

Housing Costs

The figures represent a snapshot of 2018-19 pricing that you can use as you consider budgets for next year. The information is provided for sample budgeting purposes only and not intended to be a definitive listing of prices for each housing option, which may be higher in the coming year. Additionally, what each vendor included with rent in 2018-19 may not be what they choose to include in 2019-20, or there may be new/additional fees.

When deciding on your housing options, check with each of the vendors about current pricing, what's included in the unit and in the price. If you need help navigating your options, UofL Campus Housing is always happy to help you.

Housing Rates

2018-2019

Required Charges

The following charges are required in addition to housing room rates.

Application fee: \$175*

The Application Charge is a Non-Refundable one time only payment.

Meal Plan Requirements:

Traditional and Suite-Style Housing: \$1972 / semester

Apartment-Style Housing, Including University Pointe: \$1375 / semester

Cardinal Towne: \$275 / semester**

Billy Minardi Hall: Meal plan cost included in semester rate

*This is the fee for any new applicant for the 2019-2020 academic year.

**Only for residents who are taking at least 12 credit hours or more with 9 of those credit hours on the Belknap Campus.

Traditional

Miller Hall, Threlkeld Hall, & Unitas Tower ⓘ

Academic Year License

	Per Semester	Per Academic Year
Double	\$2641	\$5282
Single	\$3187	\$6374

Suites

Billy Minardi Hall*

Academic Year License

	Per Semester	Per Academic Year
2 Bed, 2 Bath	\$4556	\$9112

Community Park ⓘ

Academic Year License

	Per Semester	Per Academic Year
Double	\$3050	\$6100
Deluxe Double	\$3637	\$7274

*All male themed housing

Herman & Heddy Kurz Hall

Academic Year License

	Per Semester	Per Academic Year
Double	\$3050	\$6100
Deluxe Double	\$3637	\$7274
Single	\$4292	\$8584
Deluxe Single	\$4855	\$9710

Louisville Hall ⓘ

Academic Year License

	Per Semester	Per Academic Year
Double	\$2720	\$5440
Three Bed	\$2774	\$5548
Two Bed	\$2818	\$5636
Deluxe Double	\$2829	\$5658
Single	\$3187	\$6374

*Some Deluxe Double share bathrooms with the Singles

Apartments

Bettie Johnson Hall

Academic Year License

	Per Semester	Per Academic Year
4 Bed, 2 Bath	\$3627	\$7254
2 Bed, 1 Bath	\$3681	\$7362
2 Bed, 2 Bath	\$3795	\$7590
3 Bed, 2 Bath	\$3795	\$7590
1 Bed, 1 Bath	\$5040	\$10080
Deluxe 1 Bed, 1 Bath	\$5533	\$11066

University Tower Apartments

Academic Year License

	Per Semester	In Full
Standard Studio Double	\$2855	\$5710
Large Studio Double	\$2882	\$5764
2 Room Double	\$2882	\$5764
1 Room Double	\$2893	\$5786
2 Room Single	\$3250	\$6500

Cardinal Towne

← 9-Month Academic Year License 12-Month Academic Year & Summer License →

	Per Semester	Total Per Academic Year	Fall Semester	Spring Semester	Summer Term	Total 12 Month License
Studio	\$5196	\$10392	\$4093	\$4093	\$2728	\$10914
1 Bed, 1 Bath	\$5196	\$10392	\$4093	\$4093	\$2728	\$10914
1 Bed, 1 Bath Townhome	\$5428	\$10856	\$4325	\$4325	\$2883	\$11533
2 Bed, 1 Bath	\$3945	\$7890	\$3105	\$3105	\$2070	\$8280
2 Bed, 1 Bath Townhome	\$4177	\$8354	\$3337	\$3337	\$2225	\$8899
2 Bed, 2 Bath	\$3945	\$7890	\$3105	\$3105	\$2070	\$8280
3 Bed, 3 Bath	\$3662	\$7324	\$2886	\$2886	\$1924	\$7696
4 Bed, 4 Bath	\$3563	\$7130	\$2808	\$2808	\$1873	\$7489
FCA Townhome	\$3333	\$6666	\$2576	\$2576	\$1718	\$6870

University Pointe

← 9-Month Academic Year License 12-Month Academic Year & Summer License →

	Per Semester	Total Per Academic Year	Fall Semester	Spring Semester	Summer Term	Total 12 Month License
4 Bed, 4 Bath	\$3689	\$7378	\$2906	\$2906	\$1937	\$7749

Medical-Dental Apartments (MDA)

Academic Year & Summer License

Per 4 Month Semester & Per Apartment

Standard Studio	\$3197
LG Studio	\$3329
1 Bedroom	\$3613
2 Bedroom (Family)	\$4083
2 Bedroom (as single)	\$4328

Managed And Affiliated Apartment Features

✉ oncampus@louisville.edu

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BETTIE JOHNSON, CARDINAL TOWNE, UNIVERSITY POINTE, & UNIVERSITY TOWER APTS.

