

Dear Students,

Welcome to Florida International University (FIU)!

My name is Jose J. Poza, Jr. As the Off-Campus Housing Coordinator for the Housing & Residential Experience office, I am here to assist with all your student housing needs, including your search for off-campus housing.

Whether this is your first semester, or you have been here for a while, you may have noticed the apartment complexes across from Tamiami Trail (SW 8th Street) just north of the Modesto A. Maidique Campus (MMC). University City, which opened its first complex in 2014, has expanded tremendously! It now offers off-campus housing for over 5,000 FIU students, with more developments planned for the future.

In addition to the convenience of being just minutes away from campus by foot or via FIU's transportation services (<https://operations.fiu.edu/transportation/>), University City and other nearby complexes (<https://offcampushousing.fiu.edu/listing>) can provide a home close to the vibrant, community-oriented life at MMC.

Do you know MMC is the home to over 50,000 students? Just imagine the lifelong friendships you will make, the amenities both on and off campus that you will enjoy, and the over 300 student organizations you can join. Most importantly, you will experience a strong sense of belonging to a community that will support you in life, education, and beyond.

For those of you studying at the Biscayne Bay Campus (BBC), Bayview (<https://www.bayviewfiu.com/>) offers an amazing place to "Elevate Your Experience" on campus. There are also other nearby apartment options available at <https://offcampushousing.fiu.edu/listing>.

Again, the many options available to you to live off-campus can be explored at our off-campus housing website (<https://offcampushousing.fiu.edu/listing>). Please reach out to us with any questions. We are here to help you find not just a place to live, but a home where you'll grow as an FIU Panther.

Florida International University. Innovate. Elevate. Be Unstoppable.

Best regards,

Jose J. Poza, M.B.A.
Off-Campus Housing Coordinator
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Off-campus HOUSING

START HERE!

Finding the right place to live off campus can feel overwhelming, but you don't have to figure it out alone. This guide is here to help you explore your options, prepare you for your search, and make Miami feel like home during your time at FIU.

Researching

- Start your search six (6) months before move-in date by checking go.fiu.edu/offcampushousing for options. Don't hesitate to reach out to the [Disability Resource Center](#) if you need help.
- List your must-haves vs. nice-to-haves:
 - **Budget:** Include rent, utilities, and security deposits.
 - **Location:** Prioritize commute time, proximity to grocery stores, and safety.
 - **Roommates:** Regard your habits in cleaning, guests, studying, and lifestyle.

Exploring options

- **Housing Types:**
 - Traditional Apartments: You are responsible for the full lease, utilities, and furniture.
 - Student Housing: Often "leased by the bed," which protects you if a roommate leaves. They are generally more affordable and tailored to student budgets.
 - Other: Duplexes, single-family homes, and condos
- **Transit options:** Check your potential location against the CATS Shuttle stops, Shuttle between MMC and BBC, Freebee coverage areas, and Miami-Dade Transit bus routes (8, 11, and 82).

Vetting & Safety Checks

- **Touring:** Always request to see the actual unit you will be living in, not just a model unit.
- **Interview Roommates:** If searching independently, always meet in public with a friend. Conduct background/credit checks if you feel it is necessary.
- **The Checklist:** Look for these essentials during your tour:
 - Security: Functioning locks, surveillance, or gated access.
 - Functionality: Test faucets, toilets, drains, and appliances.
 - Amenities: Washer/dryer, internet, and study space.

Signing the Lease

- **Read Before You Sign:** Never sign a lease with blank spaces or terms you do not understand.
- **Get it in Writing:** If management promises repairs or special conditions, ensure they are documented in the written lease.
- **Financial Best Practices:**
 - Avoid cash payments; use checks or money orders.
 - Discuss signing separate leases with your landlord to protect yourself from a roommate's non-payment.
 - Do not co-sign for a roommate; encourage them to have a parent or guardian do it.
- **Move-In Inspection:** Walk through the unit with staff and record all existing damages immediately

TRANSPORTATION & PARKING

CATS SHUTTLE

The CATS shuttle travels between Modesto A. Maidique Campus and the Engineering Center. The service operates two shuttles running continuously from 6 a.m. to 11 p.m. when classes are in session.

Stops include: Lot 3, East Of PG5, 109 Tower, Identity Miami, 4th Street Commons, 7 West, Century Park (West), Engineering Center, and The One

RIDE WITH FREEBEE

FIU Operations has partnered with Freebee to provide free transportation services for the FIU community. Rides must begin or end at the Modesto A. Maidique Campus or the Engineering Center.

Rides are available Monday through Friday, 7 a.m. to 10 p.m.



SHUTTLE BETWEEN MMC & BBC

The **Panther Express Shuttle** provides an alternative to driving between FIU's Modesto Maidique Campus and Biscayne Bay Campus.

Swipe your FIU One Card for access

Available during the academic semester:
Monday to Friday, 6:00 a.m.–10:00 p.m.
Buses depart every 30 minutes
Last departure: 11:00 p.m.

