

# Knowing What to Look For:

## Types of Units

### Rooms:

If you rent a room in a house or residential building, you normally get your own room, but the other parts of the house are shared with the other people who live there. This tends to be cheaper than renting an apartment, and the landlords tend to be individual people.

- **Rooms in a Multi-Resident House:**

The building might be owned by another person, or owned by a commercial landlord. In some cases, the landlord might also live in the house.

- **Rooming Houses:**

These are houses with 5 - 30 bedrooms, where common rooms are shared between tenants. These must be licensed by the city.

- **Dorms:**

Rooms normally owned by a college, university, or school of some kind. You need to be a student at that school in order to rent them, but, some schools may rent dorms to other people during the summer. These rooms themselves are normally shared with other people, and common rooms like bathrooms, kitchens, etc., can be shared with your roommates, or people on a whole floor.

- **Student Housing:**

This might be any of the options listed above, but all the people who live there are normally students.

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### Apartments:

If you rent an apartment, you are paying for the whole space. You only share it with people you want to. This is more expensive than renting a room, but it gives you more control over the living space, and lets you pick your roommates. Apartments are more likely to be owned by a company, instead of a single person.

Secondary Suites	Studio	Bachelor	1-2-3 Bedroom
Small apartments contained within a house. People often build them in basements, converted garages, and other places. They have their own kitchen, bathroom, and bedroom.	One big room with the bedroom, kitchen, and living room into a single space.	These are similar to a studio apartment, but tend to have a separate kitchen area. They may vary in size compared to studios.	These tend to be larger than studio/ bachelor apartments, and have separate rooms instead of a combined space.

### Condominiums:

Condos are almost the same as apartments; normally grouped together in a large building or community.

Each one tends to have a separate owner, and can be different from the unit next to it. The biggest difference between condos and apartments is who owns the unit and how it is managed. You might also have to pay 'condo fees' on top of your rent, and may be responsible for a bigger share of the maintenance stuff.

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### Houses/Townhouses:

Houses tend to give you the most privacy and control over your living space, and come with extra space (like lawns). They also tend to be more expensive, and need the most work. It's less common to find a house or a townhouse for rent, but there are a number of different types you might find, like:

- **Semi-detached house:**  
These houses are partially connected to another house by at least one wall, and may have shared land around them.
- **Detached house:**  
These are individual houses that sit on their own land, with no connections to another building.
- **Duplex/Triplex:**  
These houses are divided into two/three separate apartments for people to live in (one on the top floor, one on the bottom floor, for example).
- **Townhouses:**  
These are individual homes, but they're connected to another home beside them, as part of a larger building. Although they're connected, each one may be owned by a separate landlord.
- **Co-Op Housing:**  
An arrangement where the home is jointly owned by the people who live there. This may be cheaper than renting an apartment in some situations, but you have to buy into the arrangement.

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### Individual vs Commercial Landlord: What's the Difference?

Individual Landlords	Commercial Landlords
<p><b>Pros:</b></p> <ul style="list-style-type: none"><li>-Normally dealing with individual person</li><li>-More personal relationship with landlord + more face to face interaction</li><li>-Might be more flexible about the terms of you renting</li><li>-Often cheaper to rent from</li></ul>	<p><b>Pros:</b></p> <ul style="list-style-type: none"><li>-Normally dealing with property management company</li><li>-Maintenance requests are normally filled quicker</li><li>-More consistent rules and policies</li><li>-Unit re-sale to another owner less likely</li></ul>
<p><b>Cons:</b></p> <ul style="list-style-type: none"><li>-Maintenance requests may take longer</li><li>-Often less consistent about rules and policies</li><li>-Unit re-sale to another owner more likely</li></ul>	<p><b>Cons:</b></p> <ul style="list-style-type: none"><li>-Less personal relationship with management, and less face to face interaction</li><li>-Often more expensive to rent from</li><li>-Often have a longer application process</li></ul>