SOUTHCAMPUS
COMMONS

THE COURTYARDS
at University of Maryland

LEASING GUIDE

http://reslife.umd.edu/housing/commonscourtyards

Affiliated Housing at University of Maryland

What's inside?

WHY COMMONS OR COURTYARDS?

When you live at The Courtyards at UMD (CTY) or South Campus Commons (SCC), you get many benefits you won't find elsewhere in College Park. Here are some of the highlights of what you'll get in both communities:

- ALL utilities (electricity, water, internet) included
- No application fee
- Individual leases
- No credit check
- No security deposit
- Fully furnished apartments
- Wired and wireless high-speed internet connections
- Kitchens with full-sized appliances including Refrigerator, Oven/Stove Dishwasher, Microwave, Garbage disposal
- Full-sized Washer and Dryer in each unit
- Friendly and Helpful Staff

THE COURTYARDS AT UMD (CTY)

The Courtyards at UMD offers students a great living experience by providing affordable rates, a large living area, free parking, and lots of fun events! You have everything you need in this garden style community, including a fitness center, swimming pool with sun deck, beach volleyball court, computer lab with free printing, and so much more. We are located right across from the Xfinity Center and we are a short UMD bus or bike ride to all your classes.

AT CTY WE OFFER THE FOLLOWING:

- Graduate Housing Program
- Free on-site parking
- Fitness center
- Game room
- Outdoor pool
- Grills
- Beach volleyball court
- Computer station with free printing services
- Professional live-on staff and RA's in every building
- UMD bus service to class
- Bike racks
- UMD Residence Hall Association (RHA)
- Individually controlled heating and air conditioning
- Balconies in select apartments

THE COURTYARDS AT UMD (CTY) FLOOR PLANS

4 Bedroom/4 Bath
1,493 Square Feet
64 total
Available in Buildings 1, 2, 5, & 6

4 Bedroom/2 Bath
1,189 Square Feet
64 total
Available in Buildings 4 & 7

SCAN FOR A VISUAL TOUR OF THE COURTYARDS FLOORPLANS!

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THE COURTYARDS AT UMD (CTY) FLOOR PLANS

2 Bedroom/2 Bath
Standard
785 Square Feet
32 total
Available in Building 3

2 Bedroom/2 Bath
Deluxe
991 Square Feet
56 total
Available in Buildings 1, 2, 5, & 6

THE COURTYARDS

at University of Maryland

8000 Boteler Lane, College Park, MD 20740

(301) 314-2466

UMDCOURTYARDS.COM

THECOURTYARDS@COCM.COM

SOUTH CAMPUS COMMONS (SCC)

Located on the southeast edge of the University of Maryland's campus, South Campus Commons (SCC) has seven buildings housing 2,195 residents. Located within walking distance of the center of a vibrant university campus, SCC is designed to fit the architectural style of UMD's campus.

When living at SCC, everything is at your front door:
- Classes
- The Commons Shop
- Downtown College Park
- Restaurants
- Shopping
- South Campus Dining Hall
- Mowatt Garage

AT SCC WE OFFER THE FOLLOWING:

- 24-hour Service Desks
- Building access by University ID
- SCC Residence Hall Association
- Resident Assistants and Resident Directors staffed by the Department of Resident Life
- Study rooms throughout the community
- Bike racks
- Full-size beds
- Single bedrooms
- Vinyl plank floors (select units)

