Off-Campus Student Services
University of South Carolina Student Life

RESOURCES

Off-Campus Message Boards
Visit sa.sc.edu/ocss for free online message boards to help you find roommates and subleasing information.

Housing Listing Service
Looking to explore housing options for next year? The Daily Gamecock has a listing service with tons of local properties for rent at housing.dailygamecock.com.

Off-Campus Living Guide
This guide can serve as an excellent starting place for your upcoming housing search, and is packed with leasing terminology, tips and budgeting techniques.

Housing Fairs
Housing fairs are offered each semester on Greene Street to provide students with the opportunity to explore housing options and speak with property management companies and apartment complex representatives.

Community Ambassadors
Community Ambassadors are a group of current off-campus students who provide guidance, support, and education for off-campus students in an effort to improve their living experience.

CONTACT INFORMATION

Phone: 803-777-3366
Fax: 803-777-4874

Website: sa.sc.edu/ocss
Email: saocss@mailbox.sc.edu

Location:
Russell House University Union
1400 Greene Street
West Wing, Lower Level
Columbia, SC 29208

CONNECT WITH US

USC Off-Campus Student Services
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1 Be aware of important dates:
   • Stop by the Fall and Spring Off-Campus Housing Fairs on Greene Street (visit www.sa.sc.edu/ocss for upcoming dates).
   • Mid-Fall: On-campus housing application available online for current undergraduate students.
   • Late Fall: Students are notified of on-campus housing approval.

2 Review this Off-Campus Living Guide. It is filled with information about leases, roommates and more. Use the apartment community map and amenities chart to find the complexes that most closely align with what you are looking for in an off-campus residence.

3 Stop by the West Wing of the Russell House to speak with a current USC student serving as a Community Ambassador about your off-campus housing search. Open Monday – Friday 8:30 a.m to 5 p.m.

4 Use the online message boards to find a roommate or sublease.
   • Visit our website: sa.sc.edu/ocss.
   • Click message boards.
   • Log in with your USC network username and password.
   • View Message Boards tabs on the left-hand toolbar.

5 Explore local apartments and houses available for rent on housing.dailygamecock.com and sa.sc.edu/ocss/piocl.

6 Find the right roommate(s) by using the Off-Campus Student Services roommate message boards or apartment complex roommate matching services. Ask potential roommates questions about cleanliness, apartment/house preferences, price range and personal habits before agreeing to live together.

7 Visit properties and complexes you are considering before signing a lease. The best way to make a good choice about where to live is to see it firsthand. Our Partners in Off-Campus Living Program (pages 27 - 42) highlights many student-centered apartment communities in the area.

8 Visit Student Legal Services if you have questions BEFORE signing your lease. Meet with an attorney for a FREE consultation on a variety of issues including landlord-tenant and housing laws. Call 803-777-6611 to schedule an appointment.

9 Be a good neighbor. Wherever you choose to live, you will be a representative of the University of South Carolina. Plan to get to know your neighbors by introducing yourself when you move in and educate yourself about community expectations before you sign a lease to make sure the atmosphere is the right fit for you.
NARROW DOWN YOUR SEARCH

Columbia is a great city that offers a wide variety of off-campus housing options for students. We highly recommend you answer these important questions to narrow your off-campus housing search.

### How will I determine how much I can pay to live off-campus each month?
- Talk to a parent/guardian/guarantor.
- Meet with a financial literacy consultant in the Student Success Center about moving off-campus.
- Talk to your roommates.
- Set a budget (see the example on pg. 13 in the Off-Campus Living Guide).
- Meet with USC’s Office of Student Financial Aid and Scholarships.

### What atmosphere is right for me?
- Students as neighbors (most likely at student apartment complexes)
- Families, working professionals and/or retirees as neighbors (most likely in local neighborhoods)

### What will be your primary mode of transportation?
- Non-motorized vehicle (bike, walking, skateboard)
- Moped/Scooter
- Car

### Do I need matching assistance to find a roommate (available at some apartments)?
- Yes
- No

### How many roommates would I like to have?
- No roommates
- 1 roommate
- 2 roommates
- 3 or more roommates
- 4 or more (only at apartment complexes due to city occupancy rules)

### Distance preference:
- I have a vehicle and don’t mind driving to campus.
- I want to be able to walk to campus.
- I will take the shuttle back and forth to campus.

### What amenities do I value most?
- Pool
- Includes furniture
- Hardwood floors
- Workout room
- Shuttle to campus
- Walking distance to campus
- Washer and dryer in unit
- Pets allowed
- Private bathroom
- Trash removal
- Movie theater
- Near the baseball stadium
- Near the football stadium
- TV included
- Tanning bed on-site
- Computer lab on-site
- Visitor parking
- Grilling stations
- All utilities included (water, electricity, cable/internet)
- Within walking distance of a downtown district
- Outdoor recreation facilities
MOVING PREPARATIONS

It's never too early to start preparing for your move!
Follow these tips to help make moving in and out as painless as possible.

8 WKS
- Create a folder for important documents
- Purchase renters insurance.
- Make arrangements with a moving service/truck, if necessary

4 WKS
- Get packing supplies (boxes, tape, labels, etc.)
- Schedule utility connections
- Fill out a change of address form online or at a local post office (usps.com)

2 WKS
- Make a checklist of all of the items you are moving to ensure you don’t forget anything.
- Secure friends to help you move.
- Update your local address with USC on Self-Service Carolina.

1 WK
- Pack your essential items in an easily accessible bag.
- Confirm the exact time and date of your move with your landlord.
- Consider purchasing cleaning supplies to thoroughly clean your unit before unpacking everything.

0 WKS
- Meet your landlord and get your keys.
- Take time-stamped pictures of the unit before you move anything into the unit.
- Introduce yourself to your neighbors.
- Follow the move in smart tips on the next page.
THINGS TO REMEMBER
WHEN MOVING IN AND OUT

Move In Smart

Before moving your belongings in, make sure your new place is safe to live in by inspecting your rental and recording (with photos and in writing) anything that is damaged, hazardous or in need of repair. Columbia has minimum standards that properties are required to meet. Keep these requirements in mind and personally check for the following before moving in:

☐ Make sure there is at least one window that opens per room and there are no broken panes.

☐ Make sure all electrical fixtures and smoke detectors are working.

☐ Inspect for bugs and rodents.

☐ Make sure all appliances and heat systems work.

☐ Make sure all plumbing fixtures are free of leaks and in sanitary and safe working condition.

☐ Open and close all doors and check that all locks work.

