



# **Virginia International University Housing Guide**

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11200 Waples Mill Road, Suite 360  
Fairfax, VA 22030  
Phone: 703-591-7042 ext. 304 \* Fax: 703-591-7048

## Searching for an Apartment?



## **Housing Information**

At this time, VIU does not offer an on-campus housing option. To assist you with locating reasonable and affordable housing options, VIU has collected information about various housing options in the surrounding communities. VIU can not make housing or transportation arrangements on your behalf but will proudly serve as a resource to assist students in locating housing.

More housing information is available on the VIU website at

<http://www.viu.edu/prospective-students/housing.html>.

Here is a list of several housing options for students:

- ⇒ Homestay
- ⇒ Roommate/Shared Housing
- ⇒ Hotels
- ⇒ Apartments

## **Homestay**

For students who prefer to live with an American family, a homestay is the best option for you. Staying with an American family will not only help you improve your English skills, but will also provide you with the ability to experience American culture first hand. Homestay fees range from \$700 to \$1,000 per four weeks. For more information and to apply for a homestay, please visit the following links:

<http://www.justlikehome.com/>  
<http://www.homestayweb.com/search.html>

## **Roommate/Shared Housing**

Shared housing is an ideal choice for students seeking a more independent alternative to a host family. Roommate and shared housing options include townhouses and single-family homes. Kitchen privileges are usually included in these arrangements. Rates range from \$400 - \$1,000 a month per person. For more information, please visit the following links:

<http://www.justlikehome.com>  
<http://washingtondc.craigslist.org/roo/>

## **Hotels**

There are several hotels located close to the university. **Special rates are now available to VIU students for the hotels listed below.** If you need hotel reservations for your family or friends or if you need a place to stay while looking for accommodation in the area, please contact us at [accommodation@viu.edu](mailto:accommodation@viu.edu) to access the special rates.

<http://www.marriott.com/hotels/travel/iadfo-courtyard-fairfax-fair-oaks/>

<http://www.comfortinn.com/ires/en-US/html/HotelInfo?hotel=VA073&promo=gglocal>

[http://www.ichotelsgroup.com/h/d/cw/1/en/hotel/wasrh?&firstpoint=dcb2&cm\\_mmc=mdpr-\\_googlemaps-\\_cw\\_-\\_wasrh](http://www.ichotelsgroup.com/h/d/cw/1/en/hotel/wasrh?&firstpoint=dcb2&cm_mmc=mdpr-_googlemaps-_cw_-_wasrh)

## **Apartments**

For students who prefer renting apartments, you can do so individually or as a group. Apartment rental information is available upon request from the VIU Housing Department. Please remember that you will be renting the apartment independently and you will sign a lease directly with the renting property. VIU will not be involved in this process in any way.

Please be aware that monthly rent in this area tends to be much higher than what you may be accustomed to. Monthly rental rates range from \$1,200 - \$1,500 for a one bedroom apartment. Studio apartments average \$1,000 a month. Renting terms range from 3 months to 1 year.

If you require roommates, we will try our best to find students who will share a room with you, but with no preference of race, religion or ethnicity. The security deposit, rent, and utility bills will be divided among the occupants of the apartment.

Most apartments require you to submit a copy of your passport, I-20 form, and a Statement of Financial Support. All documents have to be submitted together to the apartment complex along with the required contracts and applications needed to reserve the apartment.

Below are various websites that you should explore when looking for apartment options in the local community. Virginia International University is not responsible for any problems or circumstances that you may have when renting properties listed below.

