The information provided in this guide is intended to assist students in comparing the costs, amenities, and experiences associated with living on or off-campus. Much of the information provided has been taken from environmental scans of the off-campus housing market in Sioux Falls, the College’s own published rates and services, and direct feedback from Augustana students (survey, Dec 2014).

It is our hope that students will use this information as one of many resources when considering a move off-campus as a third or fourth-year student at Augustana College.
# Student Housing Comparison Guide

## Augustana College (SD) | January 2015

### On-Campus Living

<table>
<thead>
<tr>
<th></th>
<th>Rent (9-Month Contract)</th>
<th>Meal Plan (9-Month Contract)</th>
<th>Parking</th>
<th>Fuel</th>
<th>Deposit</th>
<th>Utilities (Water, Sewer, Garbage, Gas, Electricity)</th>
<th>Technology (Internet and Cable TV)</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residence Hall</td>
<td>$373 - $498/mo</td>
<td>$408/mo (The Unlimited)</td>
<td>$18/mo (Residence Hall Lot)</td>
<td>NA</td>
<td>$100</td>
<td>Included</td>
<td>NA</td>
<td>$500 - $1064/mo* Per Person</td>
</tr>
<tr>
<td>Theme House</td>
<td>$428 - $526/mo</td>
<td>$408/mo (The Unlimited)</td>
<td>$12/mo (Theme House, Apartment, and Elmen Center Lots)</td>
<td></td>
<td></td>
<td></td>
<td>NA</td>
<td>$500 - $1064/mo* Per Person</td>
</tr>
<tr>
<td>Apartment</td>
<td>$490 - $614/mo</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>NA</td>
<td>$500 - $1064/mo* Per Person</td>
</tr>
</tbody>
</table>

### Off-Campus Rental (House)

Source: Survey of Augustana College students living off-campus (December 2014).

<table>
<thead>
<tr>
<th></th>
<th>Rent (Average Monthly Rate for 12-Month Lease Per Bedroom)</th>
<th>Food (Reported Average for Eating Out and Food Costs per Tenant)</th>
<th>Parking</th>
<th>Fuel (Reported Average per Tenant)</th>
<th>Deposit</th>
<th>Utilities (Reported Average for Water, Garbage, Electricity, Natural Gas per Tenant)</th>
<th>Technology (Reported Average for Internet and Cable TV per Tenant)</th>
<th>Total Cost (Calculated Using Average Costs and a Commuter Parking Pass)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-3 Bedrooms</td>
<td>$288 - $447/mo Low $220/High $500</td>
<td>Without Meal Plan: Eating Out $108/mo</td>
<td></td>
<td>$18/mo (Commuter Pass) or $12/mo (Elmen Center Lot)</td>
<td>$84/mo</td>
<td>Water $46/mo Low $7/High $130 Garbage $26/mo Low $3/High $47 Electricity $69/mo Low $10/High $150 Gas $51/mo Low $8/High $200</td>
<td>$73/mo Low $9/High $145</td>
<td>$985 - $1134/mo Per Person</td>
</tr>
<tr>
<td>4-5 Bedrooms</td>
<td>$231 - $289/mo Low $180/High $375</td>
<td>Food and Grocery $212/mo</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$73/mo Low $9/High $145</td>
<td>$918 - $976/mo Per Person</td>
</tr>
<tr>
<td>6-8 Bedrooms</td>
<td>$175 - $232/mo Low $120/High $333</td>
<td>Note: 30% of off-campus students also enrolled in a College meal plan.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$862 - $919/mo Per Person</td>
<td>$862 - $919/mo Per Person</td>
</tr>
</tbody>
</table>

### Off-Campus Rental (Apartment)

Source: www.rent.com (January 2015). Rates are typical housing costs for apartments located in South central Sioux Falls.