☐ Check for holes in ceilings and walls.

☐ See that the unit is clean.

☐ Inspect for mold and water damage.

☐ Find out who is responsible for the upkeep of the yard.

If you have any questions or concerns, take pictures and address them immediately by:

1. Providing your landlord with a detailed description and pictures of the problem(s) (also keep a copy for yourself).

2. Contact the City of Columbia Housing Inspection Office at 803-545-3430 (if you live in the City of Columbia) to request an inspection. If you live outside the City of Columbia, please email Off-Campus Student Services at saocss@mailbox.sc.edu to find out who you should contact.

3. If you sense that your landlord is unwilling to fix the problem(s), set up an appointment with Student Legal Services to discuss your rights as a renter.

Following these steps will protect you from unsafe living conditions and help you avoid being held responsible for pre-existing damages.

Move Out Smart

Follow these suggestions for a smooth move out experience:

☐ Remove all your belongings and clean the property thoroughly.

☐ Take photos of the condition you are leaving it in.

☐ Donate gently used furniture and household items. Place all trash and recycling on the curb for pickup.

☐ Call and have utilities (water, electricity, gas, cable, internet) taken out of your name.

☐ Return your keys to your landlord.

☐ Provide your landlord with an address to send the returned security deposit.

Security deposits must be returned within 30 days of you moving out or you asking for your deposit back, whichever is later. If you do not receive any or a portion of your deposit back the landlord must provide you with a written list explaining the damages. If you believe that your deposit has been unjustly withheld, set up an appointment with Student Legal Services to discuss your rights.
**Vehicles**
All vehicles using University of South Carolina reserved spaces and lots should be registered with Vehicle Management and Parking Services. USC provides surface lots and parking garages for students varying in price. Garage and reserved spaces are reserved 24 hours a day, seven days a week, while general surface spaces are first come, first serve and tend to fill quickly. The City of Columbia also provides street meter parking which you can pay using loose change or by downloading and using the Passport Parking app via your mobile device. For more information about parking pricing and options, visit sc.edu/vmps.

**USC Shuttle Services**
Students are encouraged to park in lots outside of central campus and use the shuttle to ride into central campus. Shuttle schedules change during summer, reading days and holidays. Visit sc.edu/vmps/shuttle.html to learn more about the USC shuttle schedule.

**Other Forms of Transportation**

**Bicycles:** All bicycles must be registered with Parking Services at sc.edu/vmps. Cyclists should always ride with the flow of traffic in the street. Bicycle racks can be found in convenient locations all across campus.

**Mopeds:** All mopeds must be registered with Parking Services at sc.edu/vmps. Please note that mopeds have designated spaces in which they must park. Anyone under the age of 21 is required to wear a helmet. It is also illegal for more than one person to ride a moped unless it is designated for two people. You cannot drive or park on the sidewalk or secure your moped to a bicycle rack.

**Motorcycles/Scooters:** All motorcycles and scooters must be registered with Parking Services at sc.edu/vmps. These vehicles have designated spaces in which they must be parked. Parking on the sidewalk or securing your motorcycle or scooter to a bicycle rack is never allowed. Anyone under the age of 21 is required to wear a helmet.

**ZAPP RIDESHARE**
You may also consider Zapp Rideshare. It is an electric cycle system with stations throughout the city and on campus. For more information, visit zapprideshare.com.

**Apartment Community Shuttles**
You can view which apartment communities offer shuttles to campus on our amenity chart in the back of this guide. While apartment shuttles are a great transportation option, please be sure to have a backup option to get to campus.

**CATCH THE COMET**
The COMET is Columbia’s public transportation system and is an affordable way to get around the Midlands area. The COMET’s fixed route system provides quick and easy access to campus and the city, offering stops at the university, downtown, Five Points, the Vista area, Cayce and West Columbia. For more information and route schedules, visit catchthecomet.org.
COMMUTING TIPS

Commuting to and from USC can be a hassle if not planned correctly. Check out the tips below to master the art of commuting in Columbia.

- Give yourself more than enough time to travel to campus and arrive on time to class. This includes parking and walking to your destination.
- Create a few alternative routes for your daily commute. Columbia is known for heavy train traffic, and can be the difference between being 10 minutes early or 20 minutes late to class.
- The Russell House, Thomas Cooper Library, Strom Fitness Center, and various academic buildings on campus are great places to spend down time between classes to avoid driving back and forth from home.
- Set and stick to a budget for weekly expenses (i.e. gas, food, outings, parking etc.)
- Don’t let living off-campus stop you from being involved with campus activities! It’s a great time to be a Gamecock; be sure to take advantage of all USC has to offer. Get involved and join at least one organization on campus to make connections.
- Stay organized balancing school and home responsibilities.
- Pack meals or buy a commuter meal plan. Commuter meal plan options can be found on the university’s Dining website.
Q&A with Student Legal Services

This is general information. It is not legal advice and does not create an attorney/client relationship. Most rules have exceptions, and your case may be one. When in doubt, contact Student Legal Services.

Student Legal Services
(803) 777-6611
sa.sc.edu/stlife/student-legal-services

Q: What is Student Legal Services (SLS)?
A: SLS is a partnership between USC and South Carolina Legal Services that makes legal assistance available to USC students in certain kinds of cases. We provide legal advice and assistance resolving conflicts, and we are able to accept a limited number of cases for representation in court. This service is paid for using student activity fees. We can help with landlord-tenant disputes and other housing issues, consumer issues (like debt collection, consumer contracts, car sales, etc.), probate law (wills, powers of attorney, etc.), domestic relations (divorce, child custody, etc.) and employment law. We cannot assist with criminal cases, disputes with USC, student conduct issues or disputes between students.

Q: Why should a lawyer look at my lease?
A: A lawyer can help answer your questions (both those you know you have and those you may not have thought of). Knowing what you’re getting into before you sign or knowing what your rights are before you take action can make quite a bit of difference in your experience.

Q: Who is typically a guarantor?
A: Usually this is a parent or guardian, though it doesn’t necessarily have to be. It is common for landlords to require that the guarantor have monthly income equal to at least three times your monthly rent.

Q: How do I get a security deposit back?
A: You should ask for it in writing at the end of your lease and give a forwarding address where you want it to be sent. You are entitled to have your deposit back after 1) your lease ends, 2) you move out, and 3) you ask your landlord for it and tell them where it should be sent. Once these three things happen, your landlord has 30 days to return your deposit minus any deductions they are allowed to take. They can deduct for unpaid rent, damage to the property, cleaning charges, etc. They should not charge more than the actual and reasonable cost for these things. If your landlord does deduct anything from your deposit, they should give you an itemized list of these deductions and return any money that is left over. If a landlord doesn’t do these things, there can be some significant legal penalties.

