

Renter's Survival Guide

2025

Price List
pg. 12-13

VIRTUAL OPEN HOUSE
February 22 from 8am-11am

Created
for
Students
by
Students



Palouse
properties Inc





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Where Do I Start?

- 🔍 Checkout our pricelist to find important information, such as location, price, amenities, and more! The best time to find rentals for the next school year is towards the end of February. All units that are not renewed can be viewed on the Palouse Properties website at www.palouseproperties.com
- 🔍 After our open house, please check our website as frequently as you can for the best and most updated information. (If you see an apartment you believe can suit your needs, act quickly).
- 🔍 Lease Terms for available apartments are 10 or 12 months (depending on renter's preference). Leases end on the last day of May, June and July; the following lease will usually start within the first couple of weeks of June, July, or August.
- 🔍 During our virtual open house, there will be a web form to fill out with your top priority choices. We will contact you to help with the next step in securing your property.
- 🔍 If you have any questions during the initial search process, please give us a call or send us an email. We will help guide you and try to answer any questions that you may have.

Security

- Q A **security deposit** is a sum of money held in trust, to guarantee the cost of repairs necessary to bring the property to a standard level of quality at the end of the lease. The deposit is partially **refunded** if the property is kept in good condition. A security deposit is usually equivalent to one month's rent, but it **doesn't count as a rent payment**. A security deposit may not be transferred to the same person on another lease or rental address.
- Q The expectation is that each resident will maintain the premises in a clean and sanitary manner and will surrender it in like condition. Examples of damage beyond ordinary wear and failure to maintain the property, which would indicate a case for abuse, misuse, or neglect include:
- Q Excessive or large holes in walls; burns in carpet or on countertops; broken or damaged doors; stains in carpet and tears in vinyl flooring; any and all pet damage; and furniture or debris left within the unit. Additionally, any unpaid rent, unpaid utilities, or any other unpaid items covered under the lease agreement will be deducted from the security deposit. A carpet cleaning fee will also be taken out of your deposit per your signed lease agreement.
- Q With these things in mind, here are some suggestions to get as much of your deposit back as possible: keep your unit maintained and clean; take the garbage out, run your bathroom fan/all house fans regularly, don't smoke inside or burn candles, keep your appliances clean, don't use large screws or sheetrock anchors in your walls, report maintenance problems promptly, and when you move out, take all of your personal possessions with you.

Deposit

- Q With your deposit statement, you will receive a written itemized statement listing each invoice and the amounts that were paid against the ledger. You will also see an accounting of any rent credits and/or charges that are applied to your ledger. The amount of the deposit at the start of your lease is divided between you and your roommates equally. For example, if you have 3 roommates and the carpet cleaning fee is \$150.00, then that would be deducted from your deposit as \$50.00 ($\$150.00/3$). As stated in the lease agreement, tenants are responsible for the professional carpet cleaning fee and it is automatically deducted from your portion of the security deposit.
- Q According to Idaho Tenant Law, the deposit statement must be returned to you by your landlord between 21 but no more than 30 days after the end of your lease or when your keys are surrendered, whichever comes later. When turning in your keys and planning for the end of your lease it is **imperative** that your landlord and the United States Post Office have an accurate forwarding address and an email address for you, so that we can contact you if needed.
- Q If you don't know what address you will be at or you are an international student leaving to go to another country, you can leave the address of a family member or close friend who is aware of the incoming correspondence. There are other methods to get your security deposit to you, so keep an open line of communication with your landlord as they may have direct deposit or other options available to you. Be proactive in your approach as it will save you time later.
- Q Rent is non-refundable while deposits can be refundable. "During the tenant's lease term, deposit funds will be held in a special escrow trust account for safekeeping and to avoid intermingling refundable funds (deposits) with nonrefundable funds (rents)." (Landlord and Tenant Guidelines, October 2012, Page 26.)

