

Hot Rod Institute Housing Packet

Suggested Procedure for Private Rental Arrangements

The listing service provided by the Hot Rod Institute is available only to students of Hot Rod Institute. The following guidelines are designed to assist you in making your rental agreement. Please read this carefully and take this with you when looking at housing. Apartment Listing Below.

1. Select the listings which interest you from those in the Complex Listing, or the Rapid City Journal classified section. www.rapidcityjournal.com or <http://rapidcityjournal.com/ads/housing/?l=30&sd=&s=&f=&q=rent>
2. To save yourself time and expense, and as a courtesy to householders, telephone before you go to inspect the listing. Very often accommodations are rented within a short time after the listing appears.
3. Take your time in inspecting accommodations. DON'T SIGN RENTAL AGREEMENTS IN HASTE. Rapid City has many rentals thus you will have a better chance of finding suitable accommodations if you allow yourself time to look around.
4. When you select your housing, negotiate the rental agreement with the awareness of your responsibilities to the landlord and the knowledge of what the landlord will expect of you. Here are some of the points to cover (use this as a check list):

RENT

- Amount of rent (in shared rent, who is responsible?)
- What is included in rent (utilities? meals? kitchen privileges?)
- Right of entry?
- When is rent due?
- Deposit - Amount? Refundable?
- Number of tenants allowed?
- Guest privileges?
- Pets?

TERMS

- Length of lease?
- Holidays and recesses included?
- Inspections? By whom?
- Maintenance and cleaning arrangements?
- Can you sublet?
- Amount of notice to terminate?
- Telephone privileges?

5. Make rental agreements in WRITING to avoid misunderstanding of terms and conditions. Many landlords will have lease or rental forms, read them with care. Your signature, and if you are under 21, that of a parent or legal guardian may be required. Verbal agreements are binding and legally enforceable; however, it is safer to have a written agreement. If you are not prepared to abide by the terms outlined, don't make the agreement. Rental agreements or leases made by persons under 21 can be and generally are binding.
6. Please ask for assistance if you have any questions, and report any problems you encounter to the Office of Student Services. We will try to assist you in any way possible; however, the selection of housing is a student and/or parent responsibility.
7. The Director of Admissions at the Hot Rod Institute maintains a system of students who are either looking for housing or roommates to share their present housing with. Fill out a Housing Questionnaire below and have your name added to this list.

Tips for Renters

- Before moving in, look at the apartment that you will rent and live in, not the model unit. Inspect the new apartment carefully.
- Note defects. Have the landlord sign a list of the noted defects (dated, signed, keep a copy).
- Ask when the defects will be repaired.
- Optional: Take pictures of the apartment, especially if unit is exceptionally disarranged, before and after of tenancy.
- Give full rental period notice, which is approximately 30 days. If the rent is paid the fifth day of every month, rental period is from fifth to fifth. Give notice before the fifth of the month prior to moving in. Notice should be dated and signed. Keep a copy.
- Keep apartment at least as clean (preferably better) as when you moved in.
 - Optional: Take pictures of the apartment. This is especially helpful if the unit was in disarray when you moved in to show the difference.
- Hand the landlord a forwarding address for deposit return during the final walk-through inspection of apartment (dated, signed, Keep a copy).
- If retrieving the security deposit appears to be a problem, mention to the landlord the South Dakota security deposit law requires refunds and/or an itemized list within 14 days after vacating.
 - **“Every lessor of residential premises shall, within two weeks after the termination of the tenancy and receipt of the tenant’s mailing address or delivery instructions, return the security deposit to the tenant, or furnish to the tenant, a written statement showing the specific reason for the withholding of the deposit or any portion thereof. The lessor may withhold from such deposit only such amounts as are reasonably necessary to remedy tenant defaults in the payment of rent or of other funds due to the landlord pursuant to an agreement or to restore the premises to their condition at the commencement of the tenancy, ordinary wear and tear excepted. Within forty-five days after termination of the tenancy, upon request of the lessee, the lessor shall provide the lessee with an itemized accounting of any deposit withheld.**

Any lessor of residential premises who fails to comply with this section shall forfeit all rights to withhold any portion of such deposit.