Q: What do I do if my landlord is not making repairs to my unit?
A: Don’t stop paying rent (at least not without talking to a lawyer first)! If the problems with the unit are serious and are a danger to health and safety, then you may have the right to terminate your lease. But, you have to give your landlord a 14-day written notice telling the landlord what’s wrong, giving him/her 14 days to fix it and telling him/her that if it’s not fixed in that time, you will terminate your lease. You can also file a lawsuit in magistrate’s court asking the judge to require your landlord to make repairs.

Q: Help, I need to get out of my lease!
A: Once you sign a lease it is very difficult, if not impossible, to get out of it. Sometimes this can be done, but only under specific circumstances and in a certain way.
Off-campus cost of living can vary greatly depending on the number of roommates, proximity to campus and amenities provided. Living off campus can be very affordable, especially if you share costs with roommates. Contact properties and landlords directly for specific and updated pricing information.

When researching housing costs, consider the base rent amount, what is included in rent and what additional costs you will incur each month. Keep in mind that rent might not be the only thing you have to pay. You may have to make separate payments for utilities and amenities (electricity, water, cable, yardwork, parking and internet).

Students can typically use some financial aid and scholarships to pay rent, bills and other expenses associated with living off campus. We recommend that you contact the Office of Financial Aid and Scholarships to find out if your aid package allows this. If you have financial aid remaining after tuition is paid, you will receive an overage check. This money can be used to cover living costs. Be prepared to cover the first month’s expenses out of pocket as there is no guarantee that overage checks will be available before the first month rent is due. Keep in mind that some scholarships may only allow you to use them toward tuition. For more information, call Financial Aid and Scholarships at 803-777-8134.
HOW MUCH CAN I AFFORD?

Making sure you set a budget to pay rent, utilities, cable and internet is vital for a successful off-campus living experience. Here are some things you should take into consideration before determining where you will live:

- Will you be able to afford rent for the duration of your lease?
- What is included in your rent? For example: are cable and internet included, or do you have to pay extra?
- Does your rent include a utilities cap? If so, can you afford to pay for utilities if you exceed your cap?
- How long is your commute to campus from your desired place of residency? Can you afford to pay for gas? Does your off-campus community provide a shuttle to and from campus?
- What will food, school supplies and books cost? And how do those factor in to your other living costs?
- Will your residence be furnished, or will you have to purchase furniture? If the apartment/house is furnished, is there a fee associated with it?

WHAT SHOULD MY BUDGET LOOK LIKE?

Your budget will be personal and unique to you. A budget can help you be intentional about where you spend your money so you do not accidentally spend too much money on non-essential items.

COMMON TERMS:

INCOME

Income includes any source of money you have coming in. This can be pay from work, an allowance, gifts or loans. Your income is not just a paycheck — think outside the box!

EXPENSES

Monthly Fixed - necessary monthly expenses that do not change in amount

Monthly Variable - necessary monthly expenses that vary in amount

Periodic - necessary expenses that occur on an irregular basis with varying amounts

Discretionary - expenses that are wants, not needs; “fun” or “extra” expenses

BUDGET

The actual budget is the combination of the total income and total expenses. It is usually categorized and balanced. It details the monthly spending patterns and is used to configure future spending plans.
### Income

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Job Earnings #1</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Job Earnings #2</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Financial Aid</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Allowance</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Gifts</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Tax Refunds</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Interest</td>
<td>$ _____________</td>
</tr>
<tr>
<td><strong>Total Income:</strong></td>
<td>$ _____________</td>
</tr>
</tbody>
</table>

### Variable Expenses

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Spending/Projected Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Electricity</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Gas/Transportation</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Phone Bill</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Misc.</td>
<td>$ _____________</td>
</tr>
<tr>
<td><strong>Total Variable Expenses:</strong></td>
<td>$ _____________</td>
</tr>
</tbody>
</table>

### Fixed Expenses

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Spending/Projected Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Car Payment</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Internet/Cable Bill</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Tuition</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Misc.</td>
<td>$ _____________</td>
</tr>
<tr>
<td><strong>Total Fixed Expenses:</strong></td>
<td>$ _____________</td>
</tr>
</tbody>
</table>

### Periodic Expenses

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Spending/Projected Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doctor Visits</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Car Repair</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Textbooks</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Personal Care</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Moving Expenses</td>
<td>$ _____________</td>
</tr>
<tr>
<td><strong>Total Periodic Expenses:</strong></td>
<td>$ _____________</td>
</tr>
</tbody>
</table>

### Discretionary Expenses

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Spending/Projected Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Social (meals out, movies)</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Shopping</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Gifts</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Charity</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Travel</td>
<td>$ _____________</td>
</tr>
<tr>
<td>Misc.</td>
<td>$ _____________</td>
</tr>
<tr>
<td><strong>Total Discretionary Expenses:</strong></td>
<td>$ _____________</td>
</tr>
</tbody>
</table>

### Totals

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Spending/Projected Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Income:</strong></td>
<td>$ _____________</td>
</tr>
<tr>
<td><strong>Total Expenses:</strong></td>
<td>$ _____________</td>
</tr>
</tbody>
</table>

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For more information on budgeting and finances or to review this budget with a professional, contact the Financial Literacy Program, located on the Mezzanine Level of Thomas Cooper Library, for a private consultation, or visit www.sc.edu/success for more information.
When choosing a roommate, it is important to find someone you can see yourself getting along with and someone you feel comfortable sharing close spaces with. You should ask your prospective roommate questions about their cleanliness, apartment and house preferences, price range, desire to have pets (or not) and personal habits prior to agreeing to live together. Ideally, your future roommate will be someone who has similar preferences and interests as you.

Many apartment complexes offer roommate matching, although it is not guaranteed. See our amenities chart to view which apartments offer roommate matching, and contact them for more information about their process. Most complexes offering individual leases will provide roommate matching.

Off-Campus Student Services does not have a roommate matching system. However, our website (sa.sc.edu/ocss) has message boards where students post information about roommate searches. You may post on these boards if you have or need an apartment/house and/or roommate.

*If you are moving into an unfurnished apartment, consider who will be responsible for bringing furniture and appliances that are not provided by the property owner.

**QUICK TIPS FOR ROOMMATE SUCCESS**

1. **Sign a roommate contract.** An informal verbal agreement related to expectations might seem adequate, but creating a written agreement can prevent unnecessary problems and conflicts.

