Off-Campus Housing FAQ

How can I find off-campus housing?
It is the student’s responsibility to find their off-campus housing. The Housing Office can provide a listing of available apartments, rooms, and houses for rent. The best way to find housing is to plan to come to Brattleboro at least three weeks prior to orientation. While you are looking for an apartment, there are a number of reasonable motels and campsites in town. Temporary rooms will NOT be available on campus while you are searching for off campus housing.

While a few students are able to arrange for housing prior to their arrival, it is difficult. Also, most of the available housing is listed by individual landlords and not with agencies. Most landlords own only one or two properties and they typically will not hold the property for you unless you agree to pay the rent between the times you find the property and you move in. Be sure to ask for prospective landlord’s response to repairs, maintenance and snow removal. There are a few agencies and landlords with multiple properties that can arrange for housing prior to your arrival. Most rental properties are listed in the local newspaper, the “Brattleboro Reformer.”

How much does off-campus housing cost?
Housing can range from $500 per month for a room in someone’s house to around $1500 per month for a nice three-bedroom house. Rentals vary widely according to quality of the property, neighborhood, specific inclusions such as utilities, type of rental (apartment or house), and floor of apartment building or house. You might be asked to pay a security deposit, first and/or last month’s rent, but we do not recommend paying a whole semester’s rent in advance.

Do I need a car to live off-campus?
Not necessarily, although it will be somewhat difficult if you can’t find a roommate or a classmate to rideshare. The town bus runs from downtown to campus a few times in the morning and afternoon. The campus van service operates regularly in the evenings, plus a few runs on Friday night, Saturday and Sunday morning.

How far from campus is most housing?
The vast majority of students live in or around Brattleboro. From downtown Brattleboro, SIT is about three miles or a five-minute drive.

Are utilities included in most housing?
Apartments usually include heat, hot water, and water/sewage. Electricity is almost always the responsibility
of the tenant. In many house rentals, however, the tenant also pays for heat and how water. In some cases, water/sewage is also the responsibility of the tenants.

How many students live off-campus?
About fifty percent of SIT students live off campus. In addition, Brattleboro is home to many students attending Marlboro College, Landmark College and the Community College of Vermont.

How do I know whether or not a landlord has a good reputation renting to SIT students?
Most of the more than 100 landlords whose properties appear on our off-campus housing list have had a positive relationship with SIT students. Although SIT Graduate Institute does not vouch for the quality of any housing options listed or for the reputation or behavior of landlords, the Housing Office does maintain a (short) list of landlords who have chronically been flagged as “difficult” by past students for a variety of reasons. If you are concerned that a specific landlord may be on this list, please contact the Housing Director for verification.

Refer to http://www.cvoeo.org/htm/housing/tenants/renting_in_VT.html for the information handbook for tenants and landlords.

For further information, contact:
David Finck, Director Student Activities and Residence Life, at 802-258-3365 or david.finck@sit.edu

Scroll down for list of rental opportunities
Apartments/Houses

● **1BR - Student Welcome, Quiet, Sunny- AUGUST 1st, Includes Heat, Hot Wtr**
  Available August 1st. Quiet and sunny, 1 BR apartment, 3rd floor. 3 large rooms plus bath, good closet space. Awesome apartment and very desirable neighborhood. Walk to downtown, convenience store and Farmers Market; just off hiking/cross country ski trails and near tennis. Some furniture possible. Off-street parking for one tenant vehicle. Perfect for student or individual. Non-smoking house and premises. $775 includes heat and hot water. $1000 for couple. First, last, security, references and all of that required. Academic lease for student is possible - min six months. Cat considered. Contact [chrishhh@gmail.com](mailto:chrishhh@gmail.com) Previous tenants have included many happy students and staff from SIT and Antioch. PICTURES: Link below to Craigslist posting with pictures. [http://vermont.craigslist.org/apa/5641812562.html](http://vermont.craigslist.org/apa/5641812562.html) (6/21)