Perks Of Living Off Campus

- ☐ Cheaper than on-campus housing
- ☐ Choice of roommates or living alone
- ☐ More freedom and independence
- ☐ Start building a rental history
- ☐ Choice of meals
- ☐ Gain more responsibility
- ☐ More amenities
- ☐ Affordable parking
- ☐ Pet friendly options

Renting Hacks

Our Best Tips and Advice

Tips for Renters:

- Plan your budget to include all of your expenses, not just rent (insurance, groceries, utilities)
- Know the rental application requirements
- Get renter's insurance!
- Make a list - prioritize which amenities you want and are looking for

Things to remember when moving in:

- Update your previous address information to your new home
- Buy used furniture to save on costs (We love Habitat for Humanity!)

**Know your service
provider information!**

Renter's Insurance

And Why It's Important

What You Need to Know

Whether you rent a dorm, apartment, condo, or house, you'll need renter's insurance. Your landlord's insurance policy does not cover any of your personal belongings in the event of theft, fire, fridge failure, or other damage.

Your renter's policy covers your personal property against theft or damage (subject to the limits and deductibles you select). The coverage applies even while away from home! For a small additional premium, you can choose to carry full value coverage on your personal property, which ensures that you will be paid in the full replacement cost of items that are damaged or stolen without deduction for depreciation.

Protect Yourself and Your Guests

Your renter's insurance policy also protects you and your family against certain injury and damage claims for which you may be liable.

Legal Liability: A renter's policy can also provide certain limits of legal defense to cover if sued after a covered loss.

Medical Payments: You can select medical payments coverage which will pay for medical expenses incurred by a visitor who is injured at your residence regardless of fault.

The Right Coverage, The Right Price

Renter's insurance policies are an affordable option for most renters and can include additional discounts (Burglar alarm credits).

Account Credits: If you get renter's insurance through the same company that carries your auto insurance, you may be able to save money on both policies.

From Clothes and Furniture, to Electronics and Perishables, you have a lot to lose.

