

Housing 201



**In the chat is
exciting you most
about yhat, share
wour upcoming
move!**



What will we cover?

Part 1 What can I expect?

Apartment process * Condo/house process * Q&A

Part 2 What documents do you need?

Docs needed * How to upload them * Q&A

Part 3 When and how are funds due?

Money orders * When funds are needed * Q&A

Part 4 Tips & Timeline

Tips on winning bids * Backup Planning * Q&A

Housekeeping:

When are you starting your lease?

 Wave 1	Lease start date: May 29 or before	Start looking: April 25 or before
 Wave 2	May 30 - June 11	May 1
 Wave 3	June 12 - June 22	May 9
 Wave 4	After school placement	July 22

What can I expect?

Apartment process * Condo/house process

Major Differences in Leasing

Condos vs apartments vs houses

Condos

- Only pay for ONE application fee!
- What you see is available, no wait list
- Can negotiate the price to position yourself better
- Have you go through the process of being approved by the Landlord AND building association (HOA)
- Almost always need 1st, last, and security

Apartments

- Pay for every application you send
- Units posted ahead of time, may not actually be available
- Many are on waitlist
- Price set
- Many additional monthly fees
- Sometimes includes utilities
- Almost always has amenities (gym, pool, etc.)

Houses

- One landlord, no HOA process. If you get accepted, you're in
- What you see is available, no wait list
- Can negotiate the price to position yourself better
- No amenities
- No on-site handyperson, often no handyperson at all

Condos



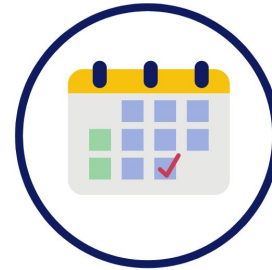
Put in an offer (called a Contract to Lease)



Once **accepted**, apply to the HOA, pay application fee, & sign lease



First month's rent collected by Happi Rent's escrow to be held until move-in date



Wait 2-4 weeks for approval from the HOA



Once HOA **approves** you, pay remaining funds & move in!

3 Common Issues to Prepare for with Condos

Issues	How it affects you
You put in an offer, you don't get accepted	On to the next one!
You have several places you want to apply for	While we highly encourage you to focus your efforts on your TOP since inventory moves so quickly, we can put in several offers at one time. However , if you get accepted at one, you usually have less than 24 hours to accept before they move on.
The HOA board doesn't approve you in time to move in on-time	We can't move-in until HOA approves you. It may be AFTER your agreed upon start date. If you are already in Miami, you will need to find alternate housing until you are approved.

Apartments



Apply to the apartment and pay application fee



Wait 1-2 weeks for approval from the complex



Once **accepted**, sign lease and pay upfront fees



Move-in day, pay remaining funds



Get keys and move-in!

3 Common Issues to Prepare for with Apartments

Issues	How it affects you
I love an apartment but they don't have any 2-bedrooms available	You can get on a waiting list but beware, that doesn't guarantee you a place! You will be notified when a unit comes available and you will still have to compete for the apartment.
I found a great apartment building but they don't work with agents	While we would love your business, we want you to be Happi! Unfortunately, our hands are tied if a building does not work with agents and you will have to go through the process without our expert guidance.
I found a great place and Apartments.com, Trulia, Zillow said it's available but when I called, they said it's not	Inventory is moving faster than I can explain . So fast, in fact, that sometimes it takes weeks for 3rd party sites like Zillow to update their inventory. Check with Happi Rent first or call! To save you heartache, do your searches on OneHome. That is updated daily.

Important:
You'll hear us use both!



What documents do you need?