The bad faith retention of a deposit or any portion of a deposit by a lessor of residential premises in violation of this section, including failure to provide the written statement and itemized accounting required by this section, shall subject the lessor to punitive damages not to exceed two hundred dollars.”

- Be aware of the beginning and ending dates of your lease.
- Is there a damage checklist which will be signed by both tenant and landlord?
- Are there any charges in addition to your rent and deposit?
- How many people are allowed per unit and are there rent adjustments made for more or fewer people?
- Are individual leases available for roommate situations or must all roommates sign one lease?
- Is lawn care and snow removal provided?
- Is there off street parking and what are the parking policies?

- What are the policies for hanging pictures and plants?
- Which furnishings stay and which go?
- Who is responsible for repairs and maintenance and who do you call?
- What utilities does the tenant pay?
- What are the policies regarding pets?
- Check to see how well appliances and plumbing work.
- How is the water pressure?
- Is there enough hot water?
- Is there a problem with bugs?
- Is garbage removal adequate?
- Is there a charge for garbage removal?
- Is the building noisy?
- Is there an adequate number of electrical outlets?
- How quickly are repairs made and is the landlord cooperative?
- Will anything change in the building/apartment before you move in?
- What is the pattern of rent increase?
- Check the locks and ask about security?
- Are there optional furnishings available? At what charge?

Things to consider in roommate situations:

- Consider both you and your roommate's need for space and privacy.
- Decide, in advance, whose name bills (rent, phone, cable and utilities) will be in and how they will be paid.
- Decide, in advance, all household rules regarding cleaning, groceries, buying household supplies, overnight guests, etc. "Tips for Renters"

Decisions for Roommates to Consider

- As single people consider the housing options available to them, one that often seems attractive is to share an apartment or a house with another person or two. This arrangement has the advantage of dividing the housing costs between the roommates and making the dwelling more affordable. However, sharing a place with others has pluses and minuses. Roommates provide companionship and add another source of funds for paying expenses. On the other hand, you may lose some privacy and feel the need to compromise more often.
- Making some important decisions before moving in together can make the sharing more fun. Confront potential problems before they get out of hand. Be definite about what is expected of one another to avoid problems. You probably will want to talk about some of the following:
- **Food:** Will you buy groceries, prepare meals, and eat together or will each of you have your own shelf in the refrigerator and the cupboard?
- **Cleaning:** Who cleans the bathroom and how often? Should dirty dishes be washed immediately, once a day, or when the sink is full? By whom? How often should the living room be picked up? Vacuumed? Dusted?
- **Visitors:** How often and when are visitors welcome? How much notice will you give each other? Can they stay overnight?
- **Smoking:** Is smoking allowed?
- **Alcohol:** Will it be allowed? If so, under what conditions?
- **Noise:** How loud will you play the stereo? Television? What hours are sleeping hours? What hours should friends call on the phone?
- **Money:** Who pays for what? How do you split the rent? Utilities? Phone bills? Cost of groceries and cleaning supplies?
- **Borrowing:** What items are off limits? When should borrowed items be returned?
- Disbanding will go more smoothly if you plan for it when you first move in. Decide what to do if one or more of you want to move before the lease has expired. How will the deposit be handled? What will you do if one roommate always runs short of funds and can't pay his or her share? Roommates can be friends, but it may take some planning. It is always easier to discuss situations before problems occur.

MORE INFO

Seven Sins of First-Time Renters

<http://www.kiplinger.com/columns/starting/archive/2006/st0518.htm>

Rapid City Apartment Listing

These are both good sites to start looking for Housing in Rapid City. Property management companies, apartment buildings, and Apartment Help listed below.

<http://rapidcityjournal.com/ads/housing/?l=30&sd=&s=&f=&q=rent>

Hainesway Apartments

1314 Atlas St, Rapid City, SD - (605) 348-5116 - This is the listing of the apartment that I (Kyle) and a quite few students live. It is close and one of the cheapest in town. More listings below.