<http://www.apartments.virginia.cc/>

<http://www.apartments.com/>

<http://www.rent.com/>

<http://www.washingtonpost.com/wp-dyn/content/rentals/?nav=left>

<http://www.education-post.com/campus/accommodation.asp>

[http://www.washington-dc-apartments.us/FreeSearch\\_form.asp](http://www.washington-dc-apartments.us/FreeSearch_form.asp)

<http://www.mynewplace.com>

<http://www.justlikehome.com/>

<http://washingtondc.craigslist.org/apa/>

<http://rentbits.com/rb/s/rentals-fairfax-virginia/>

<http://www.thefourwindsatoakton.com/leasing.html>

<http://www.dittmarcompany.com/communities/cavalier/cavalier.html>

<http://www.dwoskin.com/fairfax-virginia-apartment/>

## Information about Leases

1. A security deposit is generally required at the time of signing your lease to the property. The security deposit cannot be more than two month's worth of rent and it may be used by the landlord/manager to pay for back rent or damages that are not reasonable wear and tear. It would be advisable that you be present during the move-out inspection.
2. The landlord/manager has to inform the tenant if he will need to use the security deposit for back rent or damages before the date of usage. A list of itemized listing of expenses should also be provided to the tenant.
3. Please keep in mind that the lease you are signing to your rental is a legally binding document for both parties. Make sure to read the lease thoroughly and understand the document. If you have any questions about the lease make sure to ask another person who might know a bit more about the topic *before* signing the lease.
4. The payment of rent should be stated in the lease contract. The details on how to pay and to whom to pay should also be covered. Anything that you and the landlord/manager talked about should be included in the lease contract. A thorough inspection of the property is advised so you are aware of any existing damages or problems.
5. Pay attention to any legal restrictions stated in the lease because breaking a restriction could pose a violation of the lease and may cause the landlord to take legal action to terminate the lease.
6. Make sure you are aware of the terms and conditions in breaking a lease. A fine can be imposed on you if you do not follow the terms and conditions.

## **Tips for Renters**

### **Important Information to Know Before Signing Your Lease**

When renting, we suggest that you ask the following questions:

- Is the apartment completely or partially furnished (sofa, bed, table, chairs etc.)?
- Which utilities, such as gas, water, and electricity are included in the rent?
- On average, how much are the utilities per month?
- Are there laundry facilities available? If not, are there any laundry facilities nearby?
- How much money is required to move in; security deposit, first/last month's rent?
- Is the apartment close to restaurants, grocery stores, shopping areas, etc.?
- Is the apartment close to public transportation?
- Is the neighborhood safe? Have there been any incidents (crime, vandalism etc.) in the past six months?
- (If you have a car) Does the apartment come with a parking space or is there an extra fee for parking?

### **The Security Deposit**

If you are thinking about renting housing, you'll need to factor in the cost of a security deposit. A security deposit usually equals one month's rent, which you give to your landlord in addition to your first month's rent. Your security deposit is held to pay for any damages that might occur during your occupancy, to pay for cleaning/repairs when you move out (if you don't leave your apartment in satisfactory condition), or to hold if you don't pay your rent. Mainly, the security deposit is an initial expense to consider when renting, but it is one you should have returned to you when you vacate the rental property, provided that you fulfill the requirements in your lease when vacating.

.adapted from <http://americanhistory.si.edu/getinvolved/housing.cfm>)

### Talk to Current Tenants

If at all possible, try to talk to some current tenants in the apartment complex where you are considering renting BEFORE you sign your lease. These people can provide you with inside information on the responsiveness of management, noise levels, your future neighbors and much, much more. Also, consider visiting [www.apartmentratings.com](http://www.apartmentratings.com) for honest apartment reviews by current and former tenants