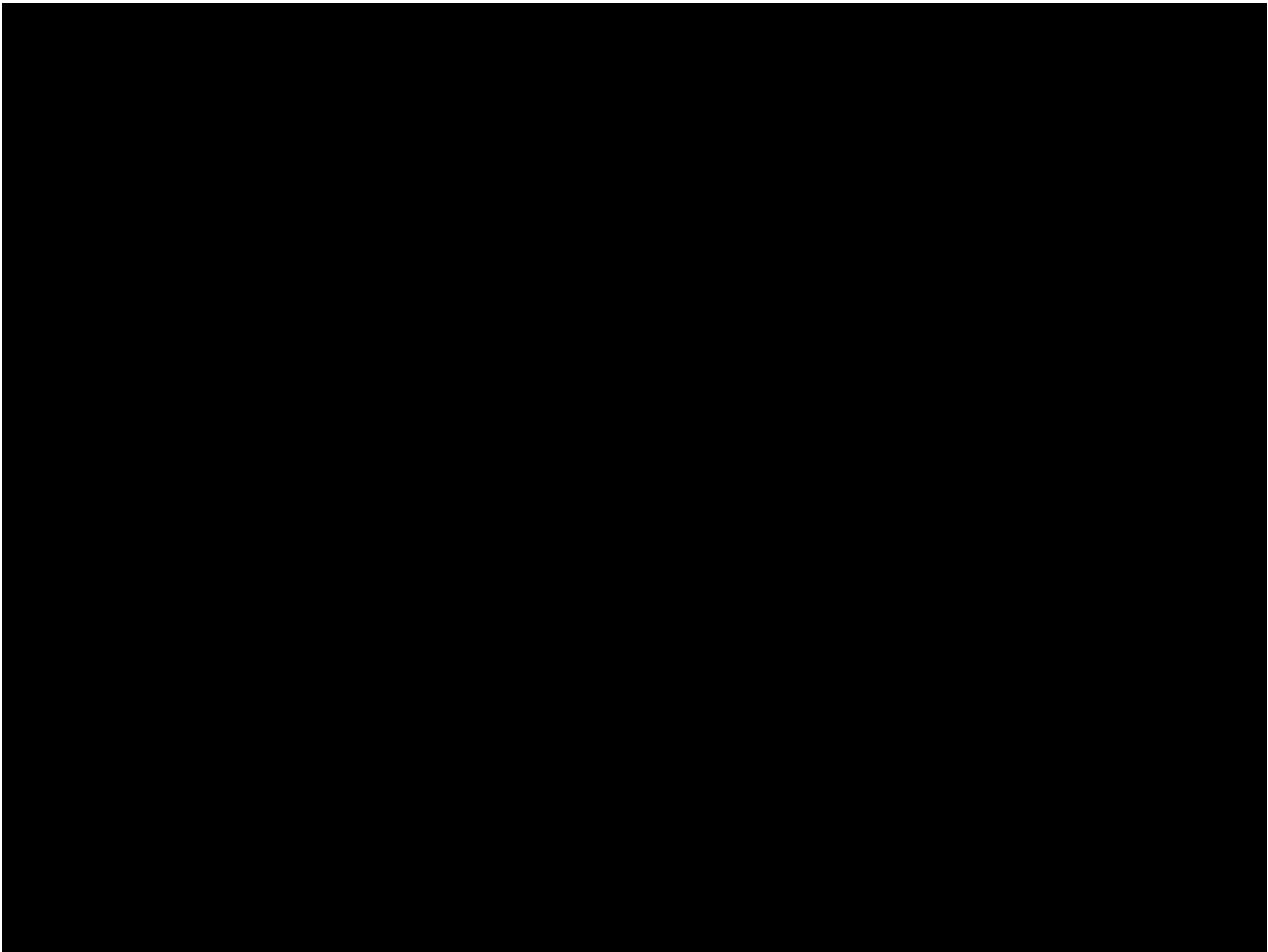
Docs needed * How to upload them * Q&A

Documents you will need

- Copy of a valid photo ID
- Employment Verification Form
 - You can get this document by emailing Xavier at Xavier.suarez@teachforamerica.org)
- Credit Report
 - We suggest Credit Karma; or Equifax; PDF only & must have your name and score on the same page
 - If you do not have any credit history or your score is 0, you will need a co-signer
- Optional: 3 Bank Statements

LastName_FirstName_Document_Title

Ex: Calin_Jasmine_Credit_Report



Questions



When and how are funds due?

