

# Looking for a place to live?

## Kansas State University Polytechnic Campus

2310 Centennial Road / 785-826-2957

### Double occupancy:

\$3,211 per semester (14 meals per week).

\$3,432 per semester (19 meals per week).

### Single occupancy:

\$5,156 per semester (14 meals per week).

\$5,377 per semester (19 meals per week).

**Includes:** Free laundry, kitchen facilities on each floor, access to K-State gym facilities.

**Parking:** On-campus.

**Pets:** No.

**More info:** <http://polytechnic.k-state.edu/residencelife/>

## Heritage at Hawthorne

715 N. 9th Street / 785-833-2038

**One Bedroom:** \$425-\$470/month.

**Two Bedrooms:** \$525-\$550/month.

**Three bedrooms:** \$1,030/month.

**Includes:** Full-size washer & dryer, clubhouse with TV, basketball court, 24-hour fitness room, outdoor picnic table and BBQ grill.

**Parking:** Open.

**Pets:** Yes, limit 2, deposit required.

**More info:** <http://hawthorne.rentourspace.com/>

## Kraft Manor Apartments

1801 S. 9th Street / 785-577-4037

**Studio:** \$500/month.

**One Bedroom:** \$550.

**Two bedrooms:** \$575/month.

**Includes:** Water, sewer and trash paid.

**Pets:** No.

**More info:** <http://kraftmanor.com/apts.htm>

## Tri-Rivers Property Management

321 N. 12th Street / 785-452-2200

Variety of homes and apartments for rent in and around Salina.

Sizes, prices and what's included varies by individual location.

**More info:** <http://www.tri-riversmanagement.com/>

## Airport Apartments

2774 Berschel Avenue / 785-825-2188

**Two Bedrooms:** \$555-\$575/month.

**Three bedrooms:** \$675/month.

**Includes:** Outdoor pool and playground. Trash paid.

**Parking:** Open.

**Pets:** No.

## Hillcrest Apartments

2140 E. Crawford Street / 785-827-5944

**One Bedroom:** \$450-\$500/month.

**Two Bedrooms:** \$550-\$650/month.

**Three bedrooms:** \$750-\$850/month.

**Includes:** Water, sewer and trash paid.

**Parking:** Open.

**Pets:** Yes, limit 2.

## Ironwood Apartments

1409 E. Iron Avenue / 785-827-5944

**One Bedroom:** \$450-\$500/month.

**Two Bedrooms:** \$550-\$650/month.

**Three bedrooms:** \$750-\$850/month.

**Includes:** Water, sewer and trash paid.

**Parking:** Open.

**Pets:** Yes, limit 2.

## Heather Ridge Apartments

2130 E. Crawford Street / 785-827-5944

**One Bedroom:** \$450-\$500/month.

**Two Bedrooms:** \$550-\$650/month.

**Three bedrooms:** \$750-\$850/month.

**Includes:** Outdoor pool. Water, sewer and trash paid.

**Parking:** Open.

**Pets:** Yes, limit 2.

## Gold Key Apartments

217 W. Ash Street / 785-827-1955

**One Bedroom:** \$400-\$450/month.

**Includes:** Gas, water and trash paid. Laundry facility in basement of building. Also includes furniture.

**Parking:** City parking lot or on-street parking available.

**Pets:** No.

Gold Key also has several duplexes and homes for rent at various locations around Salina.

## The Reserves at Prairie Glen

2515 S. Ohio Street / 785-823-0400

**Two bedroom:** \$475-\$657/month.

**Three bedroom:** \$647-\$708/month.

**Includes:** Playground, BBQ/picnic area, washer/dryer in apartment, fitness center, clubhouse, outdoor pool.

**Parking:** Open.

**Pets:** Yes, limit 2, deposit required.

**More info:** <http://prairieglen.rentourspace.com/>

For the most up-to-date information on available places to live, check the Salina Journal's real estate page at [http://www.salina.com/classifieds/real\\_estate/](http://www.salina.com/classifieds/real_estate/)