<table>
<thead>
<tr>
<th></th>
<th>Rent (Average Monthly Rate for 12-Month Lease Per Bedroom)</th>
<th>Food (Reported Average for Eating Out and Food Costs per Tenant)</th>
<th>Parking</th>
<th>Fuel (Reported Average per Tenant)</th>
<th>Deposit</th>
<th>Utilities (Reported Average for Water, Garbage, Electricity, Natural Gas per Tenant)</th>
<th>Technology (Reported Average for Internet and Cable TV per Tenant)</th>
<th>Total Cost (Calculated Using Average Costs and a Commuter Parking Pass)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio/1-Bedroom</td>
<td>$643/mo Low $430/High $740</td>
<td>Without Meal Plan: Eating Out $108/mo</td>
<td></td>
<td>$18/mo (Commuter Pass) or $12/mo (Elmen Center Lot)</td>
<td>$84/mo</td>
<td>Water $46/mo Low $7/High $130 Garbage $26/mo Low $3/High $47 Electricity $69/mo Low $10/High $150 Gas $51/mo Low $8/High $200</td>
<td>$73/mo Low $9/High $145</td>
<td>$1130/mo Per Person</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>$381/mo Low $298/High $458</td>
<td>Food and Grocery $212/mo</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1068/mo Per Person</td>
<td></td>
</tr>
<tr>
<td>3 Bedrooms</td>
<td>$303/mo Low $251/High $352</td>
<td>Note: 30% of off-campus students also enrolled in a College meal plan.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$990/mo Per Person</td>
<td></td>
</tr>
</tbody>
</table>

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*Important Note:*

Please remember that students living on-campus and enrolling in a meal plan will typically see 20% added to their Augustana Gift Assistance, significantly reducing the on-campus living “Total Cost” column you see below. To fully understand how your housing and meal plan decisions will impact your financial aid award, contact Financial Aid at 605.274.5216.

The average Augie student receiving financial aid typically pays $500 per month for a double room in a residence hall and The Unlimited meal plan combined.

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Note: 30% of off-campus students also enrolled in a College meal plan.
In addition to the basic cost information we’ve provided, we’ve got a few additional facts we thought you might find helpful.

**Useful Utilities**

Overall, you should expect that all utility costs are additional costs beyond your rent. However, we asked off-campus students (survey, Dec 2014) which utilities are included in their rent. The charts below give you a quick idea as to how likely it is that these utilities are included.

**Keeping Up with Upkeep**

We asked off-campus students (survey, Dec 2014) which property maintenance items they are responsible for as a renter. The chart below provides their responses.

**What’s with the food?**

You may have noticed that students not on a meal plan reported an average of $320 spent on food costs during a typical month. We wanted to help you understand that number a bit better.

It is important to note that not only do 30% of our off-campus students participate in a meal plan, but that food costs are also impacted by how many roommates you share those costs with and what your eating habits tend to be. See the box below for additional information about food costs for those with and without a meal plan.

We know that many students can stretch a food dollar, but mac & cheese, Taco John’s, and pizza leave more than a few nutritional gaps. Be sure to consider how often you want to eat out, how comfortable you are with buying groceries and cooking (and cleaning up after) your own meals, and what types of foods help you be your best. All can have a big impact on your monthly food costs.

Bon appetit!

**To Meal Plan or Not to Meal Plan**

One of the questions off-campus students have to answer is whether or not to enroll in a College meal plan. Using information our students provided (survey, Dec 2014), the chart below shows what your food cost averages would be given your choice in meal plans. Keep in mind that if you enroll in a meal plan, the College provides you with 10% added to your Augustana Gift Assistance.

<table>
<thead>
<tr>
<th></th>
<th>No Meal Plan</th>
<th>The Block Plan (75 Meals Per Semester)</th>
<th>The Unlimited (Unlimited All Day Dining)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Food and Grocery</strong></td>
<td>$212/mo</td>
<td>$136/mo</td>
<td>$52/mo</td>
</tr>
<tr>
<td><strong>Eating Out</strong></td>
<td>$108/mo</td>
<td>$92/mo</td>
<td>$48/mo</td>
</tr>
<tr>
<td><strong>Plan Cost</strong></td>
<td>NA</td>
<td>$137/mo</td>
<td>$408/mo</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$320/mo</td>
<td>$365/mo</td>
<td>$508/mo</td>
</tr>
</tbody>
</table>
Additional Considerations

At the end of the day, there’s more to making the decision to move off-campus than just the numbers. We’ve compiled a number of additional considerations that really should factor into your decision-making process.