### Your Responsibilities as a Tenant

- 1.** Pay your rent on or by the first of the month. Set up a checking account at a local bank so that you can pay by check.
- 2.** Keep your apartment neat and clean. Problems with cleanliness can result in the unwelcome addition of cockroaches and mice. If you do have problems such as these, contact your landlord as soon as possible to let him/her know.
- 3.** Be respectful of your neighbors. Keep noise levels down, especially between 10pm and 7am. Apartment walls tend to be thin. As a result, noise can easily travel between apartment units.
- 4.** Get to know your neighbors. Simply saying hello or goodbye to your neighbors can be an effective way to promote friendly relations. Do your best to speak the English language to your neighbors.
- 5.** Get permission from your landlord before painting or making any other serious changes to your apartment. If you do paint your walls, you will most likely be required to paint them back to their original color before you leave.
- 6.** Dispose of your garbage properly. Put all of your garbage (non-recyclables) in a large trash bag, tie the bag closed TIGHTLY, and put it on the curb or in a designated trash can next to the street in front of your house. Remember to throw out your garbage only on garbage day.
- 7.** Be aware of legal drinking laws. The legal age for drinking alcohol in this country is 21. You will need to show some form of identification, usually a driver's license, in order to purchase alcohol. Please do NOT buy alcohol for ANYONE under 21, as this is also breaking the law.

## **Useful Online Housing Links**

### **George Mason University's list of off-campus housing**

<http://liveoffcampus.com/georgemason/>

### **Craigslist (Northern Virginia - apartments for rent)**

<http://washingtondc.craigslist.org/nva/apa/>

### **DC Registry**

[www.dcregistry.com](http://www.dcregistry.com)

Click on Classifieds and then Rental & Roommates. Search Apartments for Rent, Condos for Rent, Roommates wanted, and Rooms for Rent.

### **Washington City Paper Classifieds**

[www.washingtoncitypaper.com](http://www.washingtoncitypaper.com)

Click on Classifieds and then Housing. Choose either Apartment for Rent or Shared Housing.

### **Washington Post/ Apartments.com Apartment Search**

<http://www.washingtonpost.com/wp-adv/classifieds/rentals/front.htm>

**Apartment Showcase**

[www.apartmentshowcase.com](http://www.apartmentshowcase.com)

Order a FREE Washington DC metropolitan area Apartment Guide and have it mailed to you (U.S. addresses only).

Search local apartments and take 360 degree tours of available apartments.

**Apartment Ratings**

[www.apartmentratings.com](http://www.apartmentratings.com)

Read online reviews of various apartment complexes to see what it's REALLY like to live there. Visit this site before you sign any lease!

**Just Like Home**

[www.justlikehome.com](http://www.justlikehome.com)

**Finding a Roommate****Roommates in Fairfax, Virginia**

<http://location.roommates.com/virginia/fairfax.html>

Great website! Read profiles and see photos of people searching for roommates. Easy to use.

**Easy Roommate**

[www.easyroommate.com](http://www.easyroommate.com)

## Living with a Roommate

Due to the high cost involved in renting apartments in the Washington D.C. metropolitan area, many American students choose to live with a roommate to save on living expenses. Living with a roommate can be a wonderful experience, or an unpleasant one, depending on a variety of factors. However, with clear expectations and frequent communication, you can avoid most problems that roommates face.

Things to Discuss with Prospective Roommates

### **Habits**

- Do you smoke? If not, how do you feel about living with someone who smokes?
- What degree of neatness and cleanliness is important to you?
- Do you have a special diet or other special health requirements?
- How much time do you spend at home?

### **Preferences**

- Do you prefer to study at home? If so, when are you most likely to study?
  - Are music/TV OK? If so, what kind of music, how often, and how loud? What noise level can you tolerate?
  - How often do you want to have friends visit?
  - How do you feel about overnight guests? How many nights should they stay?
  - Should frequent guests who eat at your home share the food costs?
  - How much privacy do you need?
- ⇒ Are you willing to share personal items-supplies, stereo, clothing? Do you expect to be asked for permission to use them?

(adapted from *from the Student Housing Office, University of California, Davis*)  
[http://daviswiki.org/Roommate\\_Guide](http://daviswiki.org/Roommate_Guide)

### **Expectations**

- Will you cook together or buy groceries and prepare meals independently?
- How will housekeeping responsibilities be divided? Divide the chores 50/50?  
Take turns?
- How will rent, utilities, groceries, and supplies be divided? Can you depend on each other to pay bills on time?
- How will you solve problems?