● **2BR Apartment, Quiet, Sunny, Desirable Neighborhood, Inc. Heat, Laundry:** Sunny and bright second floor, 2BR apartment. Includes kitchen with large pantry and dishwasher; in-apartment laundry ($$ and time saver); ceiling fans; claw foot tub w/ shower; lots of closet space. Excellent neighborhood and easy walk to downtown, Farmers Market. Just off Solar Hill trails, near tennis, convenience store. $1175 includes heat. Tenants pay electric. Shared Wi-Fi currently available for $20/month per user. Off street parking for two tenant vehicles. First, last, security, references and all of that. Cat considered. Contact: [chrishhh@gmail.com](mailto:chrishhh@gmail.com) Previous tenants have included many happy students and staff from SIT and Antioch. PICTURES: Link below to Craigslist posting with pictures of the apartment. Please contact using [chrishhh@gmail.com](mailto:chrishhh@gmail.com) and mention you are a student. [http://vermont.craigslist.org/apa/5640803922.html](http://vermont.craigslist.org/apa/5640803922.html) Thanks! (6/21)

● **Quiet third floor Sanctuary**
  This apartment with a large bedroom, sleeping loft, study, small great room with kitchen, exposed beams, pine floors, lots of wood, "feels like a vacation home". Includes heat, wireless connection, washer dryer, new windows, insulation, garbage pick-up and parking. Huge backyard forested retreat, across from a common. Near hospital and downtown. $1150 includes all the amenities. Contact Francine: [francinesunfish@yahoo.com](mailto:francinesunfish@yahoo.com) / (802) 345-1315 (6/21)

has 3-person maximum occupancy). Text or call Tamara- (802) 579-3386 or e-mail tamara@kusikuy.com Pictures: http://vermont.craigslist.org/apa/5637791041.html (6/22)

● Lovely 1.5 bedroom apt. in a well-loved house is great for a couple or a single adult in need of an extra room. Yard, garden, parking, on a quiet cul-de-sac in town. Night time peace and quiet are a necessity. $800/mo includes heat. Call: 802-579-4525 (6/29)

● Quiet, private one-bedroom apartment with lots of outdoor space and close to public transit. Cozy, well maintained one bedroom apartment available beginning September 1st in a 3-unit home in West Brattleboro. The apartment consists of one bedroom, one bathroom, family room, kitchen, and basement. Furnishings are available, if needed. The basement has a cement floor, making it a good, dry place for storage. The basement also includes the washer and dryer for this unit. The kitchen door opens to a shared deck and large backyard to be shared with homeowners living in the adjacent apartment. Garden space is also available in the front yard. All utilities will be included in the rent (heat, electricity, water, wifi, plowing). Off-street parking is also provided. Rent is $1000/mo. To schedule a showing, inquire about 1178 Western Ave Apt 2 rental with Bob Lyons via phone (802-579-5534) or email theboblyon@gmail.com. Link to a google drive folder with pictures of the apartment: https://drive.google.com/open?id=1DyP6BkfAV77zg2M1y7slTV1dqsY__6ezEA (7/7)

● A 2-BR apartment is available soon for rent, in a quiet neighborhood in downtown Brattleboro. Lots of space (2 bedrooms, one living room, one dining room, large kitchen, 2 baths, Washer/ dryer), new windows, hardwood floors, own entrance and space for garden. The monthly rent is $1545 includes heating and hot water. Parking is available for two cars. First, last and security deposit required. The property is close to the public park, walking trails, shopping centers and colleges. We are looking for most reliable professional for a yearly lease. Please write us for information with a brief self-description and contact number. Thank you, timsinap@hotmail.com (7/7)