SOUTH CAMPUS COMMONS (SCC) FLOOR PLANS

4 Bedroom/2 Bath
1045 Square Feet
488 total
Available in all SCC buildings

3 Bedroom/2 Bath
896 Square Feet
29 total
Available in Buildings 1, 3, 4, 5, 6, & 7

SOUTH CAMPUS COMMONS (SCC) FLOOR PLANS

2 Bedroom/2 Bath
695 Square Feet
74 total
Available in SCC Buildings 1, 2, 3, 5, 6, & 7

Studio
421 Square Feet
6 total
Available in Buildings 1, 3, & 4

1 Bedroom/1 Bath
609 Square Feet
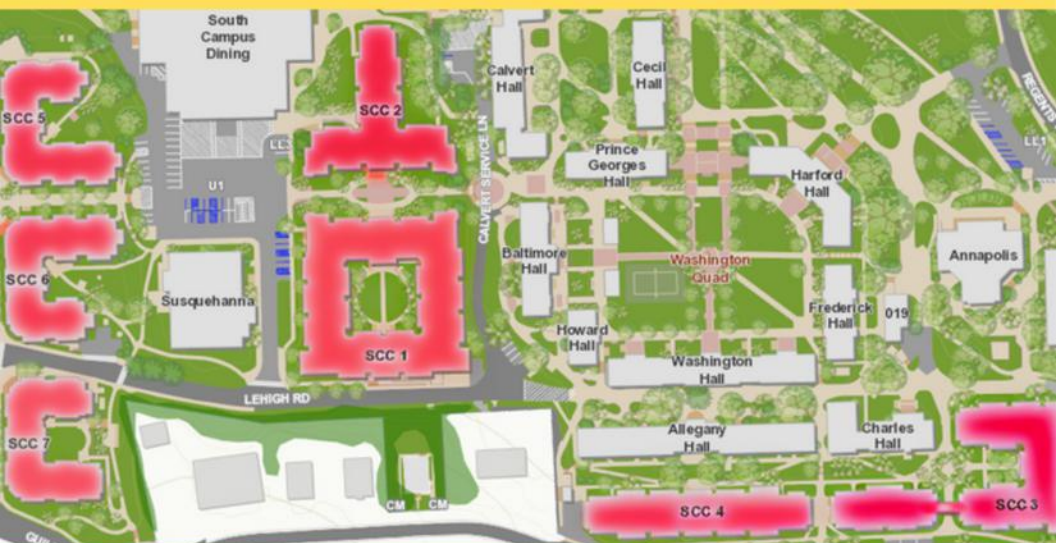2 total
Available in Building 1

SOUTHCAMPUS
COMMONS

4250 Lehigh Road, College Park, MD 20740
(301) 314-2499
southcampuscommons.com

southcampuscommons@cocm.com

SCC Housing Office located in Building 1 – First Floor

What is a Guarantor?

Off-campus communities typically require a credit check or co-signer for lease signing. SCC and CTY are student-friendly communities and only require a Guarantor for your lease. They will be responsible for your lease if you are unable to meet your financial obligations. After completing your Lease Agreement, The Guarantor form will be sent to your guarantor and it must be completed with all information (including Social Security Number). There will be no exceptions made to this. A social security number must be included on the guarantor form. There will be no credit check used. The social security number is only used in cases where payment is not made for collection purposes.

You cannot list yourself, another University of Maryland student, or a person under the age of 21 as a guarantor. Please remember to talk with your intended guarantor prior to completing the leasing application and lease agreement.

Individual vs. Collective Leases

Collective leases are common and require all roommates to sign one lease and all rent for the apartment is paid in full. In this situation, if your roommates move out or have financial difficulties, you will be required to pay their "share" of the rent.

At SCC and CTY, we provide individual leases which protects our residents. You are only required to pay your installments.

Financial Information

Your lease term with South Campus Commons or The Courtyards is for an 11.25 month period beginning late August and going through late July.

The rates are per person. For South Campus Commons, the lease includes the period of August 24, 2025 - July 29, 2026 (the lease does not include the dates of August 1 - 23, 2025 and July 30 - 31, 2026). The Courtyards lease includes the period of August 26, 2025 - July 29, 2026 (the lease does not include the dates of August 1 - 25, 2025 and July 30 - 31, 2026). The total lease amount is divided into twelve equal installments. The first installment is due on August 1, 2025 and the last installment is due on July 1, 2026.

At both South Campus Commons and The Courtyards, we make payments easy by accepting them directly via your online Resident Portal where you can:
- set up automatic payments,
- make installment payments via credit card (service charges apply), or
- submit electronic bank drafts.

We also have payment drop boxes so that you can make payments at any time, day or night. You can choose to pay the entire semester at once, or make payments on the 1st of each month, August-July, whichever you find easiest.

