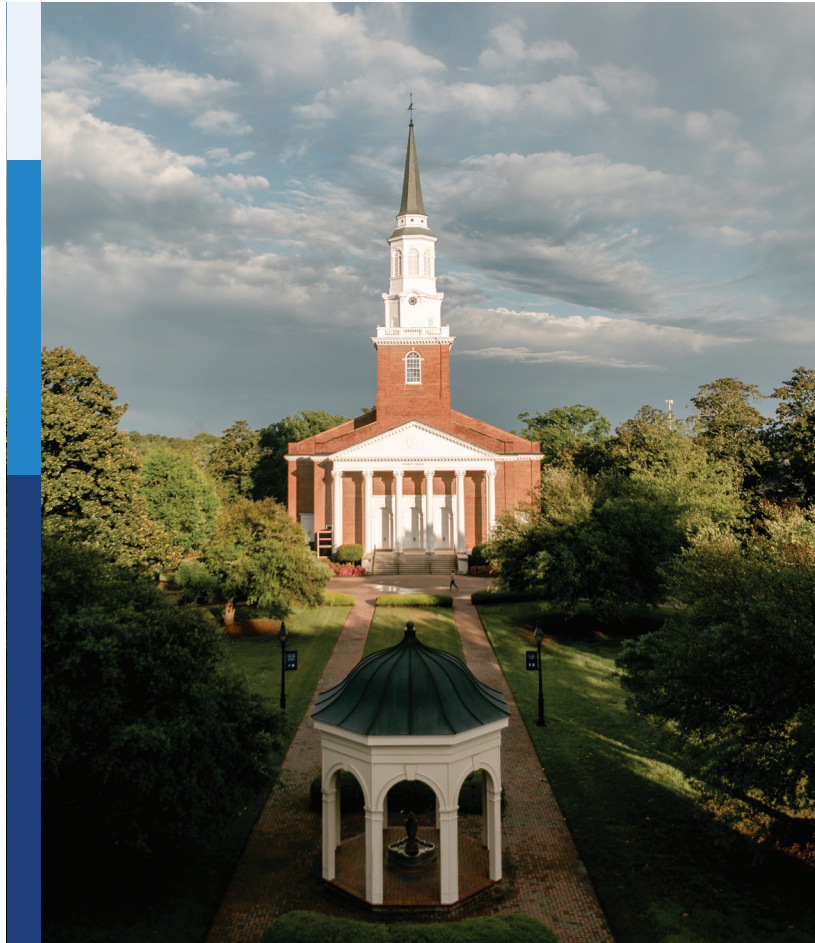


**FAMILY**  
**Housing** 2023-2024







---

**But as for me and my house,  
we will serve the Lord.**

**- Joshua 24:15**

# TABLE of Contents

---

<b>Housing Overview</b>	<b>4-6</b>
Applying for Housing	5
Housing Agreements	5
Housing Assignments	5
Moving Into Your Apartment	5
Living In Campus Housing	5
Property Damage Liability Waiver	6
 <b>Family Housing Qualifications</b>	 <b>7</b>
 <b>Campus Housing Area Information</b>	 <b>8-25</b>
Fletcher Village Townhouses & Flats	8-11
Flaherty Farms Apartments	12-15
McDowell Townhouses	16-19
Duplex Apartments	20-23
 <b>Checklist</b>	 <b>25</b>

# HOUSING Overview

The Housing Office of Southeastern Baptist Theological Seminary seeks to provide adequate, affordable, safe, and comfortable housing for all God-called men and women who come to Southeastern to prepare for Christian ministries throughout the world.

The goal of the Housing Office is to provide, or make available through campus housing and off-campus housing, adequate, affordable, and suitable housing for all students who desire to live on or near the seminary campus. The Housing Office regulates all campus housing areas so occupants feel safe and at home in their housing areas.

Campus housing is available to all Southeastern students enrolled in a minimum of six term hours.

Southeastern has apartment accommodations for student families and dorm or apartment accommodations for single students. Commuter facilities are also available to student families and single students who need housing accommodations for a few nights a week.

