



HOUSING GUIDE



Los Angeles Academy of Figurative Art

LAAFA.EDU | ADMISSIONS DEPARTMENT





DEAR LAAFA STUDENT,

Congratulations on embarking on your new adventure with the Los Angeles Academy of Figurative Art!



We understand that you may have a lot of questions and concerns about where to live and how to get around the city. Although LAAFA does not offer housing, we try to ensure that incoming students have information about housing options, and provide tips that will help you in your search.

Please be aware LAAFA is not liable or responsible for inspecting, supervising or taking part in the relationship between all housing parties. At the same time, we understand that finding housing can be overwhelming, especially for international students. We will try and make a big effort to assist you and simplify the process. We hope to help make the journey, be it domestic or international, a pleasant and safe experience.

We look forward to helping you with any questions and concerns you may have, so please don't hesitate to contact the Admissions Department at (818) 708-8497.





HOUSING TIPS



Where to Look?

We strongly recommend students begin looking for housing a couple of months before their expected move-in dates. LAAFA is located in Van Nuys, California. Even though there is available housing all over Los Angeles, living in close proximity to the school is strongly recommended. Cities within close travel time include: Van Nuys, Northridge, North Hills, Lake Balboa, Tarzana, Encino, Sherman Oaks, Valley Glen and Reseda.



Schedule An Appointment

Once you find a place that interests you, make an appointment to view the housing in person with a parent, relative or friend for safety and an opinion. Be clean and neat in your appearance during the appointment. Make sure to ask any questions you may have regarding payment, facilities etc...



Think First!

Don't live beyond your means. If you are sharing housing, compare/discuss your budget expectations with your roommates. Walking and driving around the neighborhood is encouraged to get a clear sense of your surroundings.



Inform Your Decision

Make sure you are completely informed and comfortable with all details before you sign a lease. If the landlord makes any verbal promises that are not in the agreement, get it in writing! Always keep a copy of your lease. Understand your rights and responsibilities as a tenant and carefully review all the documents. You may not be able to back out of a lease after you have signed on the dotted line. If you need help understanding the details of the lease don't hesitate to ask. Included in this housing guide is the contact information for several legal housing aides for Los Angeles.





BE RESPONSIBLE



Respect Your Roommate

- Be mindful of each other's personal space, including shelf space in kitchen and bathroom.
- Clean up after yourself!
- Make a chore chart.
- Respect roommates and discuss preferences for noise, smoking, pets, etc...



Respect Your Space

- Turn off the lights when you leave a room.
- Take out the trash.
- Be mindful of leaving A/C on while you aren't home. It can be shockingly expensive.



Be Present

A comfortable, safe living situation is absolutely necessary for a successful student life. While we make every effort to assist you, remember it is ultimately your own responsibility to secure housing and create a healthy living environment. Because LAAFA does not independently investigate, endorse or guarantee any housing information, allow yourself time to choose wisely.





MOVING IN



Utility Hook-Ups

Be sure to read your lease agreement and be clear on what you are responsible for paying for in addition to the rent. Most apartments include water usage in their rent, but other utilities may vary. To turn on your utilities, contact the companies below.

- GAS: Southern California Gas Company
(800) 427-2200, www.socalgas.com
- ELECTRICITY/WATER/TRASH: Department of Water & Power
(800) 342-5397, www.ladwp.com
- CABLE/INTERNET: Personal choice. A variety of options are available. such as: Spectrum, AT&T U-Verse, DirecTV, DISH Network, etc...



Insurance

We highly recommend you get renters insurance. Many apartments require you to have it. In most lease agreements, in the event of a fire, earthquake, break-in, or any other damage to the apartment, the owner is only responsible for damage to the building, and not what's inside. Renters insurance is an inexpensive way to protect your personal property. If you currently have an auto insurance policy, you may be able to save by bundling and adding renters to your policy.



To Drive or Not to Drive?

Having a car can be a great asset in Los Angeles, but it is a personal decision and can greatly depend on where you find housing. Please consider the pros and cons, insurance, parking etc... There are several public transit bus stops near LAAFA. You can also easily get around by ride share apps such as Uber/Lyft.





MOVING OUT



Notify Management

This usually must be done at least 30 days (depending on your lease agreement) before your move out date. Have the landlord inspect the property so there is no dispute regarding its condition. To be safe, take a picture of the entire apartment after you have cleaned it.



