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AMENITIES

HUH apartments offer a wide variety of amenities. For general research, we recommend viewing individual property sites on our website in the [Apartments](#) section.

When selecting a unit, either through the Currently Available list or during the Lottery, you can also see specific amenities for the apartment you are interested in. You can use both the filter option at the top of the page to filter your selection for certain amenities, as well as clicking the “Details” button under the Amenities column to view the specific amenities for that unit. For even more information regarding the unit during the selection process, you can click on the unit number under the Apartment column.

APPLICATIONS

HUH applications for the 2023-2024 Leasing season opened on March 1st and will continue to be open year-round. To submit an application, go to our website (huhousing.harvard.edu) and click the “New Applicant” button. Approved applications are valid through the end of February 2024.

Applications for HUH are mostly to confirm affiliation eligibility. The questions include areas such as ‘School’ and when you will earn your degree (if applicable). An approved application is able to see all available units from our Currently Available list, as HUH applications are for all HUH properties and not for specific ones.

All applications that are submitted on or prior to May 1st, that have not already selected an apartment, will be automatically included in the HUH Lottery and randomly assigned a View and Select window. While there is no preference given regarding the application submission date as it relates to the View and Select window assignments for the Lottery, applying early does give you the opportunity to select units that may come available prior to the Lottery.

For more information, we encourage you to check out our website regarding the [Application Process](#).

AUTHORIZED OCCUPANTS

Authorized Occupants are defined as a close family member (Spouse, Domestic Partner, Sibling, Parent, Child) who will be living in your apartment or visiting for more than a 2-week period. Authorized Occupants can be added as Non-Lessee Occupants during the Application Process, or later by reaching out to your Leasing Coordinator who can send you a form to add your Authorized Occupant.

Authorized Occupants are given access to the building and unit, however, please note that lessees (including co-lessees if applicable) are responsible for any issues that may arise due to their Authorized Occupants.

For more information, we encourage you to read the Authorized Occupants section of our [Policies and Procedures](#) as well as check out our website regarding [Applicants with Family](#).

APARTMENT AVAILABILITY

On average, roughly half of HUH's total inventory of 3,000 apartments become available each year. Our inventory is comprised of 45% One Bedroom apartments, 23% Two Bedroom apartments, 20% Studio apartments, 8% Three Bedroom apartments, 2 % Two Bedroom Efficiency apartments, 1% Four Bedroom apartments, and 1% Suite apartments (suite apartments are only available at Trilogy). Due to high demand, HUH receives approximately 4 applications for every available apartment. Because of this, HUH is unable to guarantee housing even if your HUH application is approved.

However, to best position yourself to select an apartment, it is best to understand how and when apartments become available. HUH units become available in four general categories:

1. Units where the outgoing tenant vacates 4/30 or earlier
 - a. **Lease start dates between early March and early May**
 - b. These units are released immediately to Currently Available as they become available
2. Units where the outgoing tenant vacates between 5/1 and 5/31
 - a. **Lease start dates between early May and early June**
 - b. These units are typically released early April as they become available.
3. Units where the outgoing tenant vacates 6/1 and later
 - a. **Lease start dates early June and later**
 - b. These units will be released into the annual HUH Lottery
4. Units that become available Post-Lottery though end of February
 - a. These units will be released immediately to Currently Available as they become available

Units released immediately once they have been processed to our Currently Available list are posted during our business hours of 8am – 5pm EDT. Unfortunately, we do not maintain a waitlist nor does the system allow for alerts when apartments are posted, so we encourage you to check the Currently Available list regularly once you have an Approved Application.

CANCELLATION

If you select an apartment and prior to signing your lease you decide to no longer move forward with the apartment, you can cancel your selection by emailing leasing@harvard.edu with your cancellation request. There is no fee associated with canceling your selection and after your selection is canceled, you will be able to view other Currently Available units.

If after you have signed your lease or during your lease term you wish to cancel your lease or move out early (and do not have a co-lessee), you should email leasing@harvard.edu or your Leasing Coordinator who can assist you. Please note that the lease cancellation process includes a \$300 fee, and you will remain responsible for the rent of the unit until it is re-rented (including, if you have moved into the apartment, turnover days for cleaning, painting, maintenance, etc.) or your lease end date, whichever is earlier.

If you have a co-lessee, your co-lessee must release you from the lease, as they would be assuming full responsibility for the rent of the unit. If you and your co-lessee(s) are all leaving, then the normal cancellation policy would apply.

For more information, we encourage you to read the Vacating Your Apartment During the Lease Term section of our [Policies and Procedures](#) document.