### **Budget**

Students living off-campus should expect to pay at least \$19,000 a year for food, housing, books, and tuition if you are an undergraduate or graduate student. The other big costs are entertainment and clothing which will depend on the lifestyle of the student.

It is important to take into consideration the following factors in budgeting how much you will spend in a year:

1. Cost of utilities (if not included in the lease)
2. Phone bill
3. Internet Access costs
4. Furniture (if apartment is not furnished)
5. Any other additional costs that you may have in renting a place to live

Other expenses that can generally increase your budget monthly are the following:

1. Groceries
2. Medicines
3. Leisure
4. School
5. Clothes
6. Transportation
7. Miscellaneous/Other

## APARTMENTS IN THE AREA

### Archstone Fairchase

4411 Dixie Hill Rd., Fairfax, VA 22030  
Phone: (866) 482-8117  
2.2 miles away from VIU

[http://www.archstoneapartments.com/apartments/Virginia/Fairfax/Archstone\\_Fairchase/default.htm](http://www.archstoneapartments.com/apartments/Virginia/Fairfax/Archstone_Fairchase/default.htm)

#### Rates:

Studio prices start at \$1115 per month  
One bedroom prices range from \$1200 to \$1400 per month  
Two bedroom (2 bath) prices range from \$1500 to \$1700 month (they accept 5 people in the apartment)  
Three bedroom (2 baths) prices start at \$2000 per month

#### Requirements:

- ⇒ \$50 application fee
- ⇒ \$450 administrative fee
- ⇒ Statement of financial support
- ⇒ Security deposit if you don't have credit history
- ⇒ ID: either a passport or other type of identification such as a drive license



Apartment

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### Avalon at Fair Lakes



13116 Autumn Woods Way, Fairfax,  
VA 22033  
Phone: 866-485-6021  
5 miles away from VIU

[http://](http://www.avaloncommunities.com/avaloncore/nadvantage.asp?comm=9)

[www.avaloncommunities.com/avaloncore/nadvantage.asp?comm=9](http://www.avaloncommunities.com/avaloncore/nadvantage.asp?comm=9)

#### Rates:

One bedroom prices range from \$1100 to \$1340 per month  
Two bedroom prices range from \$1325 to \$1480 per month

#### Requirements:

- ⇒ One month security deposit of \$300
- ⇒ \$ 35 application fee per person plus \$300 amenities
- ⇒ Statement of financial support (2x the rent) and Co-signer
- ⇒ Copy of passport or Visa if applicant doesn't have Social Security

## **Camden Fair Lakes:**

12565 Summit Manor Dr Fairfax, VA 22033  
Phone: (866) 932-3834  
2.88 miles way from VIU

[http://www.fairlakes.com/popup/live/camden\\_popup.html](http://www.fairlakes.com/popup/live/camden_popup.html)

### Rates:

One bedroom price ranges from \$1207 to \$1332  
Two bedroom price ranges from \$1252 to \$1592  
Three bedroom price ranges from \$1664 to \$1749

### Requirements:

- ⇒ \$50 application fee
- ⇒ \$350 administrative fee
- ⇒ Copy of passport and Co-signer is required



## **Camden Monument Place**



12152  
Monu-

ment Dr, Fairfax, VA 22033  
Phone: (866) 932-3804  
2.95 miles away from VIU

<http://camdenmonumentplace.com>

### Rates:

One bedroom prices start at \$1360 per month  
Two bedroom price ranges from \$1600 to \$1700 per month

### Requirements:

- ⇒ One month security deposit is required
- ⇒ Passport identification
- ⇒ Co-signer