Check Agreements

There might be miscellaneous charges due at the time of moving out. Your lease agreement will specify those terms of terminating, renewing or extending your lease. Do not wait until the lease expires to figure it all out. Keep in mind you may have already paid the last months rent at the time you moved in. Most landlords will collect a deposit plus first and last months rent up front. Do not forget to collect when you decide to move out.



Remove and Return Belongings

Leave the space better than how you found it. Clean all floors, bathrooms, closets, fixtures, walls, kitchen etc... Check your security deposit details. Make sure you get the deposit back. The landlord could make deductions for unpaid rent, damages, and required cleaning.



Notify Utilities & Services

Give all utility companies at least one week's notice to allow them to continue service while moving out and stop billing.

Return all keys. Notify the Post Office and all parties of your new forwarding address. This will enable a smooth transition and a prompt return of all deposits. Also a change of address with DMV/Govt offices is necessary.





APARTMENT & RENTAL INFORMATION

Housing Search Websites

www.zillow.com/rent/

www.trulia.com/rent/

www.realtor.com/rentals

www.apartments.com

www.roommates.com

www.roomster.com

www.abodo.com

www.metroroommates.com

www.roommateclick.com

www.roommatelocator.com

www.apartmentguide.com

www.roomies.com

www.rentcafe.com

www.hotpads.com

www.craigslist.org

www.apartmentfinder.com

www.liveatupstart.com

www.padmapper.com/apartments/ca

www.apartmentguide.com/apartments/California/Los-Angeles/

Rooms for Rent

Search for rooms for rent in a house or property. You may be living with another family or other roommates in a family's home.

- HOMESTAY MATCH
 - www.homestaymatch.com
 - (310) 824-4908





APARTMENT & RENTAL INFORMATION (continued)

Home Stay Programs For Students

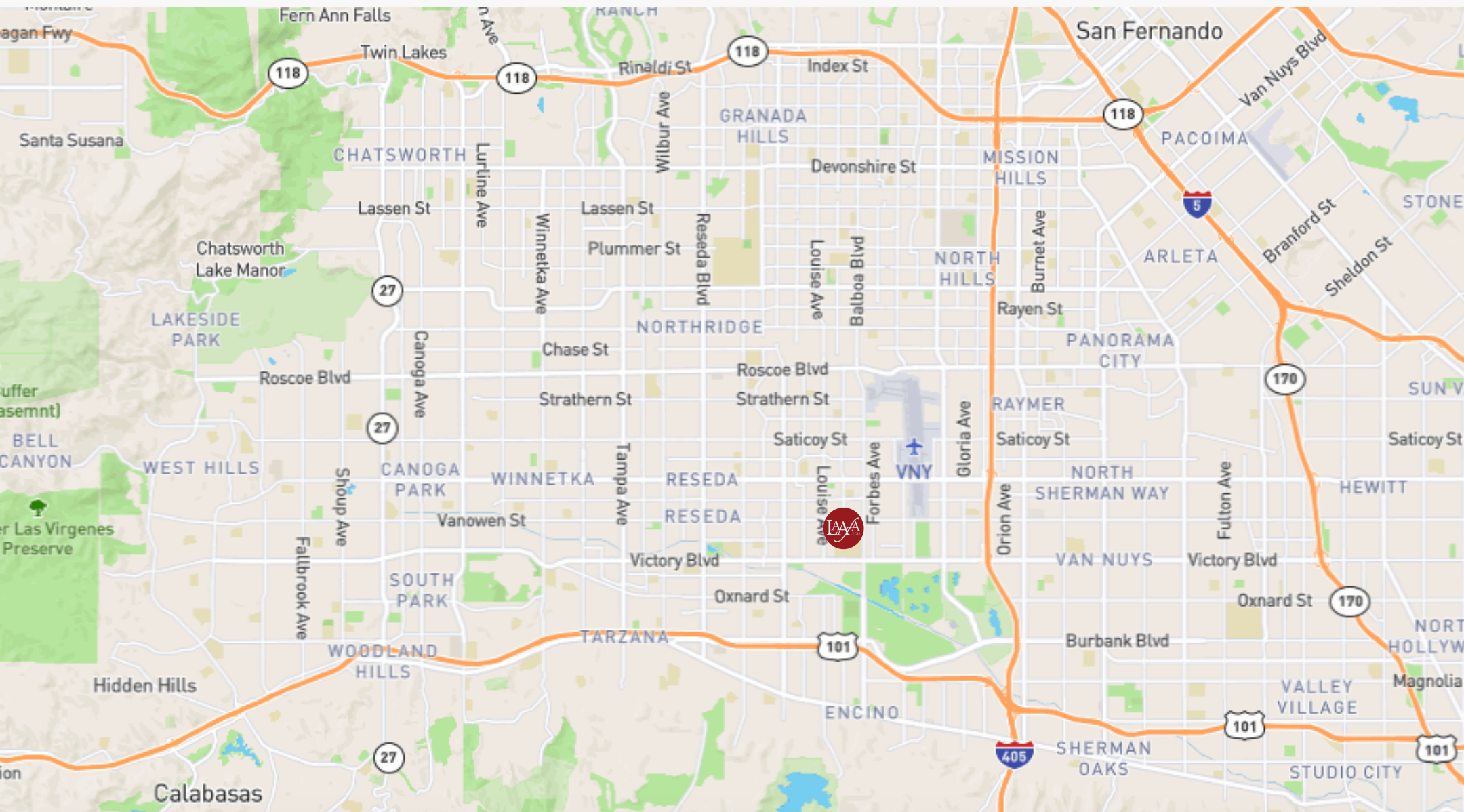
There are various private companies that help students arrange a living agreement with a host family. These companies help students find housing depending on their preference and location of study. As well, the host family often provide meals and may provide students with a private bedroom. There is a fee for this service. Each company has their own rules regarding fees and living options.