ASSISTANCE/SERVICE ANIMALS AND OTHER DISABILITY ACCOMMODATIONS

For questions regarding Assistance and Service Animals, as well as other Reasonable Housing Accommodation requests, please email HUH_disability_coordinator@harvard.edu. Our Disability Coordinator will be able to assist you with the process for Reasonable Housing Accommodations, which will include approval from your school's Local Disability Coordinator (if you're a Graduate Student) or University Disability Resources.

For more information, we encourage you to check out our website regarding [Accessible Housing and Reasonable Accommodations](#).

ELIGIBILITY

During the Application Process, HUH checks applicants' affiliation eligibility. To rent an HUH apartment, you must be a full-time Harvard Graduate Student Harvard Faculty or Employee with an affiliation at least through 3/1/2024. Harvard Faculty and Employees must be full-time, working a minimum of 35 hours per week with an active Harvard University ID number, receiving a Harvard University paycheck, and eligible for full University benefits.

For more information, we encourage you to either [Submit an Application](#) to see if you're eligible or check out our website regarding [Eligibility and Occupancy Guidelines](#).

FURNISHED APARTMENTS AND FINDING FURNITURE

HUH has a limited number of furnished apartments. To see an exhaustive list of all HUH furnished apartments, please check out the [List of Furnished Apartments](#) on our website. Please note that this list does not mean the apartment will be available. To view furnished apartments while selecting an apartment from the Currently Available list or during the Lottery, you can use filter on the list to filter for Furnished under Amenities.

For information regarding finding furniture, we encourage you to check out our Furniture section under [Local Resources](#) on our website. As a reminder, HUH does not permit furniture to be left behind in unfurnished units by residents, and any hand-offs of furniture between residents will need to be coordinated at an off-site location. A great place to start is our '[Free and Low-Cost Items](#)' page for ideas and checking out the [Harvard re-use station](#).

GRADUATE COMMONS PROGRAM

Graduate Commons Program events are open to all affiliates and their authorized occupants. We encourage spouse and partner participation, as well as multi-generational household members, to enrich our community. Most events are free of charge to ensure participation and support our mission of making Harvard home.

Amenities such as playrooms, study rooms, and common rooms are building specific, and can only be used by residents of that specific property. Please send any questions to graduatecommons@harvard.edu

GUESTS

HUH defines guests as individuals who are not listed as lessees or authorized occupants and are visiting temporarily (not more than 2 weeks) on a non-regular basis. Please note that tenants are responsible for the conduct of guests. Be sure that your guests are not disturbing residents of the community. While guests are permitted, HUH does not provide building or unit access to guests.

LEASE START AND END DATES

The lease start and end dates for HUH apartments are non-negotiable. The lease start dates are based on the date the outgoing tenant is moving out of the apartment, and therefore vary from immediate to the future. Most leases start between early June and late August. All HUH leases end on 6/30/2024. If your lease begins prior to your arrival, you have the option of subletting your apartment. Alternatively, if you plan on leaving prior to your lease end date, you can choose to cancel your lease. Please refer to the Cancellation section in this document for more information.

HUH LOTTERY (VIEW AND SELECT WINDOWS)

The HUH Lottery happens annually in May and includes the largest number of available apartments, with lease start dates ranging from early June to August. All approved applications that were submitted on or prior to May 1st, and have not already selected an apartment, will be automatically included in the Lottery. Lottery Window assignments will be randomly assigned approximately on May 4th. The only exception to the random assignment is that approved applicants with children are placed into an early window. The first View Window will begin on May 8th at 9am EDT with the first Select Window beginning on May 9th at 9am EDT. Each window is open for 23 hours. The remaining windows will take place on Monday/Tuesday and Wednesday/Thursday except for the week of May 29th when the windows will be Tuesday/Wednesday and Thursday/Friday.

During a View Window, no one can select Lottery units. This is a time to do your research and look at the available apartments. We recommend making a list of 10+ apartments you are interested in, so if your top choice has been selected during the Select Window, you have other researched options to choose from.

During the Select Window, it is first click first serve for unit selection for those applicants in the Select Window. Historically, we find that most apartments selected during a Select Window are selected within 15 minutes of the window opening, so we strongly recommend you are logged on and ready to select, with your list of preferred apartments, when the window opens.

Typically, there are two View and Select windows per week. The Lottery will continue until all apartments are selected. However, once the Lottery has ended, if you have not selected an apartment, we strongly recommend that you continue to monitor the Currently Available list, as apartments will most likely continue to become available as applicants cancel their selections and tenants choose to cancel their leases.