● ONE BEDROOM APARTMENT. One bedroom furnished apartment in a quiet, desirable neighborhood in Brattleboro, VT. Also includes separate living room with kitchen/dining area. Full bath. Separate entrance. $895.00 a month includes independent Wifi, heat/hot water and electricity. Walking distance to grocery store and shops. One-half mile to downtown. On town bus route. The apartment is for ONE PERSON occupancy only. No smoking and no pets. Lease from August 15, 2016. Photos available upon request. Contact: m.leggott@icloud.com or 802-258-1613 (7/8)

● 4 bedroom Home for Rent. Large living room, dining room and kitchen. Finished basement. Near Brattleboro high school. $1800.00 per month plus utilities, 1st and security deposit. Please text Lisa at (802) 380-4135 (7/18)

● $1450 / 3br - 2000ft² - 3 BR House, Family Neighborhood (130 Marlboro Avenue) Very sweet and sunny, updated 3BR 1 1/2 BA home available to rent early August: backyard gardens, deck, hot tub, attached greenhouse, full dry unfinished basement w/ W/D, living room, dining room, family room, kitchen island eat-in. Safe and desirable neighborhood. Walking distance to schools and stores. Utilities not included; the roof has been recently replaced and insulated. Oil heat. Annual rental $1450/month: first, last and security upon signing. For photos and inquiries visit:
Lovely 2 bedroom apt. available August 1 with antique pine floors and double tub. It is near the buses near downtown Brattleboro. $800, all utilities included except a contribution toward heat in the cold months. Replies to judithbrownlow@gmail.com or to 802-674-2100. (7/24)

$1000 / 1br - 800ft² - Brattleboro House on Pond 13 acres woods: Brattleboro - 1 September to 1 May. Fully furnished. Beautiful one bedroom, D/R, ground floor on 13 acres of woods and pond, tranquil. 800 square foot apt. ALL UTILITIES INCLUDED. W/D, Fast internet, H/HW, Utilities, parking, wood stove and backup heat. Close to town but private. Mature, responsible. Ist, last month and security. $1,000 month. We will Consider shorter rental. 10 minute car ride from SIT. 6 miles from Campus. To see photos and make inquiries, visit: https://vermont.craigslist.org/apa/5703337858.html (7/27)

Charming West Brattleboro 1,280 square feet townhouse available August 15th for 9 to 12 month lease. Leafy, quiet, near Farmers' Market and Retreat hiking trails. About 35 miles to Mount Snow. Fully furnished, two-bedrooms, two bathrooms, separate living and dining rooms, brick patio, small garden, view of Whetstone Brook. Garage, washer/dryer, dishwasher, baseboard heat, all in excellent to new condition. Rent is $1280 and includes electricity, water, internet, phone, snow removal, landscaping, curbside compost/recycling/trash pickup. Does not include heat. Request references, first month, damage deposit, and non-refundable cleaning fee of $250.00. Please contact Sandra: vermontlandscapepainter@gmail.com / (802) 254-3398. For photos, visit: https://vermont.craigslist.org/apa/5696028460.html (7/28)

HANDS DOWN...THIS ONE GETS A 10! Absolutely stunning new 1-bedroom apartment located just a 12 minute drive from SIT on paved roads. Beautiful country setting with great sun, garden space and miles of established walking trails. This extremely well insulated living space is equipped with an air source heat pump for heat and air-conditioning and a high tech Geo Spring energy efficient hot water heater. Total cost for heat, hot water, AC and electricity is just over $100 per month! $1100.00 plus utilities. No smoking, no dogs. By Owner/Broker. The address is 2426 Westminster West Rd. Westminster, Vt. To inquire, please call: (802) 254-7279 or email innbrokr@sover.net and identify yourself as an SIT student. We love renting to SIT people! Lots of photos available on Craigslist: http://vermont.craigslist.org/apa/5658045702.html (7/29)

Rooms for Rent/House shares

Fall 2016 Off-Campus Housing Opportunities by MARK GOEHRING In the Oak Chapin neighborhood: 36 Chapin St. #1 & #3, 38 Chapin St. #2, 94 Oak St. #4
Phone: (802) 380-3824 Fax: (206) 350-6418 email: rooms4students@yahoo.com
“This was a great place to live, close to town, a great neighborhood, all along with an extremely helpful and conscientious landlord.”
I manage three buildings located together in a very nice, safe neighborhood on the northern edge of downtown Brattleboro. The location is one of the best in the area, with easy access to downtown, transportation to SIT via the town bus, the food coop, the library, and hiking and biking trails.