2. **Cleanliness.** Make sure to talk to your roommate about both of your cleaning habits (i.e. cleanliness expectations), tidiness of common space and kitchen responsibilities.

3. **Splitting living costs.** You should discuss who will take the responsibility of paying utility bills and also how you and your roommates will split unit cleaning supplies, joint groceries and furnishings.

4. **Study and sleeping habits.** Are you a morning person living with a night owl? Talk about sleeping patterns with your roommate to ensure a balanced lifestyle among all roommates.

5. **Guest policy.** Perhaps one of the biggest issues between roommates is due to a lack of a guest policy. You and your roommate(s) should find common ground regarding guests and should always be considerate when having guests at your residence.

6. **Be honest and upfront with conflicts.** One of the most important things when living with a roommate is that you should talk about your conflicts in a respectful and honest way.
Rent

Due before: ___________  Paid by: ___________

Utilities/Cable/Internet

Due before: ___________  Paid by: ___________

Hygiene/Cleanliness

________________________________________
________________________________________
________________________________________

Personal Property Boundaries

________________________________________
________________________________________
________________________________________

Guest Visitation Expectations

________________________________________
________________________________________
________________________________________

Behavior

________________________________________
________________________________________
________________________________________

Pets

________________________________________
________________________________________
________________________________________

Noise Level

________________________________________
________________________________________
________________________________________

Temperature

________________________________________
________________________________________
________________________________________

Signatures

________________________________________
________________________________________
________________________________________
Application Fee: Some complexes ask for an application fee before leasing the property. This is typically a one-time nonrefundable fee.

Eviction: Eviction is when the landlord forces the tenant to move out of the property and decides to terminate the lease agreement. The landlord has the right to terminate the lease if a tenant damages property, fails to pay rent, violates terms of the lease or commits a crime.

Furnished Unit: A furnished unit means the apartment or landlord provides furniture for the tenants, but the type of furniture provided may vary. An additional cost may be associated with furnished units. Please be sure to check with specific complexes for details. Furnished apartments are convenient for students who may be moving often throughout their time in college.

Group Lease: All tenants are on one lease and make one payment. All tenants are equally responsible and liable for the property. Multiple tenants may choose to share a bedroom to reduce costs. At least one guarantor is responsible for the entire property including payment and damages. Typically, utilities are not included, and therefore, it is up to the tenants to obtain the services and put them in their names. Landlords cannot assign roommates in a group lease.

Guarantor: A guarantor is someone who signs the lease along with the tenant. Typically, full-time students are required to have a guarantor (also referred to as a co-signer). In most cases, a guarantor must earn three times the monthly rent to be approved. This individual agrees to have the landlord check their credit and guarantee the tenant complies with the rental agreement and rental payment. The tenants’ failure to pay rent may impact the guarantor’s credit score.

Individual Lease: An individual lease is when each tenant has a separate lease and pays individual rent payments. In most cases, each tenant needs their own guarantor on their lease. Tenants are responsible for their assigned individual bedroom, so there is a limit to one person per bedroom. However, each tenant has shared joint responsibility for the common spaces.

Lease: A lease is a contract and legally-binding document. Once a tenant (the person renting) signs a lease, they are committed to all the terms of that lease, including being responsible for all finances and money owed for the entire term of the lease, even if there are extenuating circumstances beyond their control. Be sure to understand what you are signing. Even if the apartment complex requires a guarantor, the lease is binding with only the student’s signature. Lease terms vary, but most leases will come with a full (12 months) term. It is very rare to find a lease in Columbia for the academic year only.

Pet Policy: Most landlords have some type of pet policy in place for the unit. Check with your landlord to see if pets are allowed on the premises. Generally, there is a one-time fee associated with having a pet. Make sure to ask your landlord about weight limits and breed restrictions. If you desire a pet, please be sure you have the resources necessary to take care of it.

Renter’s Insurance: Renter’s insurance is a policy that protects your apartment and property from theft and damage. Students are encouraged to obtain renter’s insurance because typically a landlord’s insurance policy will not pay for losses of a tenant’s (your) personal property. Property losses are usually unexpected; the insurance serves as a means of protection. Students, if they choose, may be covered under their parents’ homeowner or renter’s insurance policy.
Roommate Matching: Some apartment communities provide roommate matching to fill units. This is a process that matches tenants together based on surveyed similarities.

Security Deposit: A security deposit is a variable amount of money paid to the landlord to ensure that rent will be paid and all terms of the lease will be met. Security deposit amounts vary and may be as much as a full month’s rent. Usually a portion, if not all, of the deposit is refundable after you fulfill the terms of your lease. If the landlord withholds any of your security deposit, they must provide an itemized list of all charges.

Shuttle: Some apartment communities provide shuttles that travel to and from campus for students. Keep in mind that shuttles are not guaranteed and could have maintenance issues that put them out of commission.

Sublease: If you are considering studying abroad or living elsewhere for the summer months, you are still responsible for your lease. Many students find a living arrangement that allows subleasing or the ability to transfer a lease. In a sublease, you’ll find another tenant to rent your room or apartment for the period of time you’ll be absent. During your absence, you are still held responsible for the money associated with the lease. Students can use message boards (sa.sc.edu/ocss) to find students to take over their leases.

Unfurnished Unit: An unfurnished unit does not provide furniture for tenants. Purchasing furniture may create a higher cost when moving in, but it may be a good investment for students.

Utilities: Utilities include payment for the services of water, sewage, trash, electricity, cable and internet. Some utilities are included in the rent while others must be purchased separately. Check with your landlord to understand what utilities, if any, are included in your rental agreement.

Utility Cap: An apartment community may offer a bill limit that is included in the rental amount on some of their utility services. Students are strongly encouraged to research how often they may exceed the utility cap and what the policy is for exceeding it.
SAFETY

GENERAL SAFETY TIPS:

- Check for crime trends in your area at raidsonline.com.
- Keep house windows and doors locked at all times.
- Make sure smoke detectors, fire extinguishers and alarm systems are working.
- Only let maintenance workers in when your landlord or property manager has notified you that they will be coming.
- Remove valuables from your vehicle and keep your car doors locked at all times. In addition, attempt to park in well-lit areas.
- Register your personal items and possessions with the USC Police Department. This will make them easier to identify if they are stolen.
- Familiarize yourself with your neighborhood and/or apartment complex. Make note of entrances and exits at your apartment complex.
- Don’t walk alone after dark.
- If you see something suspicious, contact the police immediately by calling 911.
- Register for Carolina Alert. During an emergency, the university may send messages to provide information to students who have registered their mobile devices to keep them informed about the situation. To sign up for this service, please visit my.sc.edu/emergency.
- Meet your neighbors and exchange contact information.