For more information regarding the Lottery, we encourage you to check out the Housing Lottery under the [Application Process](#) on our website.

NON-HUH HOUSING

While we hope you choose HUH for your housing, we understand that there are other options. Many individual schools have their own housing options, and we encourage you to reach out to your school to inquire what they may have available.

In addition, if you are looking for off-campus housing, we recommend visiting harvardhousingoffcampus.com. Please note however that this site is completely independent and HUH does not endorse or review the information given. We encourage all potential tenants to verify all information you receive.

For more information regarding Non-HUH Housing, we encourage you to check out the [Other Housing Options](#) section on our website.

APARTMENT SELECTION AND SIGNING PROCESS

Once your application is approved, you will have access to our Currently Available list of apartments. Whether you are selecting from the Currently Available list or during the Lottery, unit selection is first click first serve.

Once you have selected an apartment, you will receive an email confirming your selection. If you wish to add a co-lessee to your lease, we encourage you to email leasing@harvard.edu with the name and email address of your co-lessee. Please note that all co-lessee must meet HUH affiliation eligibility requirements.

Within 2 business days, your Leasing Coordinator will send you a lease to sign. Typically, you will have between 3-5 business days to review the lease, sign, and make your initial payment. However, if the lease start date is immediate, the time to complete the lease signing process may be quicker. Please note that the lease signing process is not complete until you (and your co-lessees if applicable) have signed the lease and made the initial payment. The initial payment is your first month's rent or pro-rated first month's rent depending on the lease start date.

If after receiving the lease you decide to not move forward with the apartment, you can cancel your selection without penalty by emailing leasing@harvard.edu. If you fail to complete the lease signing

process by the provided deadline, we will cancel your unit selection so it can be offered to other applicants.

For more information, we encourage you to check out the [Signing A Lease](#) section on our website.

HOUSING ELECTION PERIOD (RENEWING YOUR LEASE)

Every March, HUH has what we call our Housing Election Period. During this time, all residents are given four options:

- **Renew Your Lease:** Request to extend/renew your lease through June 30, 2024, if eligible.
- **Short-term Lease Renewal:** Request to vacate your apartment on a date between July 1, 2023 and July 31, 2023.
- **Request Early Move Out:** Request to vacate your apartment before June 30, 2023 and potentially end your lease charges early.
 - You will be responsible for the rent of the unit until it is re-rented (including turnover days for cleaning, painting, maintenance, etc.) or your lease end date of 6/30/2023, whichever is earlier.
- **Decline All Options:** Vacate your apartment on June 30, 2023.

We ask that all tenants provide a response, even if they are leaving on their lease end date. This annual March Housing Election Period helps determine what units will be available for incoming applicants. Their vacate date and the turnover period (painting/cleaning period) is what informs the lease start date for the incoming tenant.

PRIORITY

As a current tenant, you have the first option to choose to remain in your unit for another year. As an applicant, HUH does not provide priority to current tenants wishing to transfer or first/second/third year graduate students. All approved applicants are randomly assigned to a lottery window. The only type of priority provided by HUH is for applicants with children. Applicants with children are placed into an early View and Select window of the Lottery.

CO-LESSEES (ROOMMATES)

HUH does not assign co-lessees (Roommates). To find a co-lessee, we recommend looking on your school's Facebook page as well as using harvardhousingoffcampus.com. Keep in mind that HUH does not mediate disputes between co-lessees, so it's important to protect yourself by choosing people you can trust to follow HUH policies and meet the payment requirements listed in your lease.

We strongly recommend that co-lessees apply separately, and then after one of you selects a unit, you can reach out to leasing@harvard.edu be connected on a lease together. We recommend this since co-lessees who apply together are considered one application and only receive one randomly assigned View and Select window for the Lottery. If you apply separately, you both will receive a randomly assigned View and Select window.

For more information regarding Co-Lessees (Roommates), we encourage you to check out the [Roommates](#) section as well as the [Applying with a Roommate](#) section on our website.

TOURS AND PHOTOS

Unfortunately, HUH does not provide tours of apartments. However, HUH can reach out to the current tenant to see if they can share photos of the apartment. Please know that in this case, HUH does not require the tenant to provide photos, but typically tenants are willing to cooperate. If you would like to inquire about being connected with the tenant of your selected apartment, please reach out to [HUH Leasing](#) to initiate that request. For all HUH photos, please browse the [website's Apartment pages](#) for all currently available photos.