Way back in 2000, I decided to make it my goal to provide excellent housing service to SIT students. It’s been a great experience! More than 170 SIT students have stayed in these apartments during the past 15 years, and, I'm proud to say that all found these rooms to be safe and comfortable during their stay in Brattleboro. I can provide email addresses of former students/tenants as references.

I have 4-7 rooms available for the upcoming school year. The rooms are in 3 bedroom apartments at 94 Oak Street, 36 and 38 Chapin Street. The location is on the north side of downtown near the town common and very close to the bus stop (cars optional!). These rooms are furnished and ready for new students/tenants.

Rents mainly range from $500 to $530 per month, depending on the room. There is a two-room suite in 38 Chapin #2 for $580/mo, and a furnished studio apartment at 94 Oak St for $700/mo. Rent includes all utilities, electric, heat, water/sewer, and wireless internet, but not phone and cable TV.

The typical arrangement is that of a three-bedroom apartment, with three students sharing a kitchen, bathroom, living/dining room. The rooms are furnished, and the kitchens equipped. The bedrooms are set up with a high quality bed (double), desk, chair, dresser, and lighting. Each room has internet access via a wireless connection.

**PAYMENT OPTIONS FOR 5% RENT DISCOUNT:** A 5% discount is given for either full payment or payment in two installments. This has proven popular and most students/tenants take advantage of this discount. This can save you ½ a month’s rent. Besides the savings, you don’t have to worry about paying the rent every month.

Each student has his or her own rental agreement, so you only need to concern yourself with your own rent – not that of your roommate. The variance in rent is due to difference in the size of rooms, which range from average (10’ x 11.5’) to above average in size (14’ x 16’). Students have been happy in all the rooms.

**Rental agreements can be made now for the fall** -- one person per room. No pets and no smoking. Typical start date for rooms for fall is Aug 25 and runs through May. You can arrange to start earlier and end later.

We’re located about 5 miles from campus. The town bus stops nearby. The location works for students without a car and there is on-site parking for those with cars. There is on-site laundry available at 38 Chapin, which is used by students/tenants from all three buildings.

Students apply and secure their housing in advance. Some students come for a housing tour, but most arrange for their rooms completely long-distance by using the application below or by contacting me at rooms4students@yahoo.com. I’ve set up successful rental agreements in advance with students and faculty coming from all over the US and the world. The great thing about this is that you get to move right in when you arrive in Brattleboro – not start looking for a decent and affordable place to live!

Is the apartment-share concept for everyone? No, but it has worked out well for all who have chosen to live here. It helps if you’ve had successful roommate relationships before so you know how to process common goals. If you need a very quiet environment to study then this might not be for you, though the atmosphere tends to be very focused on school projects and process.
Interested in securing a room? You can start the process by e-mailing any questions you might have, rooms4students@yahoo.com. To secure a room, please complete the application below. I will respond promptly to your questions and application.

Current SIT student tenants will be happy to provide an excellent reference for me, and the apartments. In closing, here is my favorite testimonial from a student who rented from me: “This was a great place to live, close to town, a great neighborhood, all along with an extremely helpful and conscientious landlord.”