### **Circle Tower**

9411 Lee Hwy Fairfax, VA 22031

Phone: (703) 273-9054

7 miles away from VIU

<http://www.circletowersapartments.com/s/homepage>

#### Rates:

One bedroom prices start at \$950 per month

Two bedroom prices start at \$1199 per month

Three bedroom prices start at \$1415 per month

#### Requirements:

⇒ Copy of Passport

⇒ Security deposit of 2 months rent

## **Fair Oaks at Pender Creek**

12201 Pender Creek Circle Fairfax, VA 22033

Phone:(866) 342-2523

Fax: (703) 352-1654

2.74 miles away from VIU

<http://www.fairoaksatpendercreek.com/s/homepage>

### Rates:

One bedroom prices start at \$1249 per month

Two bedroom prices start at \$ 1449 per month

Three bedroom prices start at \$1769 per month



### Requirements:

- ⇒ International Application
- ⇒ Copy of the passport
- ⇒ Security deposit of \$500

## **Gainsborough Court**

3700 Jermantown Road, Fairfax, Virginia, 22030

Phone: (866) 612-5742

Fax: (703) 273-7136

0.76 miles away from VIU

<http://www.dwoskin.com/northern-virginia-apartment/properties/fairfax-virginia-apartment-townhome/>

### Rates:

### Rates:

One bedroom prices start at \$1195 per month

Two bedroom prices start at \$ 1415 per month

Three bedroom prices range from \$ 1705 to \$1605 per month

### Requirements:

- ⇒ Visa, passport, I-94
- ⇒ Security deposit of \$250
- ⇒ If applicant doesn't have a Social Security Number, the security deposit will be two months rent.





## **Layton Hall Apartments**

10320 Layton Hall Dr., Fairfax, VA 22030  
Phone: (703) 273-1013  
2.35 miles from VIU  
<http://www.layton-hall-apartments.com/>

Rates: One bedroom prices range from \$ 1,060 to \$1,175 per month  
Two bedroom prices range from \$1,245 to \$1,355 per month  
Three bedroom prices range from \$1,505 to \$1,620 per month

Requirements:

- ⇒ Letter of financial responsibility
- ⇒ Copy of passport and I-20
- ⇒ Letter of enrollment status from the school

## **Lincoln at Fair Oaks**

12167 Lincoln Lake Way, Fairfax, VA 22030  
Office: (703) 449-8900  
Fax: (703) 449-8907  
3.29 miles away from VIU  
[http://www.lincolnapts.com/Apartments/module/company\\_property\\_info/company\\_property%5Bid%5D/14999/](http://www.lincolnapts.com/Apartments/module/company_property_info/company_property%5Bid%5D/14999/)



Rates:  
One bedroom prices range from \$1190 to \$1265 per month  
Two bedroom prices range from \$1415 to \$1565 per month

Requirements:

- ⇒ One bedroom security deposit of \$300
- ⇒ Two bedroom security deposit of \$400
- ⇒ Copy of passport and I-94
- ⇒ Income statement
- ⇒ Utilities not included

## **Oakton Park Apartments**

3347 Willow Crescent Dr , Fairfax, VA 22030

Phone (703) 273-7813

3.06 miles from VIU

<http://www.oaktonpark.com/s/homepage>

### Rates:

One bedroom prices start at \$1210 per month (special \$1085 )

Two bedroom prices start at \$1425 per month ( max. 4 people) (special \$1300)

Three bedroom prices start at \$1725 per month

### Requirements:

- ⇒ Copy of passport
- ⇒ \$50 application fee
- ⇒ Security Deposit of \$400 if applicant has strong credit history
- ⇒ One month of rent is charged in advance if applicant has no credit history



## **Post Forest**

12101 Pine Forest Circle,

Fairfax, VA 22030

Phone: (703)968-7678

2.65 miles way from VIU

<http://4wallsindc.com/virginia/post-forest/post-forest.htm>

Rates: One bedroom prices range from \$1115 to \$1485 per month

Two bedroom prices range from \$1575 to \$1660 per month

### Requirements:

- ⇒ Application Fee of \$100
- ⇒ Security deposit of \$100 (one bedroom) and \$200 (two bedroom)
- ⇒ One-time amenity fee of \$300
- ⇒ Income statement and co-signer is required
- ⇒ Copy of passport and I-94
- ⇒ 12 months lease in required