Good Advice

If all of the information we’ve provided here isn’t enough to help you make a decision, your classmates offered the following advice about living on or off-campus (survey, Dec 2014):

Live on-campus because:
- “you like being on-campus, a sense of community with the rest of campus, and are involved with clubs.”
- “you don’t want to worry about writing monthly checks or having to deal with house problems or landlords.”
- “you have a busy schedule and don’t want to spend time shopping for and preparing food, cleaning, and taking care of your house.”

Live off-campus because:
- “you want to be independent, have more responsibilities, and not need shower shoes.”
- “it costs money but it is a great experience to live on your own with a few buddies.”
- “you have a steady income that can support rent and a food budget.”

Applications and Leases

On-Campus Living
Admission to the College and our Housing application are all that are required to apply.

Contracts coincide with the academic year (Sep-May).

Students are able to cancel their housing contract if they meet the criteria outlined in the College’s residency requirement. Students will not pay a penalty if they cancel a contract prior to June 1. Cancellation penalty is $400 plus the forfeiture of your $100 housing deposit.

Contracts are made with each individual student. If a roommate chooses to leave, it does not financially impact the remaining roommates.

Off-Campus Renting

Most property managers and landlords require an application fee (typically $30-$50). Credit and background checks are often required.

Leasing terms are often 12 months. Shorter term leases may be available, however, they may carry higher rental rates.

It can be very difficult to break leases (regardless of any change to a student’s status) and the consequences are often financially severe (i.e. loss of current month’s rent and deposit).

Leases are often made with all members living in a rental property. When a student chooses to leave, the remaining students are responsible for covering lost rent for the remainder of the lease.

Financial Aid

On-Campus Living
Financial Aid award letters are taken into account as promise of payment and housing costs are automatically deducted from the student’s account. Students rarely need to have money in hand or pay out of pocket.

Students who live on-campus and enroll in The Unlimited meal plan do typically see an addition of 20% to their Augustana Gift Assistance. Visit with Financial Aid for more information specific to your aid award.

Off-Campus Renting

Property managers or landlords will not consider a financial aid award letter as promise of payment and prefer that a student has money in hand (cash, check, credit or debit cards). Students sometimes have to wait until the start of the semester before they can access financial aid funds.

Interpersonal Conflict

On-Campus Living
Professional housing and Campus Safety staff are available to help students resolve interpersonal conflicts. If approved, a student can move to a different room or location with minimal impact to their contract.

Off-Campus Renting
Students must resolve interpersonal conflicts on their own. If a conflict cannot be resolved, students may need to cancel their lease, resulting in severe financial penalty.
Even though we’ve provided you with off-campus rental information for up to 8 roommates in one house, it’s important to note that Sioux Falls city ordinances only allow for up to 3 unrelated adults to live in the same dwelling.

This may not seem like that big a deal given the number of students you likely know who live in houses with 3 or more other people. However, many landlords try to get around the ordinance by allowing only 3 names on the lease. While this may seem like a harmless solution, it can be extremely problematic for those named on the lease as they are then legally and financially responsible for everything in the rental agreement.

Additionally, there is always the possibility that the city will be made aware and decide to enforce this ordinance and you and your roommates might find yourself looking for a new location part way through the academic year.

It is always a good idea to make sure you have researched all local and state laws related to renting before entering into a lease. Visit www.siouxfalls.org for more information about Sioux Falls city ordinances.

Questions?
Contact the Center for Campus Life at 605.274.5215 or reslife@augie.edu.