Protect your things with Renter's Insurance

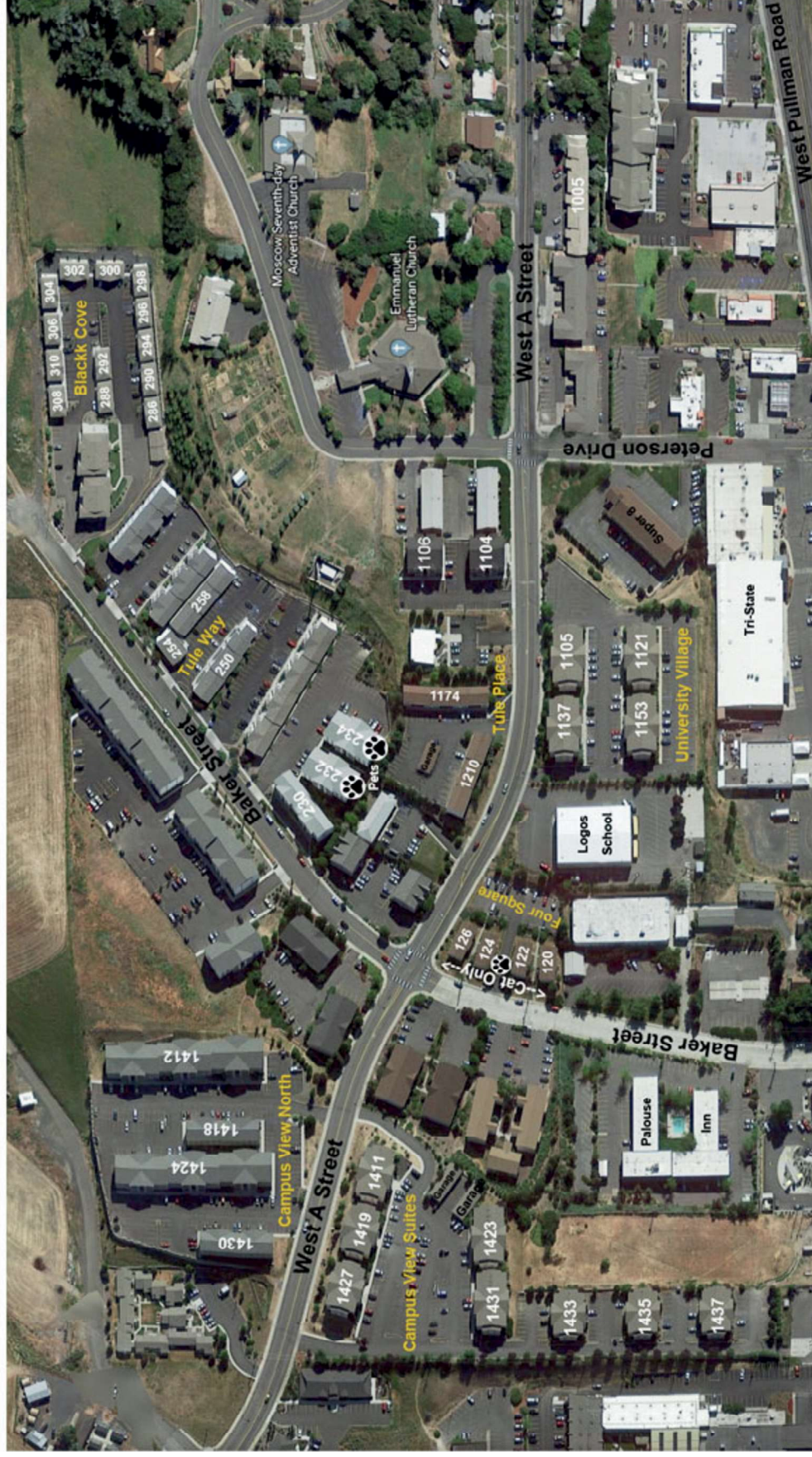


Contact your insurance agent for pricing and other details!

MOVING OUT?

TIPS FOR MOVING OUT

- *Clean your bathroom*
- *Vacuum, sweep, and mop the floors*
- *Clear the lint trap*
- *Turn off auto pay for rent*
- *Close out utilities and internet*
- *Contact internet provider*
- *Notify Avista*
- *Donate furniture you do not need*
- *Wrap fragile items in soft linen*
- *Cover up monitors with t-shirts so they do not get scratched*
- *Double check each room to make sure you did not forget anything*



Palouse Properties Inc

www.palouseproperties.com

Blake Ave
Boyde
King RD
Lathen
Lenter

**S. Levick
Linda Lane
Queen RD
S. Main
W Taylor**





115 S Washington Suite 2, Kenworthy Plaza
 PO Box 9780 Moscow ID, 83843
 208-882-6280
www.palouseproperties.com

Spring 2025 Price List

APARTMENT COMPLEXES/CONDOS

Bdrms	Address	12 Mo Jun&Jul & Aug-May Rate	10 month Aug-May Lease Rate	12 Mo Aug-May & Jun&Jul Rate	Floor	Approx SqFt	Laundry	BthRm	D/W	Deck/ Addtl Storage	Internet Access	Pets
studio	1636 Levick Apt 3	\$490			Level 1	400	Coin-op	1	Y		F, C	Cat
studio	203 Lathen Apt 2	\$490			Level 1	400	Coin-op	1	Y		F, C	Cat
1	1230 S Main St	\$620			Level 2 & 3	590	None	1	N		F, C	
1	201/203 Lathen St	\$600	\$690		Level 1	480	Coin-op	1	Y		F, C	Cat
1	1610/1636/1662 Levick St	\$600	\$690		Level 1	480	Coin-op	1	Y		F, C	Cat
1	707-713 Taylor	\$650	\$700		Level 1	567	Coin-op	1	N		F, C	
1	201/203 Lathen St	\$600	\$690		Level 2 & 3	480	Coin-op	1	Y		F, C	Cat
1	1610/1636/1662 Levick St	\$600	\$690		Level 2 & 3	480	Coin-op	1	Y		F, C	Cat
1	515 Taylor	\$680 **			Level 1 & 2	540	Wshr/Dryr	1	Y		F, C	
1	Tule Place 258 Baker St 1, 7	\$660			Level 1 & 2	575	None	1	N		F, C	
1	Tule Place 250 Baker St 1, 7	\$710			Level 1 & 2	575	Wshr/Dryr	1	Y		F, C	
1	Blackk Cove 286-310 Baker St	\$850			Level 1 & 2	550	Wshr/Dryr	1	Y		F, C	
1	1104/1106 West A St	\$820			Level 1,2,3	550	Wshr/Dryr	1	Y	D, S	F, C	
1	201 S Almon St	\$610			Level 1 & 2	500	None	1	N		F, C	
2	1565/1575 Levick St	\$760			Level 1	720	Coin-op	1	Y		free W	
2	1565/1575 Levick St	\$780			Level 2 & 3	720	Coin-op	1	Y		free W	
2	201 S Almon St	\$730			Level 1 & 2	680	None	1	N		F, C	
2	116 S Asbury	\$730			Level 1 & 2	680	None	1	N		F, C	
2	1005 West A St	\$760	\$860		Level 1,2,3	840	Coin-op	1	Y	D, S	F, C	
2	708-720 Queen Rd	\$740	\$814		Level 1,2,3	700	Coin-op	1	N		F, C	
2	1609-1651 Levick 4plexes	\$920			Level 1 & 2	800	Wshr/Dryr	1	Y		F, C	
2	120-126 Baker St	\$880			Level 1 & 2	720	Wshr/Dryr	1	Y		F, C	Cat
2	1579 Lenter	\$860	\$960		Level 1	900	Wshr/Dryr	1	Y	S	F, C	
2	515 Taylor Ave	\$900 **			Level 1 & 2	628	Wshr/Dryr	1	Y		F, C	
2	1104-1110 King Rd	\$1,100	\$1,220		Level 1 & 2	780	Hookups	1	Y		F, C	



