Guidance on Signing a Lease for the Fall Semester

Currently, CSU is planning for in-person classes for the fall semester. Ultimately, however, decisions regarding the timing, terms and conditions of a full re-opening of campus operations will be made with guidance from government leaders and public health officials. CSU encourages you to ask your landlord about their lease flexibility.

CSU encourages students to be cautious when signing an off-campus lease for the fall, not because of our local property management companies, but because changes to COVID-19, including a potential spike in the virus, could change what the university's fall semester looks like. When connecting with property managers, we recommend you ask the following questions to determine the flexibility of their lease before signing.

- Do you provide a reasonable early buy out option in the lease? If yes, where is that language in the lease and what is it?
- Do you provide a flexible start date in the lease? If yes, where is that language in the lease and how does your company apply it? What contingencies trigger the change in start date and who has the power to trigger the option?
- Do you offer shorter term (less than a year) leases? What are my options? Academic leases? Nine or ten month? One semester? A custom length?
- Do you offers individual leases (rather than joint liability leases with co-tenants)?
- Will you assist in the search for replacement tenants in an assignment or sublet situation? Where is that written in the lease?

We also strongly recommend you meet with Student Legal Services for a free review of your lease before signing. Student Legal Services and Off-Campus Life are here to support you through your off-campus housing search.