## **The Reserve at Fairfax Corner**

11727 Fairfax Woods Way, Fairfax, VA 22030

Phone: (866) 915-6997

1.75 miles away from VIU

<http://www.equityapartments.com/Northern-Virginia/Fairfax/The-Reserve-at-Fairfax-Corner.aspx>

### Rates:

One bedroom prices start at \$1115 per month

Two bedroom prices start at \$1685 per month

Three bedroom prices start at \$2080 per month

### Requirements:

- ⇒ Credit history
- ⇒ Copy of passport and I-94
- ⇒ Income statement and co-signer
- ⇒ Security Deposit 2x the rent



## **Shenandoah Crossing**

13300 Blueberry Lane, Fairfax, VA 22033-4152

Phone(866) 785-4079

4.39 miles away from VIU

<http://www.shenandoahcrossingaptsva.com/>



Rates: One bedroom prices range from \$1099 to \$1194 per month

Two bedroom prices range from \$1190 to \$1259 per month

### Requirements:

- ⇒ Copy of passport and I-94
- ⇒ Letter of enrollment from the school
- ⇒ Income Statement – 3 times the rent and a Co-signer
- ⇒ \$300 Security Deposit

## **The Hermitage Apartments**



12105 Polo Drive, Fairfax, VA 22033

Phone: 703-352-7368

2.23 miles away from VIU

<http://www.thehermitageapartments.com/>

### Rates:

One bedroom prices range from \$1197 to \$1343 per month

Two bedroom prices start at \$1530 per month

### Requirements:

- ⇒ \$200 security deposit for those who have a strong credit history
- ⇒ One month rent security deposit, for those who don't have a strong credit history
- ⇒ 3 months, 6 months and 12 months lease
- ⇒ Criminal background check required

## **Van Metre Fairfax Square**

Address: 9860 Fairfax Square Fairfax, VA 22031

Phone: 703-591-5498

3.5 miles away from VIU

<http://www.vanmetreapartments.com/about/>

### Rates:

One bedroom prices range from \$1200 to \$1385 per month

Two bedroom prices range from \$1400 to \$1555 per month

### Requirements:

- ⇒ \$ 75 application fee
- ⇒ \$450 Administrative fee
- ⇒ Two months rent/security deposit
- ⇒ Co-signer and Income Statement
- ⇒ Check criminal background



## **Frequently Asked Questions**

### ***How can I find off-campus housing?***

There are many different ways to find housing in the communities surrounding VIU. You can access apartment information on our website at <http://www.viu.edu/prospective-students/housing.html>. If you would like assistance from VIU's Accommodation Office, please email [accommodation@viu.edu](mailto:accommodation@viu.edu).

### ***When should I start looking for accommodation?***

The best time to begin looking for accommodation is at least three weeks before the start of the semester. This will provide you with sufficient time to explore multiple housing options before classes begin. For student looking to secure housing before they arrive to the United States: please note that not all housing rentals will allow you to make arrangements prior to your arrival in the U.S.

### ***Will temporary housing be available to me while I am searching for accommodations?***

Temporary accommodations will not be available on campus while you are searching for a place to stay. However, there are several hotels in the area that are reasonably priced. You will be responsible for covering the cost of temporary housing.

### ***How much does off-campus housing generally cost?***

Rental rates all depend on what the type of housing you choose. Prices can range from \$400 - \$1500. Prices will vary depending on the quality of the property, neighborhood, and inclusion of some utilities or type of rental. For more information, please visit: <http://www.viu.edu/prospective-students/housing.html>

***How far from campus are most housing options?***

There are apartments that are walking distance from the university. But there are also apartments available where you will need to take at least a 20 minute bus ride.