- louisville.edu/housing
- (502) 852-6636

THE BELLAMY

- bellamylouisville.com
- (502) 634-5996

THE CLUBHOUSE

- clubhousestudentapts.com
- (502) 631-9181

THE NINE

- thenineatlouisville.com
- (502) 632-3699

THE PROVINCE

- theprovincelouisville.com
- (502) 636-1688

THE QUAD

- quadlouisville.com
- (502) 515-2489

	MANAGED BY CAMPUS HOUSING								
	Bettie Johnson	Cardinal Towne	University Pointe	University Tower Apartments	The Bellamy	The Clubhouse	The Nine	The Province	The Quad

IN ROOM AMENITIES

Cable	•	•	•	•	•	•	•	•	•
Dishwasher	•	•	•		•	•	•	•	•
Ethernet Port	•	•	•	•	•	•	•	•	•
Full Kitchen	•	•	•	•	•	•	•	•	•
Fully Furnished	•	•	•	•	•	•	•	•	•
Garbage Disposal	•	•	•		•	•	•	•	
Ice Maker	•	•	•		•	•	•	•	•
Microwave	•	•	•		•	•	•	•	•
Pets Allowed					•	•	•	•	
Washer & Dryer		•	•		•	•	•	•	*
Wifi	•	•	•	•	•	•	○	•	•

COMMUNITY FEATURES

24 Hour Visitation	•	•	•	•	•	•	•	•	•
BBQ	•	•	•		•	•	•	•	
Bike Racks	•	•	•	•	•	•	•	•	•
Bridge to Campus								•	
Computer Lab	•	•	•	•	•	•	•	•	
Covered/Garage Parking		•			•	•	•		•
Fitness Room		•	•		•	•	•	•	
Free Laundry		•	•		•	•	•	•	
Free Parking	•				•			•	•
Recreation Room		•	•		•	•	•	•	
Sand Volleyball	•				•			•	
Shuttle to Campus					•				•
Study Lounge	•	•	•	•	•	•	•	•	•
Swimming Pool		•	•		•	•	•	•	
Theater		•			•	•		•	

SAFETY & SECURITY

Emergency/Intrusion Alarm					•			•	
Fire Alarm	•	•	•	•	•	•	•	•	•
Gated Community					•			•	•
On-Call Maintenance (24 hour)	•	•	•	•	•	•	•	•	•
On-Call Staff (24 hour)	•	•	•	•	•	•	•	•	•
Security Cameras	•	•	•	•	•	•	•	•	•
ULPD Patrol/Response	•	•	•	•		•	•	•	

○ The Province has high speed Internet, but residents will need to supply own Wifi router

* The Quad has washers and dryers on each floor in the building

ABOUT OUR AFFILIATES: POLICIES & PROCEDURES

WHAT IS AN **AFFILIATE PROPERTY**?

- An Affiliate Property is an apartment style community designed to meet the needs of University of Louisville students in their sophomore year and beyond.
- The staffs of each Affiliated Property work collaboratively with University of Louisville staff to provide student services and connect students with university resources that ultimately support student success and academic achievement.
- University data shows that students living in Affiliate Properties have significantly higher GPAs than students living in non-affiliated, off-campus housing
- Additionally, in order to be an Affiliated Property, a property must meet certain University criteria related to the quality of the facility and the services provided, including safety and security.
- Affiliated Properties provide students with a more independent living experience, while simultaneously keeping them in contact with both property and University of Louisville resources, events, services, and opportunities.

WHAT IS **INSTALLMENT RENT**?

- Installment Rent is when the Affiliated Property takes the overall value of the lease and divides it into equal payments over the term of the lease.
- Typically, the overall value of one's lease consists of a "base rent" (the cost of living in the rented unit), as well as any additional fees that may apply (including, but not limited to: having a pet, using more than the allotted amount of electricity, etc.). By structuring rent payment in Installment Payments, residents of Affiliated Properties can expect a consistent monthly rent rate.
- This differs from *prorated rent*, where the cost of rent is lower the first month (since the resident does not live in the space the entire month).
- In a twelve month lease with prorated rent, rent rates (per month) would be higher in the remaining eleven months, as the value saved from the prorated amount would be distributed across the remaining eleven months. Installment payments, however, keep the rent rate lower by having one consistent rate across all twelve months.
- Typically, a resident's lease agreement will begin in mid-August (just before school starts), and it will last until July 30th of the following year (unless the resident is renewing their lease, in which case the lease will continue as it).

WHAT IS A **GUARANTOR**, AND HOW DO THEY RELATE TO ME?