Many students choose to use their financial aid refund to pay their installments. We recommend that you speak with your Financial Aid Counselor to determine which funds may be available and when they will be disbursed.

South Campus Commons and The Courtyards do not require a security deposit. Only a lease reservation payment, which is applied to the first installment.

Renter's Insurance

In order to protect our residents from unforeseen situations, South Campus Commons and The Courtyards require all residents to invest in renter's insurance with a minimum liability coverage of $100,000.

Renter's insurance can provide protection for accidental damage, theft, fire, water damage, and more. Renter's insurance can also cover your personal property, which is not insured by South Campus Commons or The Courtyards, as well as damage to the property for which you may be found liable.

Many residents are able to utilize their parents' homeowner's insurance for their desired coverage. We recommend speaking with an insurance agent to determine which policy options will best fit your needs.

Mixed Gender Apartments (SCC and CTY)

The Department of Resident Life offers a living option where students of different genders can choose to live within the same apartment. Because SCC and CTY offer apartment-style housing with private bedrooms, we are able to accommodate this option.

A limited number of **2** bedroom and **4** bedroom apartments are designated for this program and interested student groups must fill the type of space they hope to live in.

Students interested in living in Mixed Gender housing must apply as a group and should complete the online SCC/CTY Mixed Gender Apartment Living application by the deadline. They must also complete the SCC/CTY Leasing Application by the deadline to be eligible to participate in the Mixed Gender unit leasing process.

Priority for participating in the Mixed Gender Program will first go to current SCC and CTY residents who are eligible to renew their lease, followed by students currently living in on-campus residence halls who will enter their third collegiate year in the upcoming fall semester.

For more information on the Mixed Gender program at SCC and CTY, please contact the Department of Resident Life at pppleasing@umd.edu

SCAN FOR MORE INFORMATION REGARDING MIXED GENDER HOUSING!

LEASING 101

The Application

The first step in making your new home at SCC or CTY is to fill out the online application. The application is available to students in the Commons/Courtyards Portal of StarRez.

There is no cost to complete an application, and submitting an online application does not obligate you to lease with us. However, completion of the form is required for you to have the opportunity to lease at South Campus Commons or The Courtyards.

After completing your application, you will be notified of eligibility and priority ahead of the Apartment Selection period. You will not have to pay any fee until your actual lease signing.

2025-2026 Leasing Application Deadline is February 6. 2025 at 11:59PM EST.

SCAN HERE TO VISIT STARREZ!

<u>South Campus Commons</u>
Move In | Sunday, August 24, 2025
Move Out | Wednesday, July 29, 2026

<u>The Courtyards at UMD</u>
Move In | Tuesday, August 26, 2025
Move Out | Wednesday, July 29, 2026

Who's Eligible?

The next step in making The Courtyards or South Campus Commons your new home is to determine if you are eligible through UMD's Department of Resident Life guidelines:

Eligibility Requirements

- Students must submit a SCC/CTY leasing application by the deadline.

- Students will be notified of eligibility after submitting an application. Leasing eligibility is determined by the University of Maryland's Department of Resident Life in accordance with requirements set by the UMD Residence Hall Association RHA).

- Students must be in good academic, financial, & judicial standing with the University to be eligible to sign a lease.

- Lease-holders must be undergraduate students registered full-time at the University of Maryland, College Park.

Apartment Selection

You will have two options for selecting an apartment at The Courtyards or South Campus Commons.

Option 1: Get Pulled-In

If you are an eligible on-campus resident in Priority Group 1 or 2 and would like to live with someone who already lives in South Campus Commons or The Courtyards, then the Pull-In process is for you!

In addition to you completing your own application, your friend will submit their intent-to-return to the community starting in January. On that form, they will list you as a pull-in along with your UID number. From there, your group will have the opportunity to schedule a virtual appointment to select your space and sign your leases together!

Please note: pull-ins are based on space availability within a unit and are not guaranteed.

Option 2: Participate in Virtual Apartment Selection.

If you are not getting pulled into an apartment by a current resident, you will have the opportunity to participate in Virtual Apartment Selection. This is the process by which prospective residents can make their selection from available apartments and sign a lease based on leasing priority numbers.