To reserve a room, review the information sheet and application here:
http://www.pedal2paradise.com/brattleboro-housing/

MARK GOEHRING  Phone: (802) 380-3824  Fax: (206) 350-6418  E-mail: rooms4students@yahoo.com
(7/19)

- Large, sunny bedroom, furnished, with semi-private bathroom available in former rectory of St. John's Parish in Millers Falls, MA. 25 minute commute to Brattleboro. Housing-share with fellow SIT grad student and family. $400/ month. Contact: Rick@znartifacts.com  
(6/13)

- Rooms available for one or two new housemates in shared home in Brattleboro, just off exit 2. Very queer-friendly, gorgeous house, mellow household. Lease is through May 2017 with potential to extend if it’s a good fit. Rent is $500; shared home office space also potentially available. We value clear, open communication and we all have lots of practice living with housemates. For health reasons the house is fragrance-free, meaning no perfumes or scented products are used here. For more details and contact info check out our posting at: https://docs.google.com/document/d/1Tsbyq63nyIwihydhD6zCIOaDYuu0paNQn-PDCOTJaq/edit?usp=sharing  
(6/19)

- Spacious, fully furnished bedroom, two spacious closets, Queen size bed, private bathroom (en suite), kitchen privileges. This is a 3 unit building, with 2 rentals and the room for rent is in the owner-occupied main unit. Easy walking distance to downtown, right across from Crowell Park and the bus stop, 2 minutes to the Retreat Trails. No smoking or drugs on premises. Female preferred. This is a vegetarian household, so a vegetarian would be preferable, but this is not a condition. W/D on premises. The space is shared with the owner and her 2 cats. Rent is $650/month, includes all utilities and wifi. One month security deposit. Month-to-month or long-term rental available. Contact Carmen: 1-802-254-1024 / CBerelson@aol.com  
(6/22)

- 2-3 Bedroom, 2 Bath Furnished House in Quiet Brattleboro Neighborhood.  Home of SIT professor who will be away for 2016-17 academic year. One block to bus line that provides regular service to campus -- free for SIT students. $1400 per month, plus utilities, to be shared by 2-3 students. To facilitate prospective roommate arrangement, please contact the SIT Housing Office (gillian.bell@sit.edu). For more information, photos, and to contact owners, please see Craigslist ad: https://vermont.craigslist.org/apa/5654631713.html  
(6/29)

- $550 Nice furnished rooms! (South of Brattleboro) House is beautiful with radiant floor heating! In a wooded area with a large lawn and a pretty view. Nicely furnished small rooms--each with a single bed. Shared kitchen and living room. No smoking or pets on the premises. $550 Includes heat, utilities, WiFi, access to laundry and biweekly cleaning. Another SIT student lives in the house. It’s 20 minutes
south of SIT in Northfield, MA. Easy 20 minutes from Brattleboro, Keene, Greenfield, MA 30 mins to Amherst, Northampton. Available Sept 1st - June 1st or earlier. Contact Sarah at: sarahhoffman@ymail.com / For photos, please see craigslist ad: http://vermont.craigslist.org/roo/5634558385.html (7/5)

● A room will be available beginning September 1st. Move in date is flexible - anytime between September 1st and October 1st could potentially work. I live in a beautiful and big 2 bedroom apartment near downtown Brattleboro. There's plenty of sunshine, an amazing kitchen, a fully furnished living room, a sun room, and a dining room. Your share of the rent will be $612.50 + utilities (internet and electric). Heat is included in the winter. There's a great washer/dryer in the basement. I'm mellow and very clean and I expect the same of my housemate. If you are interested, please contact me at goodman.marni@gmail.com (7/7)

● 3 bedroom house in Brattleboro for rent during school yr (15 Aug-15 May, +/- few days possible). Basic furnishings (queen in master BR, double in guest room, & futon in 3rd bedroom/study; couch and chair newly purchased 2011; all else clean) inc. fully-stocked kitchen/dining, & washer/dryer, & wireless internet. New, energy-efficient windows. Half mile from town center, on bus route, 1 parking spot. $1,275 + utilities. Contact: fideladelphia@gmail.com or 413.559.1533 (7/8)