# APPLYING *for* Housing

Applications for housing are made online through the seminary Housing Office. To apply for housing simply go to [sebts.edu/housing](https://sebts.edu/housing).

A refundable Occupant Fee is required at least ten days prior to move-in. The fee is \$300.00 and may be paid online, or by cash or check. Checks should be made payable to SEBTS.

Rent is payable monthly in advance. Rent is due on the first of each month and considered late if not paid by the tenth of the month. All rent payments are made in Accounting Services, which is located on the first floor of Stealey Hall.

All students who desire to live in campus housing must sign a Housing Agreement that includes our Policies and Regulations.

Please note that pets are not allowed in seminary apartments not designated as pet-friendly. Certain apartments at Flaherty Farms and Fletcher Village are designated as pet-friendly areas. Please ask about our pet-friendly housing.

**Possession of firearms in any campus area is limited by state law.**



**Bradley Boak**  
Director



**Jeanette Stamp**  
Housing Coordinator



**Jacey Lawler**  
Housing Secretary





# HOUSING Agreements

---

Students are required to sign a Housing Agreement to live in campus housing. Each calendar year there will be two termination dates for the Housing Agreement. An agreement signed on January 1st through May 31st will terminate on May 31st of that year. An agreement signed on June 1st through December 31st will terminate on December 31st of that year. In each case the agreement will automatically renew on the day following the termination date unless the student moves out on or prior to the termination date.

The student is required to take at least 6 term hours during the fall and spring semesters, must be in good standing, and remain in good standing with the seminary financially, disciplinarily, and academically throughout the term of the agreement. Failure of the student to satisfy these requirements may result either in the student's rent increasing by \$150/mo or the student being required to vacate housing.

The administration understands that due to certain circumstances it may not be possible for the student to take at least 6 hours. If a student will not be able to meet this requirement for an acceptable reason, the student will need to submit his/her reason in writing to the Director of Housing and the student may be given a waiver for this requirement. Acceptable reasons include: family health issues, one semester of financial difficulties, graduating in two semesters but scheduling does not allow for taking 6 term hours, and graduating at the end of the semester and needs less than 6 term hours to complete the degree work. Other reasons may also be acceptable.

# HOUSING Assignments

---

Housing assignments are made approximately four to six weeks before the move-in date you indicate on the Housing Application. The Housing Office will send you an offer for an apartment by email, and you will have the opportunity to accept or reject the offer. When the assignment is confirmed, you will be given your new address so that you can tell friends and family, forward mail, etc. Feel free to call us if you have any questions during the assignment process.



## LIVING in Campus Housing

---

During the time you live in seminary housing you will have the opportunity to meet and share in the lives of many other people who God has assembled in this place. There are numerous opportunities for fellowship, spiritual growth, and family fun.

## MOVING into Your Apartment

---

When you arrive in town on the day you move in, you will need to come to the Housing Office first to pick up your move-in packet and keys.

## EMAIL [housing@sebts.edu](mailto:housing@sebts.edu)

---

The Housing Office communicates all official information and notices through your e-mail account. It is very important that you check your email frequently.

## HOUSING Newsletter

---

A newsletter is published monthly by the Housing Office to keep students informed about activities, news, and notices related to campus housing.

# PROPERTY DAMAGE

## Liability Waiver<sup>SM</sup> (PDLW<sup>®</sup>)

All units are required to carry and maintain property damage liability. The resident is responsible for damages caused by the resident or resident's guests. Your unit is included in the community's Property Damage Liability Waiver<sup>SM</sup> (PDLW<sup>®</sup>) and therefore subject to an additional rent of \$15 per month. Payment of this additional rent in accordance with the terms of your residential rental agreement waives your obligation to indemnify the property owner for damages arising from fire, smoke, explosion, water discharge or sewer backup caused by your accidental acts or omissions as further described in your rental agreement up to \$100,000.