115 S Washington Suite 2, Kenworthy Plaza
PO Box 9780 Moscow ID, 83843
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2	1531 Lenter St	\$860	\$960		Level 1	900	Wshr/Dryr	1	Y		F, C	
2	1174 - 1210 West A St	\$920			Level 1 & 2	750	Wshr/Dryr	1	Y		F, C	
2	Tule Way 250/254/258 Baker St	\$890			Level 1 & 2	775	Wshr/Dryr	1	Y		F, C	
2	621 Taylor Ave	\$910	\$1,020		Level 1,2,3	792	Wshr/Dryr	1	Y		F, C, E	
2	1531 Lenter St	\$900	\$1,000		Level 2 & 3	900	Wshr/Dryr	1	Y		F, C	
2	1579 Lenter St	\$900	\$1,000		Level 2 & 3	900	Wshr/Dryr	1	Y	D	F, C	
2	Campus View Suites 1411/1419/1427 W A St	\$1,010	\$1,120		Level 1,2,3	1000	Wshr/Dryr	2	Y	D, S	F, C, E	
2	Campus View North 1418 W A St Apt 103	\$1,000			ADA	1030	Wshr/Dryr	1	Y	D, S	F, C, E	
2	Campus View Suites 1433/1435/1437 W A St	\$960	\$1,090		Units 1 & 3	890	Wshr/Dryr	2	Y	D, S	F, C, E	Pet
2	Campus Commons 230 Baker St Apt 104	\$960			ADA	1030	Wshr/Dryr	2	Y	D, S	F, C, E	
2	Campus View North 1412/1424 West A St	\$1,080	\$1,240		Level 1,2,3	1050	Wshr/Dryr	2	Y	D, S	F, C, E	
2	Campus Commons 232 & 234 Baker St	\$1,100	\$1,220		Level 1,2,3	1050	Wshr/Dryr	2	Y	D, S	F, C, E	Pet
3	Deer Park Condos 1475/1493 Northwood Dr	\$1,245			Level 1 & 2	1050	Wshr/Dryr	2	Y	D	F, C	
3	Campus Commons 230 Baker St	\$660/\$1,320	\$1,431	\$1,320/\$660	Level 1,2,3	1030	Wshr/Dryr	2	Y	D, S	F, C, E	
3	Campus View North 1418/1430 West A St	\$660/\$1,320	\$1,431	\$1,320/\$660	Level 1,2,3	1030	Wshr/Dryr	2	Y	D, S	F, C, E	
3	Campus View Suites 1423/1431 W A St	\$660/\$1,320	\$1,431	\$1,320/\$660	Level 1,2,3	1070	Wshr/Dryr	2	Y	D, S	F, C, E	
3	University Village 1105-1153 W A St	\$660/\$1,320	\$1,431	\$1,320/\$660	Level 1,2,3	1070	Wshr/Dryr	2	Y	D, S	F, C, E	
3	701 Taylor Ave	\$615/\$1,230	\$1,350	\$1,230/\$615	Level 1,2,3	884	Wshr/Dryr	1	Y		F, C, E	
4	Campus View Suites 1423/1431 W A St	\$800/\$1,600	\$1,740	\$1,600/\$800	Level 1,2,3	1210	Wshr/Dryr	2	Y	D, S	F, C, E	
4	University Village 1105-1153 W A St	\$800/\$1,600	\$1,740	\$1,600/\$800	Level 1,2,3	1210	Wshr/Dryr	2	Y	D, S	F, C, E	
4	621/701 Taylor Ave	\$810/\$1,620	\$1,780	\$1,620/\$810	Level 1,2,3	1152	Wshr/Dryr	2	Y		F, C, E	