● Large furnished room available now for $465 per month. Rent includes all utilities, broadband wifi internet, cable TV, shared floor phone with unlimited long distance in U.S. and Canada, washer/dryer on premises, off-street parking. House is non-smoking. Share apartment with SIT graduate and professional woman. Located on a quiet one-way street within walking distance of town Library, U.S. Post Office, banks, shops, movie theater, etc. Please call (802) 254-2115 to learn more about this exceptional opportunity and to make an appointment to see the apartment and room. (7/11)

● House Share - Rooms $500-530 per month - All utilities included - available now. Furnished rooms for rent, as part of house-share in recently restored historic home. Located downtown, a short walk (about 2 blocks) from bus line to SIT, restaurants, entertainment, shopping, etc. Includes heat, hot water, electricity, high-speed internet/wifi, parking space, snow removal, garbage pickup, etc. We are looking for clean, mature and friendly people to share our fully-furnished home. Rooms are furnished with full size bed, desk, bureaus, etc. Comfortable living in a fully-furnished home, beautiful hardwood floors and bright windows. House is set back from main road (quiet) and has 4 bedrooms with 1.5 remodeled bathrooms and newly renovated kitchen. Fully equipped with energy saver appliances, including dishwasher, washer and dryer. Shared with 3 to 4 friendly working professionals/SIT students. Housemates share cleaning chores, common spaces and an occasional meal.

  - Vegetarian-friendly
  - Eco-friendly
  - Yoga is common in the living room
  - Short walk to hiking trails
  - Smoke-free property
  - No pets
  - No-shoes house

If this sounds like your kind of place, please get in touch. Two references required: one former roommate and one personal reference (non-family). Larger room with walk-in closet is $530/month, other room is $500/month. 9-month lease can be arranged. 1 month security deposit required. Owners are soon-to-be SIT alumni working on their capstones. Contact Scott at scott.sharland@mail.sit.edu or Samantha at samantha.phillips@mail.sit.edu. (7/11)
Furnished bedroom and private bathroom available in a large, comfortable house in West Brattleboro. Located in a quiet and safe country setting perfect for hiking, biking, and other outdoor activities, yet only 15 minutes to campus by car. Full use of all common areas including gourmet kitchen, living room, screened porch & deck, and laundry room. Rent is $500 per month and includes all utilities (heat, electric, wifi, parking, and cable TV). Sorry, no smoking. You’ll share the house with me, a friendly and energetic woman, and a small dog (non-shedding). Please email me, MaryAnn Holt: mary.ann.holt@gmail.com, or call me @ 802-345-6475 for photos and more info. (7/27)

Apartment to Share: I have a large, sunny bedroom available for one person in a first-floor apartment on Spruce Street in Brattleboro, a quiet neighborhood within walking distance of town. It’s about 1 mile to Main St., a 10-minute walk to the bus stop at the Crowell Lot, and a 45-minute bus ride from the Crowell Lot stop to S.I.T. It’s also about 20 minutes to Marlboro College by car. There are a kitchen, living room, bathroom and small porch to share. Quiet, responsible person without pets preferred. The room is available on August 1st, 2016 at $550/month. Please leave a message at 802-254-0306 or at 207-992-6963, or email rosamondblake@yahoo.com. (7/29)

Roommates

Roommate Wanted for Brattleboro Apartment. I am in my twenties looking for another female to share an apartment with in the Brattleboro area. I am a friendly, positive and tidy person. I enjoy spending time outside, cooking, reading, occasional Netflix binges and casually attempting yoga. While I am social, I also value my quiet time. I am looking for someone else who also wants a clean, quiet, drug free and friendly living environment. The apartment I am looking to share is located very close to downtown and is on the third floor of a big brick house in a quiet and nice neighborhood. The apartment is large and was recently re-painted. Rent is to be split, $900 + utilities (should be no more than $300 in winter) — it comes out to $600 for each of us. E-mail me and I will send photos and location. Please contact me if interested! I can be reached at tvknoop@gmail.com or 401-523-8550 (text or calls). (7/11)