Housing and Residential Life
Magnolia & Palmetto House

- Single Occupancy Room
  - On site laundry
  - Micro frig
  - Wireless internet access

- Double Occupancy Room
  - Computer Lab
  - Study Rooms

The Villas

- Standard Apartment
  - Major kitchen appliances (full size)
  - Dining room & living area furniture
  - Wireless Internet access
  - Laundry facilities
Application procedures and roommate assignments

When do I apply?
- February for Fall 2020
- November for Spring 2021

What is the cost of application?
- $100 advance room payment fee (Applied to fall housing charges)
- $45 application fee (Non-refundable)
- The total application fee is $145

When do I find out who my roommate is?
Roommates are assigned in the summer for Fall. We anticipate sending the information around July 15, 2020

All full-time freshmen under the age of 20 are required to live on campus unless they live in the local area with their parents. The local area is considered anywhere within a 50-mile radius from the center of campus.

Studies continue to show that students who live on campus tend to have a higher graduation rate, a higher grade point average and a stronger bond with the University.
What is included in my room?
All offer wireless internet access and all utilities.

### Palmetto House & Magnolia House
- **Dorm Style Housing**
- **Single & Double Room Options**

<table>
<thead>
<tr>
<th>Each student has:</th>
<th>Shared Space:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Bed with mattress</td>
<td>• Sofa</td>
</tr>
<tr>
<td>• Window treatments</td>
<td>• Upholstered chair</td>
</tr>
<tr>
<td>• Desk</td>
<td>• End table</td>
</tr>
<tr>
<td>• Chair</td>
<td>• Micro-fridge*</td>
</tr>
<tr>
<td>• Two dresser drawers</td>
<td>• Bathroom</td>
</tr>
</tbody>
</table>

*Microwave, freezer and refrigerator all in one unit. The only cooking allowed in the Palmetto & Magnolia Houses is in a microwave.

### The Villas
- **Apartment Style Housing**

<table>
<thead>
<tr>
<th>Each student has:</th>
<th>Shared Space:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Bed with mattress</td>
<td>• Sofa</td>
</tr>
<tr>
<td>• Window Treatments</td>
<td>• Love seat</td>
</tr>
<tr>
<td>• Desk</td>
<td>• Two stools for kitchen</td>
</tr>
<tr>
<td>• Chair</td>
<td>bar</td>
</tr>
<tr>
<td>• Two dresser drawers</td>
<td>• Kitchen*</td>
</tr>
<tr>
<td>• Closet with Shelves</td>
<td>• Bathroom</td>
</tr>
</tbody>
</table>

*The kitchen has a full-size refrigerator, stove, microwave oven, disposal and numerous cabinets.
What does it cost to live in campus-owned housing?

2019-2020** Rates

Tree Houses (Magnolia and Palmetto Houses):
• Double: $2,657 per semester
• Single: $3,187 per semester

Villas Apartments:
• Double: $2,360 per semester
• Single: $3,426 per semester

*These rates do not include meal plan prices.
**These rates are based on the 2019-2020 academic year and are subject to change for 2020-2021.
Benefits of Living on Campus

• No commute
• Free laundry, plus LaundryAlert which notifies students of the status of their laundry via either text or email
• Faculty and staff involvement
• Numerous opportunities to meet new people
• Community activities and programs
• Rent billed to your student account includes
  • Water, electricity and garbage
  • Wireless internet access
• Easy access to campus facilities, including the Spartan Rec Center and other recreational facilities
Resident Advisers (RAs)

The Housing and Residential Life staff includes 24 outstanding USC Upstate student leaders. RAs are undergraduate student leaders who are instrumental in the day-to-day operations of Housing and Residential Life.

RAs are here to:
• Help students adjust to on-campus living and to become acclimated to USC Upstate.
• Create a caring community conducive to student growth and development
• Listen to and make referrals regarding residents’ personal, academic and adjustment issues
• Serve as role models on behalf of Housing and Residential Life and USC Upstate
• Assist residents in times of need
• Keep residents informed of pertinent information regarding HRL
• Provide social, academic, vocational and educational programs and activities to residents
• Document inappropriate behavior
• Mediate conflicts between roommates and/or suite mates
Insurance for your student’s belongings

• The University DOES NOT assume any liability or responsibility for the loss, damage or theft of any personal property or damages resulting from negligence of any residents, accidents, acts of nature and/or equipment failure.

• We suggest you talk with your Homeowners or Renters Insurance carrier about coverage and policy regulations

• NSSI is a company we recommend that offers insurance only to college students to cover their belongings and the rates are VERY reasonable; offers coverage that homeowners and renters do not for electronics and study abroad.
  • Personal property and Property damage liability
  • Policy is in the student’s name
  • Covers cracked and broken screens which is #1 claim
  • Covers damage caused by negligence in room/hall
COLLEGE ENVIRONMENT
What students are supposed to bring to campus:

- Laptop
- Printer and Ink
- Portable speakers
- HDMI & Ethernet Cord
- Surge protector
- Headphones
- Camera
- Smartphone and accessories
- Umbrella
- Backpack
- Sports equipment
- Instruments
- Bed Linens, pillows & mattress pad
- Towels
- Laundry Basket
- TV
- Gaming systems
- Mini Fridge
- Clothes hangers and clothing
- Storage boxes
- School supplies
- Dishes
- Room décor
- Cleaning supplies
- Bike

$1,250 in Books & Supplies

National average incoming freshmen spends $3,500 on items for their room between summer and during first year
PERSONAL PROPERTY INSURANCE COVERS

Covers
• Accidental Damage
• Dropped/cracked screens on laptop or cellphones
• Spills/Liquid Submersion
• Fire/Flood/Smoke
• Explosions
• Natural Disasters
• Sewer Backup
• Theft & Vandalism

❖ Average deductible between $25 and $100
❖ Plan is in student’s name; not the parent’s name
❖ Covers rented (ex. some textbooks) and owned items
❖ Includes Study Abroad coverage

Most claims are filed for electronic devices with average claim payout of $550
HOME OWNERS and RENTERS INSURANCE COVERS

Home Owners - Student must be:
- Under age 26
- Enrolled in school full-time
- Living in on-campus housing
- Some state-to-state limitations
- Live with household full-time before heading to college

Renters -
- In the student’s name; not the parent’s

Covers Fire/Smoke, Lightning Strikes, Windstorms and hail, Explosions, Vandalism & malicious mischief, damage from an aircraft, car or vehicle, theft, Falling Objects, Weight of ice, snow or sleet, Water damage

With Home Owners - personal property away from home typically covered up to 10% of property value (average $10,000) and average deductible is $500 to $1000.

Renters Insurance deductible typically $250-$500
PERSONAL PROPERTY INSURANCE

Why do college students need personal property insurance?

$279 is the average cost for an iPhone X cracked screen repair.

18 to 24-year-olds are the highest age group to either accidentally drop or spill liquid on their smartphone.

Schools and residential properties are the top places where laptops are stolen.
PROPERTY DAMAGE LIABILITY

This is coverage in the event that a student is held financially responsible for damage caused by:

• Fire or smoke
• Explosion
• Water Discharge – water sprinklers
• Sewer Backup