Legend:

Deck/Additional Storage: D=Deck; S=Storage
Internet Access: C=Cable; E=Ethernet; F=Fiber; W=Wireless
** Price: water, sewer, garbage is extra (tenant expense)
Rental rates are preliminary and may be subject to change.

Visit our Web Site www.palouseproperties.com for availability and current pricing

(208)882-2831

FIRE SAFETY TIPS



Keep combustibles away from heaters

Combustibles should be kept at least 3 feet from space heaters at all times.

Create an escape plan

Ensure all members of the family know the emergency exits at home in case of fire.

Switch off appliances

Double check and make sure appliances are not left running after use.

Keep address visible

Make sure your address is visible in case first responders need to come.

Clean vents and dryers

Clean lint filters after use and ensure all vents are unobstructed.



MOSCOW POLICE DEPARTMENT

CRIME PREVENTION INFORMATION



"Welcome to the City of Moscow! As new community members it is important to know the Moscow Police Department is here to serve you. We strive to protect Moscow using our five core values; service, pride, integrity, compassion, and excellence. The Moscow Police Department believes in the community policing and working with citizens to prevent and solve crimes."

- OFC McKenzie
Fosberg

Tips to Remember:

Secure Your Residence

- **ALWAYS** lock your doors and windows
- Install or increase bright outdoor lighting
- Secure all property stored outdoors. (ex. Bicycles)
- Get to know your neighbors and look out for each other
- Require signature for packages delivered to your home
- Report suspicious activity to the MPD
 - **CALL (208)882-2677**

Secure Your Vehicle

- Park in a well-lit area
- Hide your valuables
- Lock your vehicle every time
- Take your keys inside





1006 Railroad Street | Moscow, Idaho | 208-885-6424
parking@uidaho.edu | www.uidaho.edu/parking

PARKING ON CAMPUS

Valid permits are required in all regular spaces in color-coded lots during the academic year.



Purchase permits online at
aims.parking.uidaho.edu

LOCAL TRANSPORTATION

Save money on gas and car insurance with these easy, accessible options.

WALKING & BIKING: Get to restaurants, grocery stores and other local businesses within a two-mile radius of campus.

SMART Transit fixed route buses are FREE for everyone! Partially funded by PTS, there are **eight** stops on the UI campus and routes that reach west to WalMart and east to Safeway. SMART Transit runs 6:40 a.m.-6:40 p.m., Monday-Friday.

Follow us on Instagram



Parking Maps



Follow us on Facebook



TRAVELING WITHIN IDAHO DURING ACADEMIC BREAKS

Vandal Break Bus

Low-cost, safe & convenient chartered bus transportation for academic breaks

Travel round-trip or 1-way.

Purchase details located at

<https://tinyurl.com/vandalbreakbus>



- Vandal Break Buses are chartered especially for Vandals traveling during academic breaks.
- Students from other institutions may also ride.
- Paid student reservations supplement the cost of chartering each bus & PTS pays the difference.
- Vandal Break Buses follow the same route between Moscow and Boise.