Eligible applicants are assigned priority numbers by the Department of Resident Life based on priority group and earned priority points. You will receive your leasing number and appointment time via email prior to Virtual Apartment Selection.

The **2025-2026** process will be conducted online through the StarRez system, allowing groups to form prior to the selection period.

Virtual Apartment Selection will be conducted on Feb. 19, **2025**-Feb. **20, 2025**.

For more information about eligibility and priority, please visit

go.umd.edu/affiliatedhousing

Preparing for Virtual Apartment Selection

Whether you are getting pulled in or are attending a Virtual Apartment Selection appointment, there are a few things you can do to prepare for your leasing appointment:

- Read the SCC & CTY sample leases (available on each website) prior to your appointment.
- Visit property websites and view floor plans
- Talk to your Guarantor prior to your appointment.
- Each group will have a group-leader who will make the apartment selections. Please plan to complete the process with your group leader or make sure they know your desired preferences on
  - Style of Unit
  - Bedroom letter
    - In 4x2 units A/B bedrooms share a bathroom and C/D bedrooms share a bathroom
    - In 3x2 units A bedrooms do not share a bathroom. B/C bedrooms do share a bathroom

- Be prepared to submit a payment for $300 to pay your Lease Reservation Payment.

  - Applied to your first installment
  - An online payment option will be made available.

- Have your social security number available to include on the lease. *If you are an International Student, use your passport number in its place.
  - Any required digital submission will be protected and encrypted.

- Have your Guarantor complete and submit the Guarantor Form.
  - Note, all guarantor information is required, including the social security number.

The non-binding 25-26 application is the first step and is required.

Complete by February 6 on starrez.umd.edu

1. Complete your Application
Feb 8

2. Find your group

If your group members are in different priority groups, the group leader is the person who is in the lowest priority group

Each group member must submit their own application

Create a group with the group member with best leasing priority number as the group leader

Decide who you want to live with.

Groups with mixed priorities must have a group leader in the lowest priority group

3. Group Formation
Beginning Feb 12

Determine your best options

Check out the room attributes list, virtual tours, floorplans, and layouts to decide which spaces would make the best fit for your group!

4.

5. Select your apartment
Feb 19 - Feb 20

When it's your turn to choose, log into starrez.umd.edu and make your selection.

Each group member will sign their lease via DocuSign on the StarRez portal

Each resident's guarantor must also sign via DocuSign

7. Submit your reservation payment
by FEB 27 at 4pm

Final step is to submit your $300 reservation payment online by Feb 27 at 4 pm.
*Applied to first installment

6. Sign your Lease
by Feb 24 at 12pm

The space will be lost if the lease is not signed by Feb 24 at 12PM EST

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THE LEASE TRANSFER PROCESS

So you signed a lease with SCC/CTY and you found out that you will no longer be able to live at SCC/CTY?

OR

You do not currently live at SCC/CTY but you'd really like to become a resident with us?

Then the Lease Transfer Process is for you!

The following information is designed to help UMD students navigate the lease transfer process and will detail the lease transfer process for both the current resident and a potential re-lessor so you know exactly what to do next!

What is the Lease Transfer Process?

Lease Transfer is the official process for residents to transfer their financial responsibility for their Courtyards/South Campus Commons lease to another eligible UMD student prior to their lease end date.

SCC or CTY residents who study abroad, withdraw from the University, need to leave due to financial constraints, or are not able to fulfill their lease obligations for any other reasons can use the Lease Transfer process.

Once residents transfer the lease to their apartment, they terminate all rights and responsibilities to their space. For a lease transfer to occur, the resident currently living in the space must initiate the process by finding another eligible UMD student to take over their lease.

The current resident remains financially responsible for their lease until this process is completed.

For more information and details about the Lease Transfer Process, please visit

go.umd.edu/leasetransferinfo

THINGS TO REMEMBER ABOUT THE LEASE TRANSFER PROCESS

Current Resident Responsibilities:
- Begin the process through StarRez between the 4th-20th of the month.
- The process is not available in the months of February, March, and August.
  - The last month to transfer your lease for the current lease year is June.
  - The last month to transfer your lease before the upcoming lease year is July.
- Have a $0 (zero) balance on their account.
- Pay any outstanding payments through their Resident Portal at least 2 days before the scheduled appointment.
- Pay the $100 lease transfer fee
- Complete all digital leasing paperwork accurately and timely.
- Check out and follow move-out instructions to avoid additional charges.