FIRE SAFETY

- Cook in approved areas or kitchens and use laboratory-tested appliances. Stay nearby while appliances are on. Clean up grease and appliances as soon as possible.
- Don’t overload outlets. Match your appliance power requirements to the circuit power.
- Replace damaged wires.
- If you smoke, don’t smoke in bed or near flammable materials. Use large ashtrays and be sure ashes, matches and cigarette ends are cold before you throw them away.
- Closely monitor grills and bonfires. Fully extinguish before leaving them unattended.
- Test smoke detectors monthly. For more information, visit USC Fire and Safety at: sc.edu/ehs/firesafety.htm.

SEXUAL ASSAULT

If you or someone you know has been the victim of sexual assault or relationship violence, the University of South Carolina has resources available to help.

1. Contact the police. Call the USC Police Department at 803-777-4215 or 911.
2. Seek professional help. Call the Sexual Assault and Violence Intervention and Prevention office at 803-777-8248, or after hours at 803-777-4215 and ask for a SAVIP advocate.
3. Get medical attention. Go to the Palmetto Richland Emergency Room at 5 Richland Medical Park Dr., Columbia, SC 29203.

If you or someone you know has experienced sexual assault, harassment or relationship violence, report it at sa.sc.edu/shs/savip/report. The university’s procedures ensure prompt, fair and impartial investigation by trained professionals committed to protecting students from further harm.

From: sc.edu/sexualassault

BREACKS & VACATIONS

While students are away on university breaks and vacations, criminals are more likely to search for properties to rob, knowing they are vacant.

Before you leave for a break from school:

- Make sure doors and windows to are locked and secured. The most common unsecured windows are in the kitchen and bathroom.
- Set your thermostat to a neutral temperature.
- Try to make your house look occupied while you are away by leaving a light or two on or by using a timer on your lights.
- Lock all of your belongings.
- Don’t leave valuables within view of windows of your unit or in your car.
- Close blinds and curtains.
- If you have an extra key outside of the unit, make sure to remove it before leaving for an extended period of time.
- Unplug all appliances.

LAW ENFORCEMENT AGENCIES

City of Columbia.............803-545-3500 (general)
803-252-2911 (dispatch)
Richland County............803-576-3000
Lexington County..........803-785-8320
West Columbia...............803-794-0721
Cayce Public Safety........803-794-0456
USC Police..................803-777-8400 (general)
803-777-4215 (dispatch)
In an emergency, dial.....911

If you or someone you know has experienced sexual assault, harassment or relationship violence, report it at sa.sc.edu/shs/savip/report. The university’s procedures ensure prompt, fair and impartial investigation by trained professionals committed to protecting students from further harm.

From: sc.edu/sexualassault
BEING A GOOD NEIGHBOR

As a member of the University of South Carolina and Columbia communities, it is your responsibility to practice civility and be a good neighbor. Here’s how:

Be Friendly:

- Introduce yourself. Put a face to a name and share contact information.
- Don’t ignore your neighbor. A hello and a smile can go a long way. Don’t play loud music that can be heard outside. Don’t park on the lawn, block driveways or block sidewalks.

Live Green:

- Know when trash and recycling are picked up. Pick up trash on your property daily. Pick up after your pets. Mow your lawn.
- Don’t leave trash and recycling bins out for more than 24 hours - that includes furniture. Don’t leave indoor furniture outside.

Party Smart:

- Keep the noise down. It’s the No. 1 reason the police are called. Notify your neighbors in advance and ask them to call you before calling the police. Provide non-alcoholic beverages and food for guests.
- Don’t drink if you are under 21 or serve alcohol to minors. Don’t let guests drive after drinking or let your party get out of your control. You are liable for the actions of your guests, and this type of behavior could result in sanctions from the Office of Student Conduct.

Be Respectful:

- Cooperate and show respect to police and your neighbors.
- Don’t be rude, belligerent or foul-mouthed.

Live Safe:

- Know your fire escapes. Keep a fire extinguisher handy. Test smoke and carbon monoxide detector batteries. Lock the doors and windows of your house and car.
- Don’t overload electrical outlets. Never leave outdoor fires or grills unattended - this includes leaving cooking or candles unattended. Don’t use your roof as an entertainment space.

Know the Student Code:

Review the University of South Carolina Code of Conduct at (sc.edu/policies/ppm/staf626.pdf). This code applies to all students, on- or off-campus. Violating the law off-campus can be a violation of this code. Students can receive consequences from both criminal court and USC for the same incident.

City of Columbia Rental Property Ordinance

- All landlords are required to register rental property with the city.
- Landlords can lose their rental permit if more than 15 points per year accrue on a property for violations such as noise, failure to maintain the structure, improper trash disposal, illegal parking, nuisance parties, lack of lawn care, indoor furniture outside, etc.
- The loss of a rental permit will result in the tenant(s) being evicted.
- The Rental property Ordinance, Rental Property checklist, and FAQs can be found at columbiapd.net/residential-rentals/. 
What are my living options in the Columbia area?

There are a number of options to live both near campus and in the surrounding areas. If you are looking for apartments nearby, our apartment complex map and amenity chart, located in the back of this guide, are great resources. Furthermore, housing.dailygamecock.com, an online resource hosted by The Daily Gamecock newspaper, has listings of available properties. There are also many property management companies in town such as Empire Property Management Group, Cantey & Co., The Fowler Company, The Shandon Group, Turner Properties, Open Door Realty Property Management, The Moye Company, Property Management Solutions, & APM Realty Group. Students can find individual landlords advertising rental properties on Craigslist, The State, the Free Times, Pads.com, ApartmentFinder.com, Zillow.com, Rent.com, and Apartments.com. Ultimately, when making a decision where to live for the next year, there is no substitute for viewing it in person.

How do I find a roommate?

We provide graduate and undergraduate student message boards for students looking for roommates or subleasing opportunities. The message boards are used daily with hundreds of posts each semester. Most apartment complexes that offer individual leasing will also provide assistance with the roommate matching process.

Where is the safest area to live?

