural institutions, while Madison Avenue teems with the biggest names in haute couture, both in designer boutiques and at high-end resale shops that sell stylish brands at nearly half-price. When hunger strikes, you can choose from everything from down-home diners to posh restaurants to some of the City's most renowned Japanese sushi spots. Kids and grown-ups alike delight in some of the City's best ice cream sundaes after a day spent meeting exotic wildlife at Manhattan's only zoo. As elegant and historic as it is cutting-edge and exciting, rentals can be scarce and very expensive to boot. Access to transportation is good with the 4, 5 and 6 subway lines running down 4th Avenue.

Harlem

One only has to spend an afternoon walking in the area of Harlem to realize that this area is the architectural jewel of Manhattan. Harlem over the past decade and a half has undergone immense revitalization in certain areas. And like a gemstone being rubbed to a high shine, these areas reveal the intense aesthetic and historical beauty of Harlem. Harlem has a grand history span that began with its establishment by the Dutch in 1658 to develop its rich farmlands. An economic decline in 1830 brought about the abandonment of many of its great estates. This led to revitalization in the 1870s and the construction of many new homes, and luxury apartment houses. Then, a real estate collapse occurred in 1904. The business savvy of a black entrepreneur allowed him to seek property in the deflated area. This was the start of the creation of Harlem as home to a predominantly African-American community. Today it is an active, diverse and vibrant neighborhood, with many housing options at affordable prices.

Inwood/Washington Heights



Named for George Washington, who led troops into battle here against the British in 1776, Washington Heights is simultaneously emblematic of New York City's rich history and its constantly evolving cityscape. The neighborhood still stands tall on Manhattan's highest ground, where it's now an ode to contemporary American diversity. Spanning from 155th Street up into Inwood (Manhattan's northernmost neighborhood, commonly considered part of Washington Heights), the area has in many ways become a little Dominican Republic—from its *joyerías* (jewelry shops) and chimichurri vendors to the bachata and reggaetón beats that add life to its buzzing streets. Music is so much a part of the lifestyle here, you'd be hard-pressed to spend a dance-less evening in Washington Heights. The Cloisters and Tryon Park are here, as well as numerous shopping and entertainment opportunities. Apartment rentals are easy to come by here, and prices are very reasonable. Access to transportation is good with the 1, 2, 3 and A, C subways all running through but time to campus can take as much as 30 to 45 minutes during rush hour.

<u>Some Helpful Tips to Assist You in Your Housing Search:</u>

- If you are arriving early and need a place to stay during your search for off campus housing, you can stay at a hotel or a Youth Hostel. Here is a link to short term stay options: http://www.newschool.edu/student-services/student-housing/off-campus-housing/
- If you are going to view an apartment (which we recommend you do before signing any lease), take someone with you for safety.
- Ask lots of questions of landlords and real estate brokers if you are using them in your search.
- Don't be afraid to walk away from a deal, and don't be pressured into signing a lease. Take your time, this is a very important decision to make, and will lock you in usually for a full 12 months.
- Contact an Apartment Locator Service (apartments are usually rented in person, but apartment locator services may assist you before you arrive).

- Don’t even think about bringing a car into New York City for the long term. Parking is a nightmare and very expensive, and driving is impossible during rush hours. Use public transportation which works very well and is much faster than driving.