Re-Lessor Responsibilities:
- Complete the leasing application for the correct lease year.
- Complete the digital paperwork:
  - your lease via DocuSign.
  - Your guarantor form in its entirety.
- Submit your $300 lease reservation payment via the payment portal
  - Information about the portal is provided with the lease agreement.
- Understand you are accepting the apartment "as is."
  - Cleaning is optional for an additional $65 money order and will alter your move in date

2025-2026 INSTALLMENT RATES
(PER PERSON, AUGUST-JULY)

SOUTHCAMPUS COMMONS

Unit Type	Entire Lease Cost	Twelve Installments
Studio	$17,232	$1,436
1 Bedroom / 1 Bathroom	$17,424	$1,452
2 Bedroom / 2 Bathroom	$14,520	$1,210
3 Bedroom / 2 Bathroom	$13,272	$1,106
4 Bedroom / 2 Bathroom	$12,696	$1,058

THE COURTYARDS at University of Maryland

Unit Type	Entire Lease Cost	Twelve Installments
2 Bedroom / 2 Bathroom Deluxe	$13,416	$1,118
2 Bedroom / 2 Bathroom Standard	$12,984	$1,082
4 Bedroom / 4 Bathroom	$11,688	$974
4 Bedroom / 2 Bathroom	$10,656	$888

Per person installments are based on the total days of your lease term outlined in the lease contract; that total is then divided into equal installments due on the first of every month