MIAMI-DADE TRANSIT BUS

Various bus routes will get you to the Modesto A. Maidique Campus: route 8, route 11, route 82, etc.

The cities of Sweetwater and Doral also provide free transportation services to the public.

PARKING AT FIU

All students, employees, vendors and contractors are required to purchase a parking permit to park on campus.

Parking Tips

- Head-in parking only
- No parking on grass or roadway
- A virtual parking permit is issued to currently enrolled students each semester



PRIORITIZE YOUR SAFETY



IMPORTANT CONTACTS

Always dial **911** for emergencies

FIU Police Department
24 Hours – 7 Days a Week

Modesto Maidique Campus:
(305) 348-5911
(305) 348-2626 *non-emergencies*

Biscayne Bay Campus:
(305) 919-5911



KEEP THESE EASY SAFETY TIPS IN MIND WHEREVER YOU LIVE:

- Don't let strangers into your home.
- Have your doors re-keyed before moving in.
- Always lock windows and doors.
- Report any broken locks or devices to management.
- Use campus emergency phones when needed.
- Avoid hiding keys outside or lending them out.
- Know your escape routes for emergencies.
- If there's a fire, leave immediately and stay low if there's smoke.
- Respond to alarms promptly.
- Be cautious at ATMs, especially at night or in isolated areas.
- Don't share personal information on social media.
- Keep your phone charged and carry a spare charger.

WEATHER WARNINGS

FIU encounters occasional severe weather despite Miami's sunny reputation. Stay informed by tuning in to local radio or TV stations for updates. Local media employ a system to assess weather severity:

- **Hurricane watch** indicates the possibility that you could experience hurricane conditions within 48 hours. This watch should trigger your action plan, and protective measures should be taken.
- **Hurricane Warning** indicates that sustained winds of at least 74 mph are expected within 36 hours or less. Once this warning has been issued, you should be in the process of completing protective actions and deciding the safest location to be during the storm.

GET PREPARED!

- Secure outdoor equipment and bring in loose items.
- Board up or cover windows.
- Ensure emergency supplies are stocked, including non-perishable foods, bottled water, medications, first aid kit, flashlight, batteries, extra cash, battery-operated radio, etc.
- Make sure your car gas tank is full.



For FIU hurricane updates
call: 305-348-4357
or visit: dem.fiu.edu

More info: National Hurricane Center
at www.nhc.noaa.gov

A guide to help students work out a realistic semester/monthly budget that they can follow.



INCOME

One-time income

- Scholarships \$ _____
- Grants \$ _____
- Monetary gifts received \$ _____
- Personal savings \$ _____
- Loans \$ _____

Monthly income

- Salary/work wages \$ _____
- Allotment (from parents) \$ _____
- Stipend \$ _____
- Other \$ _____

Total One-time Income: \$ _____

Total Monthly Income: \$ _____

TOTAL INCOME: \$ _____

Compare your total expenses with your total income. Your income should be greater than your expenses.

If that is not the case, try to reduce your expenses and/or increase your income.

EXPENDITURES

One-time expenses per semester:

School related

- Housing \$ _____
 - Tuition \$ _____
 - Fees \$ _____
 - Books and supplies \$ _____
 - Meal plan \$ _____
 - Parking permit \$ _____
 - Other \$ _____
- Total _____

Non-school related

- Telephone set-up \$ _____
 - Cable/internet installation \$ _____
 - Renter's insurance \$ _____
 - Health/medical insurance \$ _____
 - Vehicle insurance \$ _____
 - Furniture \$ _____
 - Other \$ _____
- Total _____

Travel related

- Transportation \$ _____
 - Hotel \$ _____
 - Food \$ _____
 - Other \$ _____
- Total _____

Monthly expenses:

Housing

- Rent \$ _____
 - Electric \$ _____
 - Gas \$ _____
 - Telephone (landline) \$ _____
 - Telephone (cellular) \$ _____
 - Cable/ Internet \$ _____
 - Furniture rental \$ _____
 - Other \$ _____
- Total _____

Transportation

- Car payment \$ _____
 - Fuel \$ _____
 - Vehicle maintenance \$ _____
 - Other \$ _____
- Total _____

Household

- Food \$ _____
 - Toiletries \$ _____
 - Laundry/dry cleaning \$ _____
 - Cleaning supplies \$ _____
 - Other \$ _____
- Total _____

Recreation

- Eating out \$ _____
 - Entertainment \$ _____
 - Movies \$ _____
 - Other \$ _____
- Total _____

Clothing

- School clothes \$ _____
 - Work clothes \$ _____
 - Other \$ _____
- Total _____

Monetary Commitments

- Credit card payments \$ _____
 - Loan payment \$ _____
 - Membership dues \$ _____
 - Subscriptions \$ _____
 - Gifts (holidays) \$ _____
 - Gifts (birthday) \$ _____
 - Other \$ _____
- Total _____

Total One-time Expenses: \$ _____

Total Monthly Expenses: \$ _____

TOTAL EXPENSES: \$ _____

TOTAL INCOME: \$ _____