Vandal Break Bus Routes

Moscow > Boise | \$45 one way or \$80 RT

New Meadows | Weiser | Payette Caldwell
Nampa | Meridian | Boise

Moscow > Idaho Falls | \$65 one way or \$120 RT

Mountain Home | Bliss | Twin Falls Burley
Pocatello/Chubbuck | Blackfoot | Idaho Falls

Moscow > Coeur d'Alene | \$15 one way or \$25 RT



University of Idaho

Career Services

Visit the University of Idaho Career Services website for information on possible careers, free assessments, jobs and internships, resumes and cover letters, and much more. Free to all students.

Mailing Address:

875 Perimeter Drive MS 2534
Moscow, ID 83844-2534

Phone: 208-885-6121

Fax: 208-885-2816

Email:

careerservices@uidaho.edu

**Idaho Student Union
Building, Vandal
Success Center,
3rd Floor**

Fall & Spring Semester Hours:
(M-F from 8 a.m.-5 p.m.)

Fall & Spring Semester
Drop-in Hours:

(M-F from 11 a.m.-1 p.m.)

In-Person Drop-ins - Stop by the
Vandal Success Center desk to get
started (ISUB 3rd Floor)

YOU ARE NOT ALONE



Mental Health HOW TO TREAT

- Eat healthy
- Talk about your feelings
- Exercise
- Find activities you enjoy
- Connect with others
- Follow a schedule
- Take time to rest

Call the Counseling & Testing Center to schedule an appointment with one of their professional clinicians. They offer psychological and psychiatric services to UI students.

(208) 885-6716



VANDAL OUTDOOR PROGRAM

**THE UNIVERSITY OF IDAHO
OUTDOOR PROGRAM
OFFERS:**

- RENTALS AND EQUIPMENT**
- TRIPS AND ACTIVITIES**
- TRIP PLANNING
ASSISTANCE**
- OUTDOOR INFORMATION
AND RESOURCES**
- VISIT THE OUTDOOR
PROGRAM IN THE REC --
CENTER TO FIND OUT MORE!**



Hiking



Rafting



Camping

**CALL (208) 885-6810
FOR MORE INFORMATION**

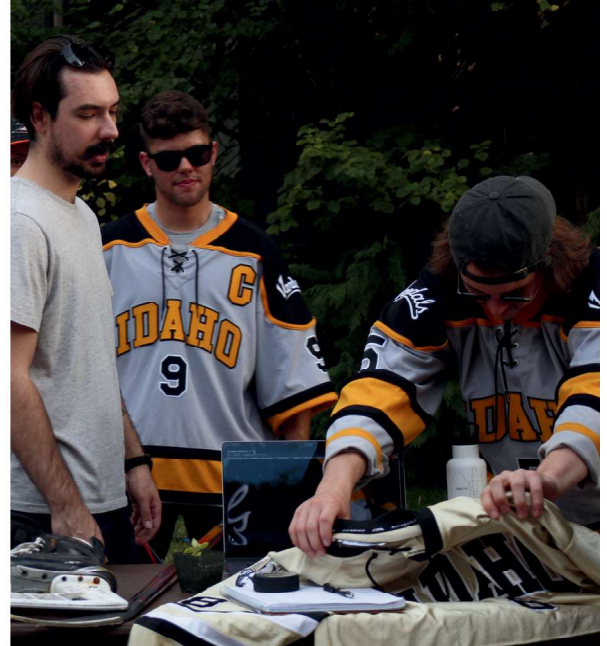




University of Idaho

Department of Student Involvement

The Department of Student Involvement is home to student clubs, organizations, ASUI, Vandal Entertainment, leadership and volunteer programs, Civic Action Team, student media, Fraternity & Sorority Life, and Student Sustainability Cooperative



Vandal Food Pantry

is a program of the Student
Sustainability Cooperative here at the
Univeristy of Idaho