How We Compare

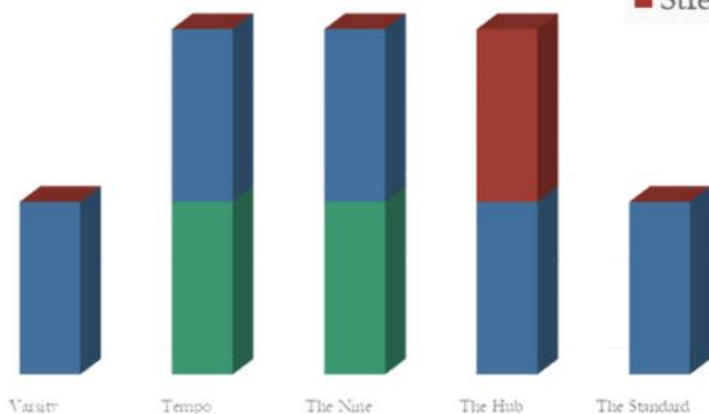|	CTY	SCC	Landmark	Varsity	The View	The Hub
Electricity	Included	Included	Student Pays	Student Pays | Gas Provided	Student Gets ($15 allowance towards water, gas	Student Pays
Water Bill	Included	Included	Included	Student Gets ($15 allowance)	Student Gets ($15 allowance towards water, gas electricity)	Student Pays
WiFi	Included	Included	Included	Included	Included	Included
TV/Cable / Streaming	Xfinity On Campus Streaming	Xfinity On Campus Streaming	Free RokuTV Provided Cable NOT included	Smart TV provided in Common Space Cable NOT provided	Smart TV provided in Common Space Cable NOT provided	Smart TV provided in Common Space Cable NOT provided
Application Fee	None	None	$50	$50	None	$175
Security Deposit	No Security Deposit	No Security Deposit	No Security Deposit	No Security Deposit if Resident has a Guarantor	No Security Deposit	No - Guarantor required
Other Fees	None	None	$20 move in fee $79 utility admin fee	$250	$650 Admin Fee or $150 if have a guarantor	$50 admin fee $5 Tech Fee / mo
Parking	Free Parking		$155/mo - Standard $185/mo - Reserved	$160/mo uncovered $170/mo covered	$125/month Garage Parking	$160/mo - garage
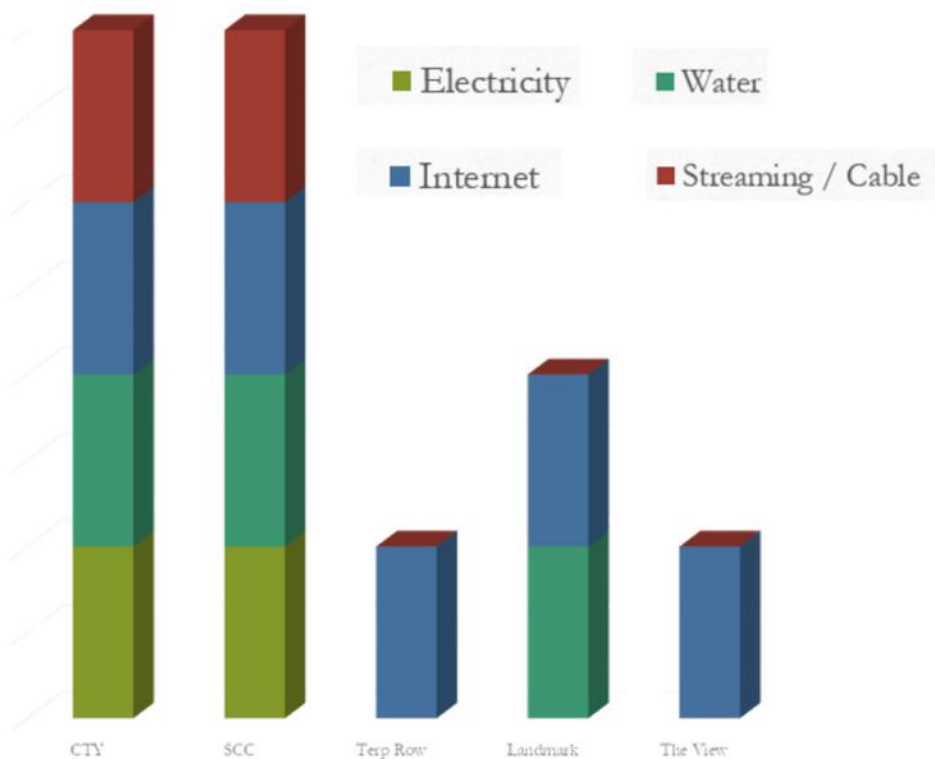
Utility Comparison

How We Compare

Union on Knox	Terp Row	The Standard	Aspen Heights	Tempo	The Nine	Mazza	
Student Pays	Student Pays	Student Pays	Student Pays	Student Pays	Student Pays	Student Pays	Electricity
Student Gets ($15 allowance towards water, gas electricity)	Student Pays	Student Pays	Student Pays	Included	Included	Student Pays	Water Bill
Included	Included (one-time $60 charge)	Included	Included	Included	Included	Included	WiFi
Smart TV provided in Common Space Cable NOT provided	Free RokuTV Provided Basic Cable included	Tv Provided Upgrade Options	Cable Provided	Smart TV provided in Common Space Cable NOT provided	No Cable Provided	Smart TV in Common Space Cable NOT provided	TV Provided in Common Space & Cable Included	TV/Cable / Streaming
$250	$100	$13	$175	$49	$175	$40	Application Fee
Security Deposit 1.5x Monthly Rent per Student	Not Required w/ Guarantor	$200	$100	$500	No Security Deposit	No - Guarantor required	No Security Deposit	Security Deposit
$35 Admin Fee	$150 Admin Fee	$150 Admin Fee	~$22/mo Valet trash and Insurance	Currently being waived $399 Signing Fee $100 Admin Fee	$50 Admin Fee	Unspecified Admin Fee	Other Fees
$150/mo Standard $185/mo Reserved	$150/mo Standard $175/mo Reserved	$185/month	$160 / mo	$155/mo Standard $165/mo Reserved	$125/mo - Garage	$50 one-time fee. Reserved parking $50/mo	Parking

- Electricity
- Internet
- Water
- Streaming / Cable

Varsity   Tempo   The Nine   The Hub   The Standard

UTILITY COMPARISON