Columbia is an urban environment, and campus is located in the middle of downtown. As such, crime is a possibility anywhere, and it is the individual’s responsibility to ensure safety. USC Law Enforcement partners with RAIDS (Regional Analysis and Information Data Sharing) Online, a crime-mapping tool, to show crime activity in the surrounding area so you can make informed decisions about your safety. View the local RAIDS Online crime map to find out more. In addition, USC Law Enforcement offers the RAVE Guardian Safety App, which can alert USCPD or 911, leave anonymous tips, and more, at the push of a button. Students must be vigilant about their personal safety, no matter where they live. For more information on safety, read the Community Safety section on page 18.

Do I need a car to live in Columbia?

Like any city, this depends on where you live and where you need to go. Visiting walkscore.com can help you see what is in walking distance of the location where you plan to live. The Comet is a bus system with routes throughout the city. Bus schedules and pricing can be found on the Comet’s website, catchthecomet.org. Furthermore, many of the off-campus apartment complexes offer shuttles to and from campus. There are also taxis and personal shuttles (Uber, etc.) offered in the area. You may also consider Zapp Rideshare. It is an electric cycle system with stations throughout the city. For more information visit zapprideshare.com.

Where can I find information on parking services and parking passes?

There are a variety of parking options both on and off-campus. There are hourly parking meters on city streets around campus. We recommend you download the Passport Parking App to pay for city parking meters. The university offers parking lots and garages; they vary in price depending on location and accessibility. More information can be found on page 8.
What is there to do in Columbia?

Columbia is a thriving city that offers many great options for entertainment, shopping and more. The city’s website contains a variety of Columbia resources. Information about things to do in “The Real Southern Hotspot” for day-to-day activities and offerings are listed, and annual events, such as Famously Hot New Year and Greek Festival - amongst many others - are listed on their Annual Events page. Information on Columbia events and activities can also be found on page 23.

I’m new to South Carolina. What rights do renters have?

Student Legal Services is available for students as they transition to Columbia and prepare to move. More information on their office can be found on page 10. Check out our general leasing tips on the Off-Campus Student Services website for more information.

If the place I’m living does not come furnished, are there options available to rent furnishings?

Yes! Columbia is home to several furniture rental companies that are all just a quick search away. Browse around and choose which one works best for your individual needs.

Where can I buy food?

There are a variety of places to purchase food throughout the area. There are also weekly farmer’s markets available beyond brick-and-mortar stores. The city of Columbia website also promotes many restaurant options for you to try. We recommend looking at each address you are considering based on proximity to grocery stores and restaurants.

What utilities are included in my rent?

Utilities included vary between apartment complexes and rental properties. Ask your landlord or property manager what you are responsible for paying beyond your rent. Some common utility providers are: SCE&G – Electricity & Gas, City of Columbia Water, Spectrum Cable/internet, AT&T Cable/internet.

Which neighborhoods are popular with students?

The neighborhoods found on page 22 are the most popular neighborhoods in close proximity to campus: Wales Garden, Olympia Mills, Granby Mills, Rosewood, Hollywood-Rose Hill, Shandon, University Hill, The Avenues - Cayce, Old Shandon, Earlwood, Cottontown, Elmwood Park and Waverly. Be sure to read page 19 for tips on how to be a good neighbor.

Have additional questions?

Please visit the Off-Campus Student Services website at sa.sc.edu/ocss, contact us by phone at 803-777-3366, by email at saocss@mailbox.sc.edu or drop by in person to our office located in the Russell House West Wing.
NEIGHBORHOODS NEAR CAMPUS

These local neighborhoods are popular areas for students to rent property. If you rent in a neighborhood, your neighbors will be students, working professionals, retirees and families. Have a positive neighborhood living experience by following the good neighboring tips on page 19.
Here’s a sample of what the city has to offer. For a full list of attractions and events, please visit columbiacvb.com.

**POPULAR EVENTS**

**Soda City Market:** Visit Columbia’s own street market, held every Saturday from 9 a.m. to 1 p.m. on the 1500 block of Main Street to purchase goodies from local artisans, farmers, retailers and more!

**First Thursdays on Main:** Head to Main Street from 6 to 10 p.m. on the first Thursday of the month to sample work of local artists, merchants and food fair.

**Greek Festival:** Celebrate Greek culture at the Holy Trinity Greek Orthodox Church. A whole weekend of Greek food, festivities and artisans awaits! *September*

**Jubilee Festival:** Experience a free outdoor festival celebrating black history and culture with live music, food and local vendors at the historic Mann-Simons Site. *September*

**SC Pride Festival:** SC Pride is South Carolina’s longest running Pride event. Come out for a day of fun to celebrate the LGBTQ community! *September*

**South Carolina State Fair:** One of South Carolina’s biggest events, the fair brings two weeks of food, rides, exhibits, and music to Columbia every fall. Be on the lookout for College Day when students get in for free! *October*

**Vista Lights:** Kick off the holiday season in Downtown Columbia with an evening of festive celebration. Take in the tree-lighting and some performances, or get a start on your holiday shopping! *November*

**Crafty Feast:** Want to check out the work of area indie artisans and craftsmen? You can pick up some of their work for yourself or for someone special. Crafty Feast is the place to be! *December*

**Famously Hot New Year:** Ring in the New Year, Columbia style! Main Street hosts the city’s New Year’s bash complete with ice skating, music and, of course, fireworks! *December*

**Artista Vista:** Columbia’s oldest art gallery crawl, hosted every spring in the Vista. Sample local artists’ work and enjoy music and other entertainment all around the district. *April*

**Indie Grits:** Check out some of the best of Southern media at the Nickelodeon Theater, Columbia’s only independent movie theater. *April*

**Rosewood Crawfish Festival:** Start summer early with a day of food and music in Columbia’s college-friendly Rosewood neighborhood. *April*

**Columbia Fashion Week:** Fashion comes to Columbia! Check out pop-up shops and fashion shows from independent designers and local retailers. *June*

**ATTRACTIONS**

**Riverbanks Zoo & Garden:** Home to more than 2,000 animals, Columbia’s own Riverbanks Zoo & Garden is recognized as one of the top four zoos in the country on Tripadvisor.com.

