



PEOPLE
Precollege Enrichment Opportunity
Program for Learning Excellence
UNIVERSITY OF WISCONSIN-MADISON

UW-MADISON HOUSING HANDBOOK



26
27

TABLE OF CONTENTS

01

Introduction

02

Cost Breakdown of Dorms

03

Key Terms

04

Apartment Searching

05

Apartment Searching Questions

06

Leasing Companies and Websites

07

Summer and Study Abroad

08

Sublease

09

Renter's Application

10

Living in the Dorms

11

House Fellow/Resident Assistance



INTRODUCTION

In this handbook we will talk about how to search for apartments and other options you have if you don't think living in an apartment is for you. With this handbook, we are hoping you feel more confident making a decision in terms of housing and are more aware of what options are available to you as a student living in Madison.



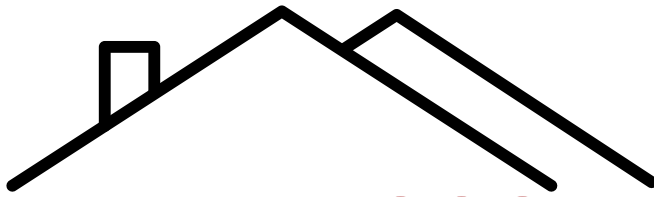
Better understanding of Madison Housing options



Can make an informed housing decision



Have housing resources available to you



COST BREAKDOWN OF DORMS

Living in an apartment could be a great option for more privacy, space, independence, and a way to save money in the long run (ex. Living space, food, etc.)

- Average Academic Year Dorm Rate 2025-2026: **approx. \$8500**
- Living in a dorm for about 8 months
 - **\$1062/month**
- Doesn't include dining plans (see below)

Dining Plan is required when living in the dorms

<u>Dining Plan</u>	'25/'26 Rate for Academic Year	How much are you paying for the 8 months you're on campus?
Go10	4100.00	512.50/month
Go14	4600.00	575/month
GoUnlimited	5800.00	725/month

KEY TERMS

Lease Agreement: a contract between a landlord and a tenant that states what the tenant will pay monthly for rent and for how long (leases will also include rules and conditions that tenants need to follow). Leases can be year long, 9 months, or month-to-month.

Sublease: the re-renting of property by an existing tenant to a new third party for a portion of the tenant's existing lease contract

Security Deposit: This is money given to a landlord or lender of an apartment/house as proof of intent to move in and care for the property, this is usually paid around the time you are signing the lease. (Security deposits can be returned in full or partial at the end of lease if there are minimal damages and in most cases it is one months rent)

*so in most cases you need to save up two months rent in order to move in"

Utilities: Utilities are electricity, gas (ex. gas stoves use gas), water/sewer, heat)

Renter's Insurance: If you experience a covered loss in your rented space, renters insurance can help to cover the associated costs. The amount covered will depend on the type of loss that occurred and the amount of coverage you have. (Some places may require you to have one)

Co-signer: is a person (parent, family member, or friend) who has an established financial history who agrees to back you up on the lease and also are financially responsible for the lease once they agree to sign. As a co-signer, their credit will be impacted if you are unable to meet your rent costs every month



On-site: meaning it is in the building

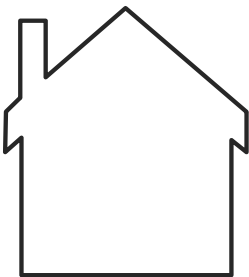
Off-site: meaning it is not in the building and at another location

Amenities: desirable or useful features or facilities of a building or place (ex. AC unit, Gym, Breakfast Bar, Laundry, etc.)

Furnished: available to be rented with furniture (ex. "a full-sized, fully furnished apartment")

Unfurnished: apartment without furniture, especially available to be rented without furniture

Eviction: removal of a tenant from rental property by the landlord (example of what could cause for tenants to be removed is for not paying rent). Evictions stay on one's records for 20 years



APARTMENT SEARCHING



For finding an apartment on/near campus, you should start thinking about a plan for the next academic year by **mid/end of September**.

Things to think about: How many people you want to live with, who you want to live with, budget, what kind of amenities you would like, distance from campus, etc.

Leasing companies open up availability for the next academic year as early as **October**, but some may open throughout **November-January**.

For further information contact the leasing agency you're interested in.

Once you have a plan set this is your time to start apartment searching.

What should I do when I find a place I like?

Once you find a few apartments that you like, contact the leasing office to see if you can schedule a showing for the apartments you are interested in signing for. A showing will give you a chance to see the apartment in person and also ask any questions you have about the apartment.