- UNIVERSAL STUDENT HOUSING
 - www.usstudent.com
 - (310) 824-4908
- GLOBAL STUDENT SERVICES
 - www.global-student-service.com
 - (310) 438-7485
- INTERNATIONAL STUDENT PLACEMENTS
 - www.isphomestays.com
 - (626) 798-0209
- STUDENT INTERNATIONAL HOUSING
 - www.studentinternationalhousing.com
 - (310) 320-4700
- SARA'S HOMESTAY
 - www.sarahomestay.com
 - (212) 564-5979

Disclaimer: LAAFA does not supervise any of these programs. These contacts are provided for your convenience only. We do not assume responsibility for any agreements you enter with them. Please use with caution. Research the host family, the space and ask all necessary questions before signing any contracts.



NEIGHBORHOODS SURROUNDING LAAFA



CLOSE TO SCHOOL

- VAN NUYS
- NORTHRIDGE
- NORTH HILLS
- LAKE BALBOA
- TARZANA
- ENCINO
- SHERMAN OAKS
- VALLEY GLEN
- RESEDA

A LITTLE FURTHER

- VALLEY VILLAGE
- STUDIO CITY
- NORTH HOLLYWOOD
- CANOGA PARK
- WOODLAND HILLS
- GRANADA HILLS
- CHATSWORTH



METRO BUS & RAIL TRANSPORTATION MAPS AND INFORMATION



STUDENT DISCOUNTS

Above is a map of the bus routes that surround our school. Below is the web address for a systems map of the entire Los Angeles area.

<https://www.metro.net/riding/maps/system-maps/>

Any student taking courses at a school located in Los Angeles County qualifies for a reduced fare Metro TAP card. Our Operations Manager will provide you with the necessary paperwork.

https://www.taptogo.net/Reduced_Fare#college





LEGAL HOUSING AID



Legal Aid Foundation of Los Angeles

www.lafla.org

1102 S. Crenshaw Blvd.

Los Angeles, CA 90019-3111

(800) 399-4529



Los Angeles Housing Department

laha.lacity.org

3550 Wilshire Blvd., Suite 1500

Los Angeles, CA 90010

(866) 557-RENT



Housing / Eviction Defense

1 East Regent Street, Room 107

Inglewood, CA 90301

(213) 385-1719

1725 Main Street, Room 210

Santa Monica, CA 90401

(310) 899-6200



Housing Rights Center

www.hrc-la.org

520 S. Virgil Ave., Suite 400

Los Angeles, CA 90020

(800) 477-5977





HOUSING QUESTIONNAIRE

LAAFA Admissions maintains a list of students looking for roommates. To be included on this list, please complete and return this Housing Questionnaire to the Admissions Office at LAAFA. It will be your responsibility to contact other students on the list and make arrangements for finding housing.

First & Last Name _____

City, State _____

Phone _____

Email _____

QUESTIONS:

- Do you need housing? _____
- Would you like to live by yourself, with a roommate or rent a room?

- Do you have a car? _____
- Do you smoke? _____
- Do you want to share a bedroom or have your own? _____
- Do you prefer a male or female roommate? _____
- Additional Comments: _____