**Columbia Museum of Art:** You don’t need to travel far to find a world-class European and American art collection.

**Outdoors:** The Columbia area is home to three rivers (Congaree, Saluda and Broad Rivers), a national (Congaree) and state (Sesquicentennial), two parks located downtown (Riverfront Park and Finlay Park) and Lake Murray, all of which provide endless things to do year-round.
## AREA RESOURCES

### ON-CAMPUS

- **Off-Campus Student Services**  
  803-777-3366  
  sa.sc.edu/ocss
- **Counseling and Psychiatry Center**  
  803-777-5223  
  sa.sc.edu/shs/chdc
- **International Student Services**  
  803-777-7461  
  ip.sc.edu
- **Leadership and Service Center**  
  803-777-7130  
  sa.sc.edu/leadershipandservice
- **Parking Services**  
  803-777-5160  
  sc.edu/vmps
- **Student Conduct**  
  803-777-4333  
  www.sc.edu/osc
- **Student Financial Aid and Scholarships**  
  803-777-8134  
  sc.edu/financialaid
- **Student Health Services**  
  803-777-3175  
  sa.sc.edu/shs
- **Student Legal Services**  
  803-777-6611  
  sa.sc.edu/stlife/student-legal-services
- **Student Success Center**  
  803-777-1000  
  sa.sc.edu/ssc
- **Transfer/Veteran Services**  
  803-777-1000  
  sa.sc.edu/ssc/tsspsupport
- **University Housing**  
  803-777-4283  
  housing.sc.edu
- **University Police**  
  803-777-4215  
  les.sc.edu

### OFF-CAMPUS

#### TRANSPORTATION AND TOURISM

- **Abandoned Vehicles**  
  803-545-3300  
  columbiaasc.net
- **Columbia Metropolitan Convention and Visitors Bureau**  
  800-264-4884  
  columbiaasc.net
- **Columbia Department of Motor Vehicles**  
  803-869-5000  
  bit.ly/1AzYEv
- **COMET (city buses)**  
  803-255-7100  
  catchthecomet.org

#### CITY OF COLUMBIA

- **Fire Department**  
  803-545-3700  
  columbiaasc.net
- **Parking Operations**  
  803-545-4015  
  columbiaasc.net/parking
- **Police Department**  
  803-545-3500  
  columbiaasc.net
- **Solid Waste and Recycling**  
  803-545-3800  
  columbiaasc.net/solid-waste

#### RICHLAND COUNTY

- **Sheriff’s Department**  
  803-576-3000  
  www.rcsd.net
- **Solid Waste and Recycling**  
  803-929-6000  
  bit.ly/14MyK6
- **Voter Registration**  
  803-576-2240  
  bit.ly/17RIEjE

#### CONTACT INFORMATION

- **21 Oaks**  
  803-252-2634  
  live21oaks.com
- **Aspyre**  
  803-400-1570  
  laspyre.com
- **Cayce Cove**  
  803-739-0899  
  cayceecove.com
- **Greene Crossing**  
  803-799-2900  
  greenecrossing.com
- **The Hub**  
  803-369-8274  
  hubatcolumbia.com
- **The Lofts**  
  803-602-3887  
  theloftsatusc.com
- **The Mills**  
  803-677-3705  
  http://bit.ly/1AhB8Ey
- **Palmetto Compress**  
  803-667-3705  
  http://bit.ly/1AhB8Ey
- **Pulaski Square**  
  803-470-2139  
  pulaskisquareapartments.com
- **Redtail on the River**  
  803-939-9209  
  redtailontheriver.com
- **The Retreat**  
  803-733-5800  
  retreatcolumbia.com
- **Rivers Edge**  
  803-779-5888  
  riversedgesc.com
- **Riverside**  
  803-772-2200  
  riversidecolumbia.com
- **The Southern @ 1051**  
  803-255-0170  
  thesouthern1051.com
- **Stadium Suites**  
  803-400-8669  
  scsuites.com
- **Station at Five Points**  
  803-681-4001  
  stationatfivepoints.com
- **The Village**  
  803-779-4888  
  thevillage-columbia.com
Partners in Off-Campus Living are privately-owned apartment complexes that have a close working relationship with the University of South Carolina’s Off-Campus Student Services Office and cater their services directly to USC students. In order to qualify, complexes must demonstrate an ongoing commitment to fostering a positive and supportive living environment for residents. Students are encouraged to shop around until they find their best housing fit by exploring the range of amenities, locations, pricing and leasing options offered by the partner properties. Pages (24-42) of this guide will provide you with more information about these complexes.
Redtail on the River
After being a resident at Redtail on the River for almost a year, I can say it’s one of the best decisions I’ve made since becoming a Gamecock! My apartment is perfect, and the grounds are always kept to the highest standards. I enjoy the quick access to the Riverwalk and close proximity to the Interstate. If you are looking for a quaint yet college-style apartment, you should definitely consider Redtail on the River to be your home away from home. – Devin W.

21 Oaks
I like living in 21 Oaks because it’s conveniently close to the stadium. There is a nice pool and basketball court; I also really like that UOaks has a shuttle to campus, which makes my commute from home to school that much easier. The apartments are a good size and the staff is super friendly. – Brooke C.

The Lofts
The Lofts at USC has a great location with a campus shuttle stop right outside and many USC buildings in walking distance. The building is pretty and the remodeling is nice, but the units vary greatly in in attractiveness and functionality. The best part about living at The Lofts is the option of having a one-bedroom so that my partner and I can live together for a lower cost. – Lance L.

Station at Five Points
I'm so excited to live at The Station! The people that work there are so friendly and took extra time talking to my dad during the leasing process. My roommates and I are pumped about working out in their huge gym and going straight to the pool to chill. We got a great deal on a 4-bedroom overlooking the putting green. The Station is totally walkable to campus, but they also have a reliable shuttle service. Highly recommend. – Dennis R.

Greene Crossing
Being able to wake up and walk to class is just the best! I love being close to campus and walking to Greek Village for my meals. Moving into my home was easy because it comes with all the furniture. We have our own washer and dryer in the apartment, which makes laundry so convenient. Our kitchen area is beautiful with stainless steel appliances and granite counter tops. My roommates and I love spending time together on our patio. Going to the pool deck together is fun, and the lounge chairs and cabana area are great! We renewed our leases and are excited to keep our home. – Thad T.

Cayce Cove
Living here at Cayce Cove has been one of the best experiences of my young adult life. Transferring to USC from a small town was a huge step and Cayce Cove’s welcoming staff made living on my own a breeze. Although I had originally only been planning to stay here at Cayce Cove for a year, quickly I realized this was somewhere I could call home during my four year stay in Columbia, SC. – Mariah C.
The Southern @ 1051
The apartments are huge, and they’re three stories, so you have all the privacy you could want, my roommates and I even have our own bathrooms! After living in a dorm this was a must for me! When I was looking for student housing, price was my top priority and honestly why I came to The Southern in the first place, but when I got here I was amazed at how much I loved it. It’s the most affordable and has the biggest rooms; it’s like the best of both worlds! The gym is always open, and I’ve stopped by the business center more than a few times to print school stuff. Office staff is so helpful, they’re always polite and I cannot wait to spend the next three years at The Southern @ 1051! – Jarod H.