Some offices may only offer virtual tours. Some places will have pre-recorded tours up on youtube as well.

Apartment Searching Questions

QUESTIONS TO HAVE IN MIND WHEN SEARCHING FOR AN APARTMENT

- How much is the security deposit?
- Are utilities included? If they aren't, how much are they on average per month?
Where do I pay utilities?
- Is the internet included?
- Is there an application fee?
- When is move-in and move-out?
- What is the pet and guest policy?
- Am I required to have renter's insurance?
- Where do I pay rent?
- Will I need a co-signer? (if you are renting an apartment for the first time you most likely will need a co-signer)
- Is there onsite laundry service?
- Does it come furnished or unfurnished?
- Is there an in-unit AC?
 - If there is no AC unit are we allowed to bring our own?
- What are the dimensions of each room?
- What bus routes are nearby?
- What is the noise level like within the building?
- What is the water pressure like?
- Is there a space to park? If so, is there a fee? If you have a car and no parking spot, where will you park?
- What are the demographics of your renters (students, young professionals, etc.)?

You are not limited to these questions listed! These questions are here to help you get started :)



LEASING COMPANIES AND WEBSITES



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- Leasing Companies/Websites:
 - [Oliv Apartments](#)
 - **You can apply for limited reduced cost housing:**
 - Login to MyUW
 - Student Center
 - eForms
 - Click on: "Reduced Cost Housing"
 - [Madison Campus and Downtown Apartments](#)
 - [Campus Area Housing](#)
 - [Madison Property Management](#)
 - [Steve Brown Apartments](#)
 - [JD McCormick Properties](#)
 - [Greenbush Properties](#)
 - [CHT Apartments](#)
 - [Colonial Property Management](#)
 - [Palisade Property Management](#)
 - [Brooks House](#)
 - [Lake Towne Apartments](#)
 - [Mullins Apartments](#)
 - [Langdon Hall Apartments](#)
 - [Mcbride Companies](#)
 - [4 Lakes Properties](#)
 - [Smith Management Co.](#)
 - [Saxony Apartments](#)
 - [Orosz Properties](#)
 - [Forward Management Inc.](#)
 - [Lark at Kohl](#)
 - [Lark at Randall](#)
 - [CMI Management LLC](#)
 - Facebook (Sometimes people sublease their apartment for the whole year or are in need of a roommate):
 - Facebook Marketplace
 - "NEW UW Madison Sublet and Roommate Board" Group
 - "Madison Area Sublease and Roommate" Group
 - Check your UW Madison Class Official Facebook group
 - Ex. UW Madison Class of 2023
 - Also walk around Downtown Madison! Look out for leasing company signs (the signs will have contact information on there)

Quick Tip: When looking at apartments something to note is that near-East side of Madison has quite a bit affordable housing (even if its slightly further away)

SUMMER AND STUDY ABROAD



SUMMER HOUSING OPTIONS (IF YOU WERE LIVING IN DORMS)

- You can find someone who is subleasing their part of their lease in the summer to live in.
 - Learn how to sublease your part of the lease on Page 10
- You can work for the PEOPLE Summer Program!
- You can work for UW Housing
 - Options 2 and 3 provides summer housing for a flat fee of \$500 for the whole summer in addition to normal pay these jobs offer



STUDY ABROAD

What if I am studying abroad during the academic school year?

- There are couple of things that you could do:
 - You could sign a lease for an apartment and sublease your part of the lease for the duration that you won't be living there
 - You could not sign a lease and instead find a sublease for the semester you will need to be living on campus

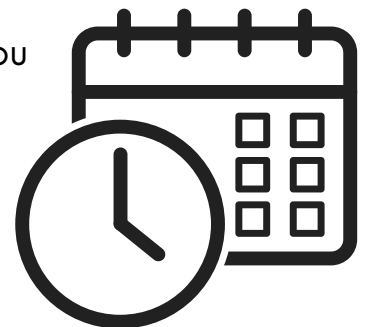
SUBLEASE

Where can I find subleases?

1. Facebook
 - a. Facebook Marketplace
 - b. "NEW UW Madison Sublet and Roommate Board" Group
 - c. "Madison Area Sublease and Roommate" Group
 - d. Check your UW Madison Class Official Facebook group
 - i. Ex. UW Madison Class of 2023
2. Management Property Websites
 - a. Some places will have subleases up on their website

How can I sublease my part of the lease?