If you would like to see a map of apartments and their location in regards to Hot Rod Institute insert the following in to the search line of Google Maps. "apartments loc: 2402 N Maple Ave, Rapid City, SD 57701-7807 (Hot Rod Institute)"

Property Management Companies

K & D Properties (Local Rental Company
Specializing in Houses)
PO Box 644, Rapid City, SD
(605) 786-3584

Costello Property Management
215 Kinney Ave, Rapid City, SD
(605) 348-9766

Lewis Kirkeby & Hall Property
401 Sturgis St, Rapid City, SD
(605) 348-1865

NWE Management Co
1309 W Main St, Rapid City, SD
(605) 394-3310

Kahler Property Management
2040 W Main St #100, Rapid City, SD
(605) 343-7525

Barker & Little Property Management
818 St Joseph St, Rapid City, SD
(605) 342-1140

Apartment help

Apartment Locator
1404 Mt Rushmore Rd, Rapid City, SD
(605) 341-7761

FreeRentersGuide.com
22905 Rimrock Court, Rapid City, SD
(605) 342-1399

Apartment Listings

Hainesway Apartments (Very Popular)
1314 Atlas St, Rapid City, SD
(605) 348-5116

La Crosse Estates Apartments (Very Popular)
761 E Anamosa St, Rapid City, SD
(605) 341-2061

Estes Park Apartments
1230 Estes Park Ct, Rapid City, SD
(605) 343-9149

Harmony Heights Premier Apartment Homes
1819 Harmony Heights Ln, Rapid City, SD

(605) 716-6000
Fairway Hills Apartments
3800 Fairway Hills Dr, Rapid City, SD
(605) 394-5050

Pointe West Apartments
3945 Pointe West Pl, Rapid City, SD
(605) 348-6190

Kirkwood Meadow Apartments
1122 City Springs Rd, Rapid City, SD
(605) 348-4332

Candlewood Apartments

4404 Candlewood Pl, Rapid City, SD
(605) 343-0526
Prairie Tree Apartments
4010 Elm Ave # 105, Rapid City, SD
(605) 342-3610

Westridge Apartments
1617 Debra Drive, Rapid City, SD
(605) 718-5115

Corral Park Apartments
3430 Corral Dr, Rapid City, SD
(605) 343-3216

Stoney Creek Highlands Apartment Homes
2710 Wilkie Drive, Rapid City, SD
(605) 718-2222

Country Bluff Apartments
3638 5th St # 211, Rapid City, SD
(605) 341-4452

Sovereign Apartments
225 E Watertown St, Rapid City, SD
(605) 342-1140

Eastside Apartments
325 E Saint Joseph St, Rapid City, SD
(605) 342-5515

Black Hills Workshop: Ridgewood Apartments
120 N Lacrosse St, Rapid City, SD
(605) 355-6875

Rapid Creek Apartments
1158 Anamosa St, Rapid City, SD
(605) 791-5200

Dakota Drive Apartments
725 Dakota Dr, Rapid City, SD
(605) 394-3310

Westhills Village Retirement
255 Texas St, Rapid City, SD
(605) 342-0255

Affordable Apartments
3737 Sturgis Rd, Rapid City, SD
(605) 394-3310

Barker & Little Property Management
818 Saint Joseph St, Rapid City, SD
(605) 342-1140