River’s Edge
Rivers Edge is great. The maintenance crew is very prompt with their responses, and the staff is always concerned with the resident’s welfare and comfort. Rivers Edge has a very reliable shuttle system that I can always count on to get me to and from campus. – Andy V.

Stadium Suites
I moved to Columbia two years ago to pursue my graduate degree. My roommate and I were unable to find somewhere to live but the Stadium Suites staff stepped in and assisted us. Stadium Suites is probably one of the cheapest apartment complex in the area and they take care of their residents. Although we had noisy neighbors, the staff stayed on top of them to assure that everyone remained comfortable. I was so very grateful for the two years that I was living at Stadium Suites. They recently upgraded their cable plan and also the gym. I appreciate the staff for making sure our stay was comfortable and all our needs were met. – Kevin O.

The Hub
I love living at Hub at Columbia! The location is perfect on Main Street and is so close to campus. The college students that work in the office are always so friendly and helpful which makes other young residents feel really comfortable. All of the amenities such as tanning beds, the rooftop pool, and computer lab are just an added bonus in this great apartment building! – Shannon D.

Pulaski Square
Pulaski Square has everything we needed, from a unit with a connected garage, a washer/dryer in each unit, three spacious bedrooms with their own full bathrooms, amenities such as a pool, modern exercise facility, and high tech office/study spaces, when needing a professional quiet spot to meet with others. Most importantly, they allowed for our pets, which are like family to us and there are plenty of spots to walk them in and around Pulaski Square. If you want to be in the middle of everything from restaurants, clubs, festivals, the arts, sporting events, and, of course, walking/biking distance to USC, while still being able to enjoy peace and quiet in your own cozy, personal Vista space, this is a perfect spot for you! - Tracy & Chris H.

Aspyre
Aspyre is an amazing place to live! You can’t beat the location; I walk everywhere downtown. The rooms are really spacious, with private bathrooms and walk-in closets. What really sets Aspyre apart is the staff. Everyone who works in the leasing office is willing and ready to help you out. The courtyards are awesome, and I love the security of the parking garage. I highly recommend! – Kurtis M.

Disclaimer: The apartment communities listed on this page are privately-owned properties independent from the university. The University of South Carolina does not interfere with the business practices of these complexes. Inclusion in this publication does not constitute, and shall not be construed or reported as, (1) an endorsement by USC or (2) a warranty or representation by USC as to the quality, safety or other features of such property and/or its owners or management agent(s). USC expressly disclaims any and all responsibility for any problems that may arise with regard to such property or with regard to disputes between property management and tenants concerning such property or rental units. All prospective tenants must exercise their own due diligence and good judgment when evaluating a prospective rental property.
At Stadium Suites we offer students in Columbia everything they could possibly need to live life their way. Our fully furnished three and four bedroom apartments are just minutes from USC's campus and within walking distance of the Williams-Brice Stadium. Leases also include all of the utilities with a $50 cap for electricity.
At Stadium Suites we offer students in Columbia everything they could possibly need to live life their way. Our fully furnished three and four bedroom apartments are just minutes from USC's campus and within walking distance of the Williams-Brice Stadium. Leases also include all of the utilities with a $50 cap for electricity.

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Every perk you expect. Plus the ones you don’t.

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- Luxury Living Facilities
- Custom Made Furnishings
- Virtual Golf Simulation
- 2 Tanning Salons
- State-of-the-Art Fitness Center
- Indoor Arcade Area
- Columbia’s Only Rooftop Pool
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The Mills Cafe — with free WiFi
24-hr controlled entry buildings & emergency maintenance

THREE COLUMBIA LOCATIONS
OLYMPIA MILL
600 Heyward Street
GRANBY MILL
510 Heyward Street
612 WHALEY
612 Whaley Street

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GAME ROOM / BUSINESS CENTER WITH UPGRADED COMPUTERS, FREE PRINTING, AND POOL TABLE
FURNISHED APARTMENTS
SHUTTLE MAKES FIVE STOPS ON CAMPUS EVERY HOUR
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1929 BLUFF ROAD | COLUMBIA, SC 29201 | 803.733.5800 | RETREATCOLUMBIA.COM
## AMENITIES CHART

<table>
<thead>
<tr>
<th>FLOOR PLANS (# Bedrooms)</th>
<th>FURNISHED</th>
<th>INTERNET</th>
<th>CABLE</th>
<th>ELECTRICITY INCLUDED (WITH CAP)</th>
<th>LEASE TYPE</th>
<th>WASHER &amp; DRYER</th>
<th>SHUTTLE</th>
<th>PET FRIENDLY</th>
<th>ROOMMATE MATCHING</th>
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<tbody>
<tr>
<td>aspyre</td>
<td>1, 2, 3</td>
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<td>[Image 54x610 to 110x626]</td>
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<tr>
<td>[Image 71x489 to 97x518]</td>
<td>1, 2, 3, 4</td>
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<td>Indiv. &amp; Group</td>
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<tr>
<td>REDTAIL RIVER</td>
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</tr>
<tr>
<td>GREENE CROSSING</td>
<td>Studio 1, 2, 3, 4</td>
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<td>[Image 66x411 to 100x443]</td>
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<tr>
<td>[Image 62x102 to 106x136]</td>
<td>1, 2, 3</td>
<td>Group</td>
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<tr>
<td>[Image 58x182 to 107x210]</td>
<td>1, 2, 3</td>
<td>Group</td>
<td>Olympia (in unit) Granby (on site)</td>
<td></td>
<td></td>
<td>●</td>
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<tr>
<td>THE LOFTS at 206</td>
<td>1, 2, 3, 4</td>
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<td>Indiv.</td>
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<td>[Image 59x562 to 106x598]</td>
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<td>THE RETREAT</td>
<td>2, 3, 4, 5</td>
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<td>[Image 65x334 to 102x364]</td>
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<td>[Image 51x215 to 112x253]</td>
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<tr>
<td>STADIUM SUITES AT FIVE POINTS</td>
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<td>[Image 71x144 to 96x169]</td>
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<td>[Image 62x374 to 102x404]</td>
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<tr>
<td>[Image 57x75]</td>
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<tr>
<td>[Image 30x757]</td>
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<td>Indiv. &amp; Group</td>
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</tbody>
</table>

**For information purposes only. Amenities are subject to change and should be verified with each property. Inclusion on this list does not indicate a referral or approval by the University of South Carolina.**