Money orders * When funds are needed * Q&A

Remember...

1st month's rent due:

The day you are accepted to the unit
(usually about 1 month from your lease
start date)

Last month's rent and security deposit due:

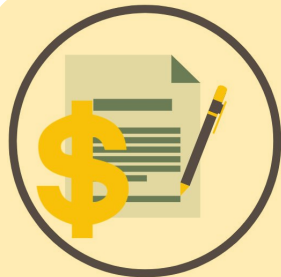
On your lease start date



Condos



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Once HOA **approves** you, pay remaining funds & move in!

Apartments



Apply to the apartment and pay application fee



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Once **accepted**, sign lease and pay upfront fees



Move-in day, pay remaining funds

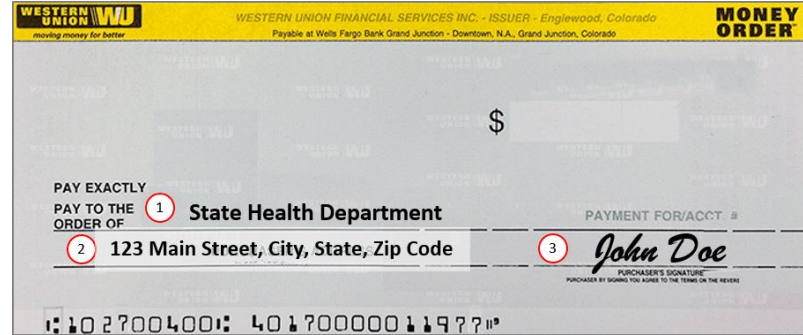


Get keys and move-in!

Payments accepted

- Money orders
- Cashier's checks
- Direct Deposit (if available)

Happi Rent is happy to help for a \$5 processing fee. Or you can overnight your funds via FedEx.



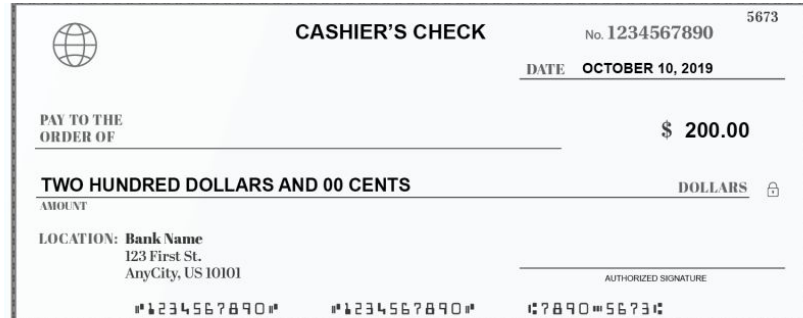
WESTERN UNION **WU** moving money for better WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Englewood, Colorado **MONEY ORDER**
Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado


\$

PAY EXACTLY
PAY TO THE ORDER OF **1** **State Health Department** PAYMENT FOR/ACCT. #


2 **123 Main Street, City, State, Zip Code** **3** *John Doe*
PURCHASER'S SIGNATURE
PURCHASER BY SIGNING YOU AGREE TO THE TERMS ON THE REVERSE

⑆ 0 2 7 0 0 4 0 0 ⑆ 4 0 1 7 0 0 0 0 0 1 1 9 7 7 ⑆



 **CASHIER'S CHECK** No. 1234567890 5673
DATE **OCTOBER 10, 2019**

PAY TO THE ORDER OF \$ **200.00**

TWO HUNDRED DOLLARS AND 00 CENTS DOLLARS 
AMOUNT

LOCATION: **Bank Name**
123 First St.
AnyCity, US 10101

AUTHORIZED SIGNATURE

⑆ 2 3 4 5 6 7 8 9 0 ⑆ ⑆ 2 3 4 5 6 7 8 9 0 ⑆ ⑆ 7 8 9 0 ⑆ 5 6 7 3 ⑆

Personal Checks are
NEVER accepted

You may also be asked for...