THIS WAIVER ONLY WAIVES YOUR LIABILITY TO THE PROPERTY OWNER AND DOES NOT WAIVE YOUR LIABILITY TO ANY THIRD PARTIES. THIS WAIVER ONLY APPLIES TO DAMAGE CAUSED

BY YOUR ACCIDENTAL ACTS OR OMISSIONS AND DOES NOT APPLY TO DAMAGES CAUSED BY YOUR DELIBERATE OR INTENTIONAL ACTS OR OMISSIONS. THIS WAIVER ONLY APPLIES UP TO \$100,000; ANY AMOUNT IN EXCESS OF \$100,000 REMAINS SUBJECT TO THE TERMS OF THE RENTAL AGREEMENT.

In situations where the property owner's covered damages are under \$100,000, as an amenity, affected units may receive up to \$15,000 to replace personal belongings as determined by the property owner provided, that in no event shall the sum of the property owner's covered damages and all amounts paid to affected units exceed \$100,000.

**NOTICE:** The property damage liability waiver only waives your obligation to indemnify the owner for accidental damages caused by your negligent acts or omissions as described herein. By participating in the property damage liability waiver, you are not accepting, enrolling, or purchasing an insurance policy nor are you being listed as a named insured under any owner policy. The property damage liability waiver is not an occupant's insurance policy nor is it intended to replace an occupant's personal property or liability insurance policy. All occupants should consult an insurance professional to evaluate and determine personal insurance needs.





# FAMILY HOUSING

## Qualifications

---

There are a wide variety of housing options available to families. However, due to the limited number of three-bedroom apartments, certain restrictions do apply.

### Families With No Children

- One-bedroom apartments
- Two-bedroom apartments

### Families With One or Two Children

- Two-bedroom apartments
- Three-bedroom apartments at Flaherty Farms when space permits

### Families With Two Children of The Opposite Gender Both at Least Age 6, or Families With Three or More Children

- Two-bedroom apartments
- Three-bedroom apartments

### Families With Five or More Children

- Three-bedroom apartments
- Four-bedroom apartments at McDowell when space permits

## I will need money for...

---

### Occupant Fee:

\$300

### Pro-Rated Rent:

$((\text{Rent}/\text{Days in Month}) \times \text{Initial Nights})$

### Electricity Deposit:

Approximately \$200-\$300

### Water Deposit:

\$50 + \$50 Fee

### Natural Gas Deposit (Duplex Only):

Determined by Dominion Energy

### Optional Fees:

TV, Phone, and/or Internet

*Each community page below has detailed information on fees and deposits.*





# FLETCHER VILLAGE

## Townhomes & Flats

**Fletcher Village**, a 110-unit apartment complex built in 1998/1999, is located less than a mile from the main campus. Apartments are available to families only.

Options	Rent Rate	PDLW	2019 Avg. Elec.
2-bedroom, 1.5-bath townhouses	\$986/mo	\$15/month	\$93/month
2-bedroom, 1-bath flats	\$986/mo	\$15/month	\$120/month
3-bedroom, 2.5-bath townhouses	\$1,022/mo	\$15/month	\$174/month

### Features

- All apartments have a stove, refrigerator, and washer and dryer connections.
- All apartments are equipped with heat pumps for heating and cooling.
- Average utilities are based on water, sewer, and electric.
- Mini-blinds and curtain rods are furnished for all windows.
- There is one designated parking space for each apartment. There are also undesignated spaces available.
- Dumpsters are provided for trash disposal.
- Certain apartments at Fletcher Village are designated as pet-friendly.