***Do I need a car to live off-campus?***

If you search for a place to live in the areas of Fairfax, Oakton, Annandale, Seven Corners, and Merrifield, Virginia you can take a bus to VIU. There are several bus lines that you can take that will drop you off within a 10 minutes walk of VIU. The bus routes that you should take include:

1C (Inova Fair Oaks Hospital – Ballston Station)  
1Z (Inova Fair Oaks Hospital – Ballston Station)  
2G (Fair Oaks Hospital – Ballston Station)  
City Of Fairfax CUE Bus (Gold Line)

For bus route schedules and timetables, please visit [www.wmata.com](http://www.wmata.com).

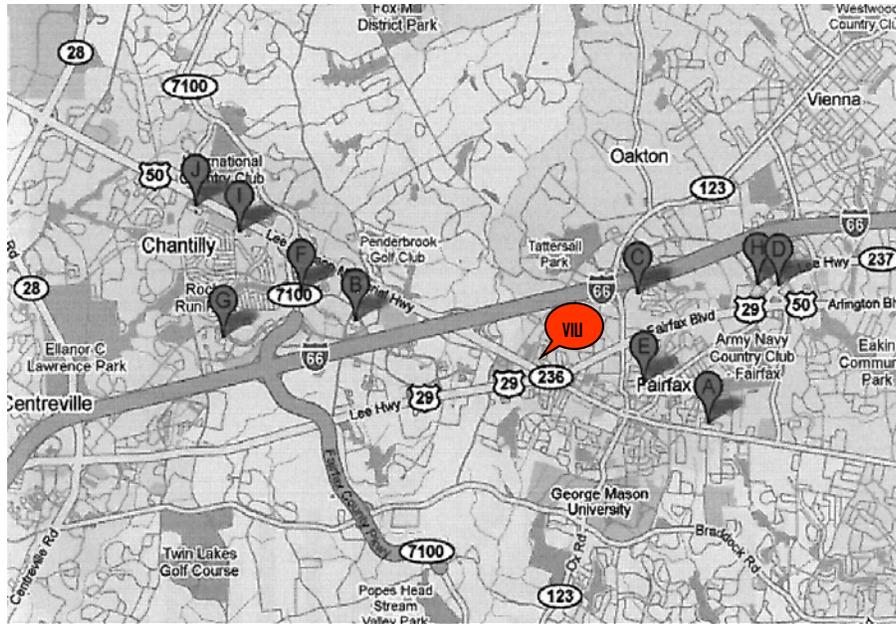
***Are utilities included in most housing?***

There are some apartments that include heat, hot water, and water. In some apartments, it is your responsibility to pay for all utilities.

***Who can I contact if I need help from VIU?***

You can e-mail [accommodation@viu.edu](mailto:accommodation@viu.edu) or call Tina at 703-591-7042.

## Apartments in Fairfax Area



<p><b>A. Fairfax Square Apartments</b> 9860 Fairfax Sq, Fairfax, VA</p> <p><b>B. Hermitage Apartments</b> 12105 Polo Dr, Fairfax, VA</p> <p><b>C. Oakton Park Apartments</b> 3347 Willow Crescent Dr # 11, Fairfax, VA</p> <p><b>D. Circle Towers Apartments</b> 9411 Lee Hwy, Fairfax, VA</p>	<p><b>F. Camden Fair Lakes</b> 12565 Summit Manor Dr, Fairfax, VA</p> <p><b>G. Autumnwood Apartments</b> 13116 Autumn Woods Way, Fairfax, VA</p> <p><b>H. Fairfax Circle Villa Apartment</b> 9555 Blake Ln, Fairfax, VA</p> <p><b>I. East Meadow Apartments</b> 4023 Majestic Ln, Fairfax, VA</p> <p><b>J. Shenandoah Crossing</b> 13300 Blueberry Ln, Fairfax, VA</p>
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