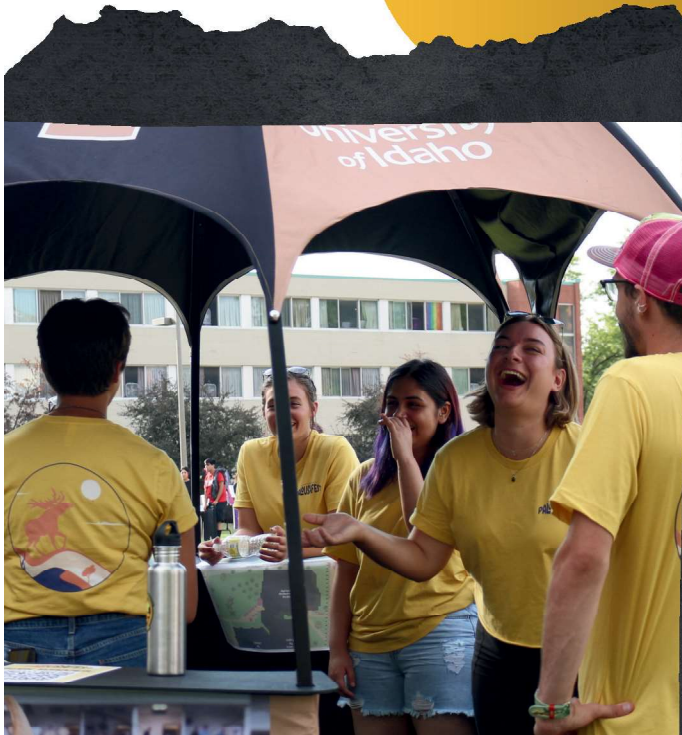


Contact email:

getinvolved@uidaho.edu

Phone number:

208-885-6331



DSI connects
students to
opportunities
outside of the
classroom



ASUI is the University of Idaho's official student body government. Our mission is to represent the interests of all enrolled students to University of Idaho departments and administration, the Idaho State Board of Education, and the Idaho Legislature.

In addition to providing funding to more than 200 student organizations, ASUI helps Vandals of all disciplines be engaged leaders to craft a brighter future for Idaho and beyond.



**Every Wednesday at 7 pm in the
Clearwater Room, Open to All Vandals
and Community Members**



**University of Idaho's Official
Student Body Government -
VANDAL VOICE**



Contact email:
asui@uidaho.edu

Phone number:
208-885-6331

Women's Self-defense

Ages: 18 and older

Free of charge

Thursday, March 6th
6:00 PM- 8:00 PM

Location:
St. Augustine Catholic Church
628 S Deakin St.
Moscow, ID 83843

Thursday, August 28th
6:00 PM-8:00PM

Location:
To Be Determined
Moscow, ID 83843

Topics covered:

Developing a personal protection plan
Awareness of your surroundings
Options for self-defense tools
Demonstration & Practice self-defense techniques

Registration: info@iesolutionsgroup.com
Website: iesolutionsgroup.com/classes



Get involved with CERT

The Community Emergency Response Team (CERT) program educates the community about disaster preparedness free of charge for the hazards that may occur where they live.

CERT trains volunteers in basic disaster response skills, such as:

- Emergency preparedness
- Fire safety
- Light search and rescue
- Team organization
- Disaster medical operations

Latah County
contact@latahcert.us
<https://latahcert.us/>

Whitman County
cert.whitman@gmail.com

Palouse
properties Inc

WELCOME GREEK LIFE!

Are you looking to rent?

SCAN HERE!



MEET THE RENTER'S SURVIVAL GUIDE AUTHORS



We are the Palouse Properties team of Vandal Solutions, a non-profit marketing and advertising group at the University of Idaho. Our project team works specifically with the property management company, Palouse Properties, to market off-campus housing solutions to students at the University of Idaho. If you would like to feature your business or organization in the Renter's Survival Guide, email PalouseProperties20@gmail.com

VANDAL SOLUTIONS



Vandal Solutions is a non-profit ran by passionate and driven University students. Our win-win-win concept is that everyone involved benefits. Students win by receiving a unique hands-on learning experience. Our clients win by receiving quality marketing and advertising services at a remarkably low cost. The community wins because all of our profits are donated to local organizations and student groups. To learn more, check out our website at vandalsolutionsuidaho.com



**Palouse
Properties Inc**

Virtual Open House

February 22nd

8 am - 11 am

www.palouseproperties.com



palouse_properties



Palouse Properties Inc.