



Student Housing Policy

May 2017

Western Theological Seminary (WTS) provides attractive, affordable housing for residential students. While many housing issues are defined by the lease, there are other important housing issues that the lease does not address.

Assignment

Students wanting to live in WTS housing must contact the Vice President of Finance who serves as the Director of Housing, to be placed on the housing list. Preferences regarding apartment size and location should be communicated at that time. New students can register for the housing list after they have been admitted to WTS, and after they have submitted their tuition deposit. Current students can place their name on the housing list at any time.

Housing assignments are made on a first come-first served basis, subject to the following priorities:

1. Returning tenant-students
2. New students moving from outside of Holland
3. Families whose size makes a two or three bedroom apartment necessary, have priority over singles wanting to share multi-bedroom apartments.
4. Returning students who were not previously tenants.
5. New students currently residing in Holland
6. WTS dual track students enrolled at their master of social work school
7. Graduating WTS students awaiting employment
8. Hope College students

Because WTS wishes to grant priority to its enrolled residential students, maximize occupancy, and is required to give 30 days notice to tenants whose lease may not be renewed, (e.g. graduating student), assignments will be made by May 31 for people on the housing list. Unfortunately, this may mean that students admitted in the summer, or students whose housing plans change during the summer, may not be able to secure seminary housing. [Apartments available after May 31 will be assigned on a first come-first served basis without strict adherence to the priorities listed above.]

The Friendship House (F.H.) is designed to group three single students with a person with cognitive issues—mostly Down's Syndrome. While the same priorities are considered in making assignments in the F.H., the Resident Advisor assists in making assignments to make sure there is compatibility between tenants in this unique setting.

Life Together

WTS townhouses are configured as one, two and three bedroom apartments. They are designed for single and married students. Students are welcome to choose roommates, or they may contact the DOH for assistance in finding a roommate. Assignments will not be made without the acceptance of the students affected. Students may request to live with non-WTS friends. Consideration will be based upon availability.

While we intend and expect tenants to live in Christian harmony, the potential for conflict always exists when two or more people live in close proximity. The lease spells out many expectations of behavior. If issues of conflict cannot be resolved between tenants or with the help of the resident director in the Friendship House, or if there are issues of policy enforcement, the DOH should be contacted.

Maintenance and Improvement

The condition of WTS apartments is held to a high standard which is achieved through the combined effort of apartment tenants and maintenance staff. Tenants are expected to keep the apartments clean and trash free. The WTS maintenance staff keeps things repaired. Maintenance work can be arranged by contacting the Superintendent of Building & Grounds. Maintenance projects like painting, updating kitchens and replacing carpets are done on a rotational basis between periods of occupancy. Because major improvements are done on a rotational basis, every apartment will not equal on any one day.

Basements

In spite of our commitment to excellence, there is an issue with basement wetness. It is partially the result of a design flaw and partially the result of an extremely high water table. While we have taken several measures to correct the problems, we have not been 100% successful and basements may become wet during times of heavy rain. As a result, tenants are advised not to store vulnerable items on the basement floor or to lay carpet.

Pricing

Seminary apartments are priced slightly under the Holland market when the costs of utilities are added to the price of Holland apartments. Utility costs are included in the Seminary rent. Seminary rent varies based upon the building and the number of bedrooms. A single student assigned to an apartment with multiple bedrooms will only be required to pay one half or one

third of the apartment cost if a roommate cannot be found, as long as the student is willing to have a roommate. Students assigned to a multi bedroom apartment who are unwilling to have a roommate will be charged the full rate.

Pricing in 2017-2018 is:

Townhouse 1 bedroom \$660

Townhouse 2 bedroom \$745

Townhouse 3 bedroom \$880

Friendship House \$265 per bedroom for WTS students

\$340 per bedroom for non-WTS students (such as Hope College students)

Townhouses are unfurnished and internet is available but is not included in the rent. The Friendship House is fully furnished and internet is included.

364, 366 and 368 College Ave \$660