- Police report from your hometown (which I am usually able to change to an official background check) **Cost varies**
- Background check **Myrental.com \$35**
- Renters insurance **About \$20/month**



Questions



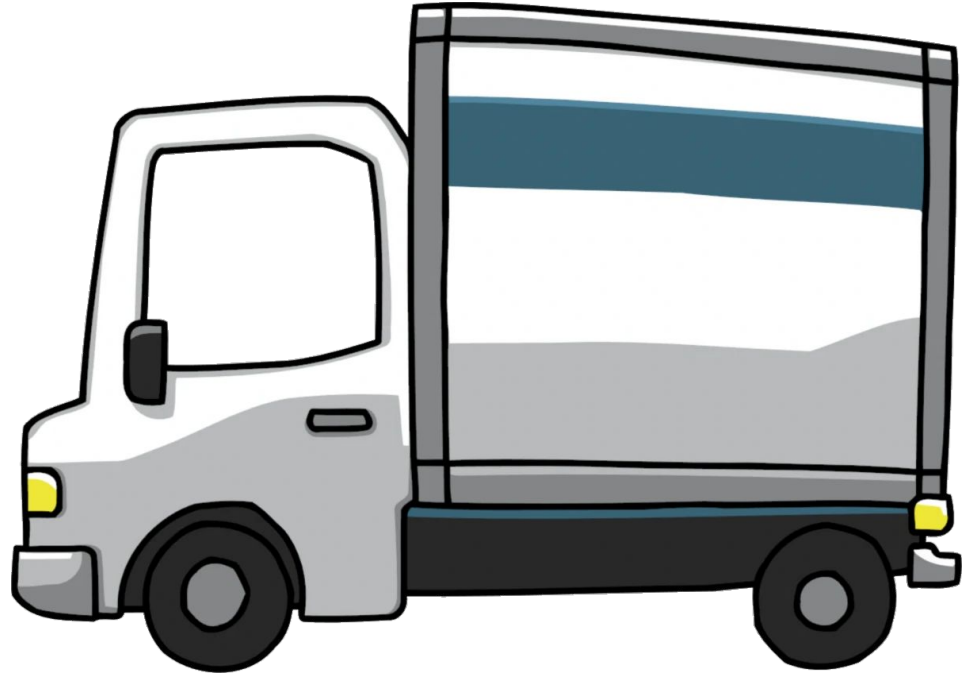
Tips & Timeline

Tips on winning bids * Backup Planning * Q&A

Tell companies you are a teacher!

Moving Discounts

- My monster movers 5% Discount for all Educators
 - Use Coupon Code #MOVE4ED
- Budget offers up to 20% off for teachers
 - budgettruck.com/deals/teach



Be patient but be on top of things.

1. Get your docs uploaded
2. Check your email & respond to texts
3. Follow up with us! We are here to help.

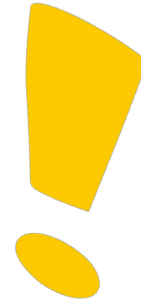


Have I said inventory is moving quickly?

Have a backup plan



**If things aren't going
how you want,
consider revising
your search.**



**There is a chance
you won't find a
place before you
need to be here.**

Dates to be Mindful Of

April 19 Wave 1 begins search

May 1 Wave 2 begins search

May 9 Wave 3 begins search

May 18 Happi Rent stops taking new clients

June 20 All CMs need to be in Miami

July 1 - July 8 Happi Rent Pauses for All Clients



Sign Up for Newsletters

The New
Tropic

Miami on
the
Cheap

Miami
and the
Beaches

We are so excited for you!
Let's get started