- Some reasons for sublease: Going home for the summer, Study Abroad, No longer living in Madison or attending UW
- Contact your property manager or the leasing office for further instructions and information on how to do so.
- After finding out more information and instructions you can also post it on Facebook marketplace and the Facebook groups listed above.



RENTER'S APPLICATION



Example of Renter's Application

Rental Application			
Applicant Information			
Name:			
Date of birth:	SSN:	Phone:	
Current address:			
City:	State:	ZIP Code:	
Own Rent (Please	Monthly payment or rent:	How long?	
Previous address:			
City:	State:	ZIP Code:	
Owned Rented (Please	Monthly payment or rent:	How long?	
Employment Information			
Current employer:			
Employer address:			
Phone:	E-mail:	Fax:	
City:	State:	ZIP Code:	
Position:	Hourly Salary (Please circle)	Annual income:	
Emergency Contact			
Name of a person not residing with you:			
Address:			
City:	State:	ZIP Code:	Phone:
Relationship:			
Co-applicant Information, if Married			
Name:			
Date of birth:	SSN:	Phone:	
Current address:			
City:	State:	ZIP Code:	
Own Rent (Please	Monthly payment or rent:	How long?	
Previous address:			
City:	State:	ZIP Code:	
Owned Rented (Please circle)	Monthly payment or rent:	How long?	
Co-applicant Employment Information			
Current employer:			
Employer address:			
Phone:	E-mail:	Fax:	
City:	State:	ZIP Code:	
Position:	Hourly Salary (Please circle)	Annual income:	
References			
Name:	Address:	Phone:	
I authorize the verification of the information provided on this form as to my credit and employment. I have received a copy of this application.			
Signature of applicant:			Date:
Signature of co-applicant:			Date:

Where can I find the renters application for the unit/apartment I am hoping to rent?

- You will be able to find this information on the leasing agencies website.
 - There should be a tab where it might say something like Apartment Application, Application for Residency, etc.
 - If you can't find it on the website I would call or email the agency

Application Tips:

- If they ask where you currently work you can say you're a **student at UW-Madison**
- If they ask for income you can put down any **jobs/student jobs income and financial aid**



LIVING IN THE DORMS

Dorm Housing Lottery Process

- **Dorm Housing Lottery Process**
 - Step 1: Complete Your Notice Of Intent
 - Log in to My UW Housing to complete your 2026-27 Notice of Intent by **TBD**.
 - Step 2: Email Confirmation by **Date: TBD**
 - Residents who indicated “yes” on their Notice of Intent will
 - Receive an email to their wisc which will either have a date and time when they’ll be able select their room in My UW Housing
 - OR a notification that based on their randomly assigned number, housing was not able to reach their spot and they have been placed on a waiting list
 - Step 3: Room Selection **Dates: TBD**
 - Students will be allowed to select rooms starting at the time of their room selection time slot.
 - If in a roommate group, a group leader must select and confirm a space that is the appropriate room type for all members of group
 - Step 4: Contract and Advance Payment
 - Once you have selected a room you must sign your contract and pay an advance payment **within 72 hours** to secure your space.
 - If in a roommate group everyone needs to sign and pay **within 72 hours**
 - This step makes contract a legally binding agreement where residents are responsible for all housing charges for the 26/27 Academic year
 - University housing **DOES NOT** allow to cancel to live off campus





House Fellow/Resident Assistance

Applications to be a Housefellow for the following academic year come out
First Week of September

- You can find job application on the [UW Student Jobs Website](#)
 - They are **open** until the **end of September**
 - **Housefellow 2026/27** Applications Open NOW!
 - **Applications CLOSE: 09/26/2025 @5:00AM**
- Interviews are conducted second/third week of October
 - You can set up an appointment with your advisor to do Mock Interviews!
- Housing will let you know if you get the job by Fall/Thanksgiving Break
 - There is also the possibility of getting hired mid academic year
- **Pros:**
 - Free Housing
 - Free Meal Plan (Go10 Dining Plan)
 - Stipend (increases every year you return to being a Housefellow)
 - Professional Development
 - Trainings
 - National Conference
 - Mentorship Experience
- **Cons:**
 - Major time commitment (especially beginning of each semester)
 - 2 week House Fellow training
 - Move-In Week
 - House Fellow Interviews
 - Orientation Meetings
 - Must deal with conflict mediation (roommates, love triangles, community standards)
 - Can deal with sensitive and potentially triggering conversations and situations
 - Weekly administrative tasks
 - Restricts your ability to visit home- Contract dates you have to follow
 - There is no time that "you're off from work"- you are always on the clock and should be available to residents