- A Guarantor is an individual or entity that would sign on to a lease agreement with an Affiliate Property and, in the event the resident cannot pay a fee imposed by the Affiliate Property (including, but not limited to: rent, damages, electricity overages, etc.), the guarantor would pay the cost of the fee imposed by the Affiliate Property.
- **Regardless of whether or not a guarantor has signed the lease agreement, the resident is legally bound to pay all fees imposed by an Affiliate Property once the resident has signed a lease agreement with an Affiliate Property.**

CAN I USE MY **FINANCIAL AID** TO PAY MY RENT?

- Yes, a resident can use Financial Aid to pay rent. However, a resident's Financial Aid does not automatically go toward paying rent with an Affiliate Property. This is because the cost of rent and fees at an Affiliate Property is not billed to a resident's student account.
- Rent/fee payment is handled directly between the resident and the Affiliate Property; the University of Louisville is not involved in the rent/fee payment process.
- If a resident wishes to use Financial Aid to pay rent/fees, the resident will need to first wait until they receive their Residual Funds (excess Financial Aid funds awarded from the Financial Aid Office to the student once the student's bill is paid in full), and then pay rent with those Residual Funds.

ARE THE **RULES** DIFFERENT AT AN AFFILIATE PROPERTY?

- While there are some Affiliate Housing rules and regulations that remain consistent with University of Louisville Campus Housing, there are also some rules and regulations that change.
- Because of this, each Affiliate Property provides residents with a copy of their property's rules and regulations in a community handbook. Additionally, many property rules and regulations can be found in a resident's lease agreement.
- Regardless, if a resident has questions, comments, or concerns about property policies, or if they have an issue they need assistance with, residents are always welcome to contact the staff at the property's leasing office.

USER'S GUIDE TO AFFILIATED HOUSING

ABOUT OUR AFFILIATES: TIPS & TRICKS WHEN APARTMENT HUNTING

BEFORE YOU APPLY

- Ask yourself how much you are willing to pay for an apartment. Take into consideration which utilities and fees are covered under your rent, which you are responsible for separately, and overages.
- Some applications are binding! Ask the property you are interested in if their application is binding or non-binding. Be sure to ask about any application, security deposit, or processing fees.
- Most student housing apartments will not conduct a credit check on the student but on the guarantor. Sometimes the guarantor will have a separate application that can be submitted online or a section of the application they fill out.

INVESTIGATE AND COMPARE

- Start your apartment search early. Visit websites and properties in person. Or stop by Campus Housing's Affiliate Housing Fairs for more information on each of the Affiliated Properties.
- Offcampushousing.louisville.edu is a great resource to browse listings, search for a roommate, or list your own apartment for re-let or sublease.
- Don't sign at the first showing. You shouldn't sign a lease until you're 100% ready to do so.

FREQUENTLY ASKED QUESTIONS

- How much are the average utility bills? Are Ethernet/internet options included or an extra cost? What is the utility cap limit?
- How are the rules concerning tenet noise enforced?
- When something breaks, how responsive is maintenance about fixing it?
- Where are electrical and Ethernet outlets located?
- What security and fire protection features are there?

THE SIGNING PROCESS

- Every lease is different so you should **read everything**. Ask plenty of questions and once you feel comfortable then you can sign.
- There may be room for negotiations so if any changes are agreed upon get them in writing.
- You have rights as a tenant. If for whatever reason you feel your rights are being violated you can reach out to the Kentucky Attorney General's Office for help.

FINANCING/PAYMENT

- Some Affiliated Properties have financial aid addendums that allow you to pay your rent after you have received your residual check. Be sure to ask about this addendum before you sign your lease.
- For most Affiliated Properties, rent is due on the 1st and considered late on the 6th of each month. This may differ from property to property and is laid out clearly in your lease.
- Each resident is responsible for their rent and utilities. Separate leases and utilities means you won't be punished if a roommate is late with their payment.

LIVING OFF CAMPUS SUCCESSFULLY

- Affiliated Properties are under no obligation to replace or reimburse you for damages to your belongings because of a fire or other natural disaster or a break in. This is where renter's insurance is important. Renters insurance protects your belongings at their full replacement cost.
- Affiliated Property staff can help you mediate any conflicts with your roommates, but before it reaches that point be sure to communicate any concerns you have with them and respect each other's belongings and wishes.
- If you are uncomfortable with your roommates or a mediation has been unsuccessful, transferring rooms is an option. Transferring rooms does come at a fee which is set by each property and outlined in your lease.
- When the terms of your lease have ended and it is time for you to move, be sure to clean the apartment thoroughly and don't leave behind any abandoned property. Failure to leave the apartment in the state that you find it can lead to additional charges, not receiving the full amount of your security deposit, or having your abandoned property disposed of.

If you have questions about signing a lease at an Affiliated Property or apartment shopping in general, be sure to attend a Lease Signing Workshop! Contact Campus Housing for more information.