Prices subject to change  
Updated March 2018

## Parklane Apartments

737 Fairdale Road / 785-827-5944

**One Bedroom:** \$450-\$500/month.

**Two Bedrooms:** \$550-\$650/month.

**Three bedrooms:** \$750-\$850/month.

**Includes:** Water, sewer and trash paid.

**Parking:** Covered.

**Pets:** Yes, limit 2.

## Country Hills Apartments

730 Fairdale Road / 785-827-5944

**One Bedroom:** \$450-\$500/month.

**Two Bedrooms:** \$550-\$650/month.

**Three bedrooms:** \$750-\$850/month.

**Includes:** Outdoor Pool. Water, sewer and trash paid.

**Parking:** Open.

**Pets:** No.

## Quail Creek Apartments

1515 E. Iron Avenue / 785-827-5944

**One Bedroom:** \$450-\$500/month.

**Two Bedrooms:** \$550-\$650/month.

**Three bedrooms:** \$750-\$850/month.

**Includes:** Water, sewer and trash paid.

**Parking:** Covered.

**Pets:** Yes, limit 2.

## Nickell Hall

2930 Scanlan Avenue / 785-822-3296

**Dorm-style apartment:** \$20/night for shared room; \$40/night single occupancy.

**Includes:** All bills paid, free wi-fi, computer lab, laundry and housekeeping. Meal plans available.

**Parking:** Open.

**Pets:** No.

# Top 10 Tips for renters

### Tip 1: Bring your paperwork.

The best way to win over a prospective landlord is to be prepared. To get a competitive edge over other applicants, bring the following when you meet the landlord: a completed rental application; written references from landlords, employers, and colleagues; and a current copy of your credit report.

### Tip 2: Review the lease.

Carefully review all of the conditions of the tenancy before you sign on the dotted line. Your lease or rental agreement may contain a provision that you find unacceptable -- for example, restrictions on guests, pets, design alterations, or running a home business. Ask questions; make sure you fully understand the lease.

### Tip 3: Get everything in writing.

To avoid disputes or misunderstandings with your landlord, get everything in writing. Keep copies of any correspondence and follow up an oral agreement with a letter, setting out your understandings. For example, if you ask your landlord to make repairs, put your request in writing and keep a copy for yourself. If the landlord agrees orally, send a letter confirming this.

### Tip 4: Protect your privacy rights.

Next to disputes over rent or security deposits, one of the most common and emotion-filled misunderstandings arises over the tension between a landlord's right to enter a rental unit and a tenant's right to be left alone. If you understand your privacy rights, it will be easier to protect them.

### Tip 5: Demand repairs.

Know your rights to live in a habitable rental unit and don't give them up. The vast majority of landlords are required to offer their tenants livable premises, including adequate weatherproofing; heat, water, and electricity; and clean, sanitary, and structurally safe premises. If your rental unit is not kept in good repair, you have a number of options, ranging from withholding a portion of the rent, to paying for repairs and deducting the cost from your rent, to calling the building inspector (who may order the landlord to make repairs), to moving out without liability for your future rent.

### Tip 6: Talk to your landlord.

Keep communication open with your landlord. If there's a problem -- for example, if the landlord is slow to make repairs -- talk it over to see if the issue can be resolved short of a nasty legal battle.

### Tip 7: Purchase renter's insurance.

Your landlord's insurance policy will not cover your losses due to theft or damage. Renters' insurance also covers you if you're sued by someone who claims to have been injured in your rental due to your carelessness. Renters' insurance typically costs \$350 a year for a \$50,000 policy that covers loss due to theft or damage caused by other people or natural disasters; if you don't need that much coverage, there are cheaper policies.

### Tip 8: Protect your security deposit.

To protect yourself and avoid any misunderstandings, make sure your lease

or rental agreement is clear on the use and refund of security deposits, including allowable deductions. When you move in, do a walk-through with the landlord to record existing damage to the premises on a move-in statement or checklist.

### Tip 9: Protect your safety.

Learn whether your building and neighborhood are safe, and what you can expect your landlord to do about it if they aren't. Get copies of any state or local laws that require safety devices such as deadbolts and window locks, check out the property's vulnerability to intrusion by a criminal, and learn whether criminal incidents have already occurred on the property or nearby. If a crime is highly likely, your landlord may be obligated to take some steps to protect you.

### Tip 10: Deal with an eviction properly.

Know when to fight an eviction notice -- and when to move. If you feel the landlord is clearly is the wrong (for example, you haven't received proper notice, the premises are uninhabitable), you may want to fight the eviction. But unless you have the law and provable facts on your side, fighting an eviction notice can be short-sighted. If you lose an eviction lawsuit, you may end up hundreds (even thousands) of dollars in debt, which will damage your credit rating and your ability to easily rent from future landlords.

Source: HUD.gov

Salina Area Technical College does not discriminate on the basis of race, religion, color, sex (including pregnancy and gender identity), sexual orientation, parental status, national origin, age, disability, family medical history or genetic information, military service, or any other non-merit based factor in admission or access to, or treatment or employment in, its programs and activities. Any person having inquiries concerning compliance with the regulations implementing Title VI, Title VII, ADA, Title IX, Section 504, Title II, GINA, is directed to contact the Vice President of Student Services, 2562 Centennial Rd, Salina, KS 67401, 785-309-3100.

For more information about our completion, on-time graduation rates, cost, placement rates, and median debt incurred, please go to <http://www.salinatech.edu/> and search by program of study.

**Looking for a roommate? Contact Student Services at 785-309-3100**