Black Hills Workshop: Fir Apartments
1116 Fir Dr, Rapid City, SD
(605) 343-8413

Canyon Lake Plaza Estates
3741 Canyon Lake Dr, Rapid City, SD
(605) 343-2078

Clock Tower Gardens
614 Sheridan Lake Rd, Rapid City, SD
(605) 348-8232

Sandstone Ridge
3600 Sheridan Lake Rd, Rapid City, SD
(605) 341-2787

Holiday Hills Estates
2620 Holiday Ln, Rapid City, SD
(605) 348-4999

Homestead Garden Apartments
4801 Homestead St, Rapid City, SD
(605) 716-6200

Northern Heights Apartments
914 Explorer St, Rapid City, SD
(605) 348-4745

South Creek Village
3142 Outlook Cir, Rapid City, SD
(605) 348-3580

Minnesota Estates
809 E Minnesota St, Rapid City, SD
(605) 341-2435

Star Village Duplexes
818 Saint Joseph St, Rapid City, SD
(605) 342-1140

Pleasant Hills Village
1710 N 7th St, Rapid City, SD
(605) 342-1140

Vista Pointe
3300 Palm Dr, Rapid City, SD
(605) 394-3310

Alps Park Apartments
1800 Shaver St, Rapid City, SD
(605) 399-9699

Civic Plaza Apartments
302 Denver St, Rapid City, SD
(605) 394-3310

Knollwood Heights Apartments
100 Surfwood Dr # 13, Rapid City, SD
(605) 342-3636

Sun Dial Apartments
118 Waterloo St # 110, Rapid City, SD
(605) 348-2972

Robbinsdale Heights Apartments
425 E Fairlane Dr, Rapid City, SD
(605) 341-3077

Churchill Apartments
215 Kinney Ave, Rapid City, SD
(605) 348-9766

Fremont Apartments
1920 Fremont St # 105, Rapid City, SD
(605) 348-8828

Briarwood Apartments
409 Quincy St, Rapid City, SD
(605) 394-3310

Eagle Ridge Apartments
121 Stumer Rd, Rapid City, SD
(605) 721-3000

West Park Ltd
1018 11th St, Rapid City, SD
(605) 348-5005

East Omaha Lodge
525 E Omaha St, Rapid City, SD
(605) 342-2236

Bridgewood Estates
415 E Minnesota St, Rapid City, SD

(605) 342-4022
Knollwood Townhouses
25 Knollwood Dr, Rapid City, SD
(605) 341-4090

Maplewood Townhouses
5 E Knollwood Dr, Rapid City, SD
(605) 348-2427

Brentwood Estates
1013 N Lacrosse St, Rapid City, SD
(605) 342-1140

Tomaride LLC
233 E Jackson St, Rapid City, SD
(605) 342-3641

Driftwood Estates
428 E Fairlane Dr, Rapid City, SD
(605) 348-7086

Black Hills Workshop: Quincy Apartments
131 Quincy St, Rapid City, SD
(605) 348-8568

Edgewood Estates
721 Eldene Ln, Rapid City, SD
(605) 341-7171

Hillcrest Apartments
Hillcrest Dr, Rapid City, SD
(605) 394-3310

Short Term Lease Availability – For those who will be taking fewer than 4 classes you may opt to find housing with a short term lease. There are fewer opportunities in town for short term leases but these are a few places to start.

Canyon Lake Cottages
2850 Chapel Lane, Rapid City, SD
(605) 348-3380

Justin Lena (*Has Property around the area and is willing to do short term leases sometimes*)
Home: (605) 209-3236
Cell: (605) 394-9128

Castle Inn Motel
East North St, Rapid City, SD
(605) 348-4120

Avanti Motel
102 N Maple Ave, Rapid City, SD
(605) 348-1112
Rooms from 135.00 a week
Apartments from 600.00 a month

Rushmore Inn & Suites
5410 S Hwy 16, Rapid City, SD
(877) 747-8713
Rooms from 155.00 a week
Apartments from 600.00 a month

HRI's Housing Questionnaire

Name: _____

If you are interested in help finding a roommate please fill out the following survey and email to justin@hotrod.edu or send in with your enrollment agreement.

What kind of housing are you looking to rent?

- a. One bed room apartment.
- b. Two bed room apartment, with a roommate
- c. Mobile home
- d. Town-house
- e. House (1, 2 or 3 bedroom)

What type of house keeper would you consider yourself?

- a. Neat and clean
- b. Average
- c. Below average, but I will work at it
- d. Messy and I need help

Do you plan to have a spouse or friend living with you while you are in school?

- a. No, I'm single
- b. No, but I'm married and my spouse might visit on occasions
- c. Yes
- d. Yes, I'm single with children
- e. Yes, I'm married with children

Are you planning to have a pet (Dog or Cat) living with you? *(This make it more difficult to find housing, and some apartments/houses might charge more for deposit or rent)*

- a. No
- b. Yes

Are you a smoker?

- a. No
- b. Yes
- c. Some of the times

Are you a partier?

- a. No
- b. On rare occasions
- c. Only on weekends
- d. Three to four times a week

Do you stay up late?

- a. No
- b. Usually not later than 11:00 PM
- c. Yes till at least mid-night on most nights

Do you plan to have an evening part time job?

- a. No
- b. Yes
- c. Yes nights and weekends

What are your interests as far as types of Hot Rod Projects?

- a. Hot Rods
- b. Custom Motorcycles
- c. I love it all

Optional: Feel free to list some after school type of interests you may have (hobbies, activities, or special interests).