# FLETCHER VILLAGE

## Townhomes & Flats



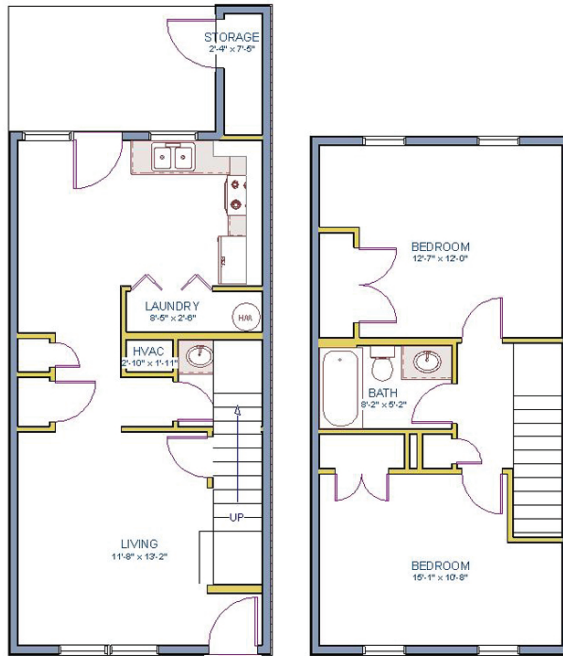
### Main Campus

1. Lolley Hall
2. Bostwick Hall
3. Goldston Hall

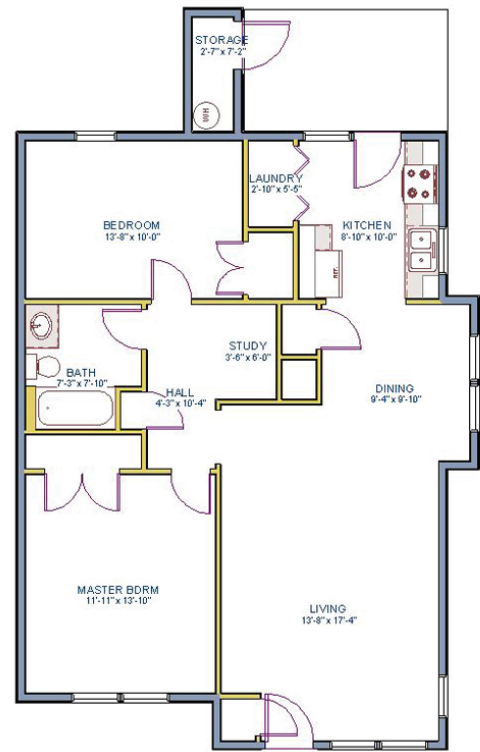
# FLETCHER VILLAGE

## Floor Plans

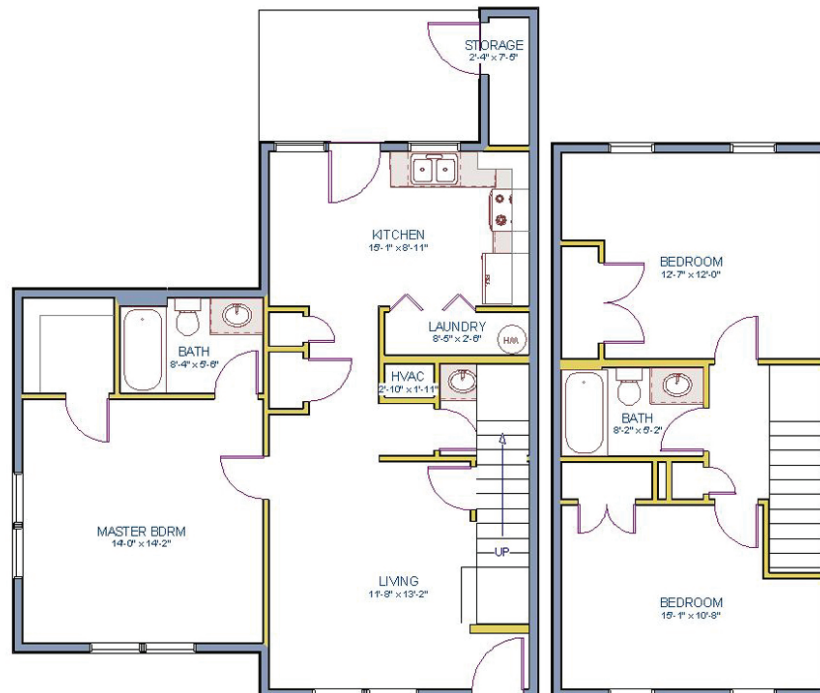
---



**2-BEDROOM / 1024 SQ. FT.**



**2-BEDROOM FLAT / 1024 SQ. FT.**



**3-BEDROOM / 1264 SQ. FT.**



# FLETCHER VILLAGE

## Utilities

### ***Required Utilities***

#### **Electricity**

The Town of Wake Forest  
Wake Forest Town Hall  
301 S. Brooks St.,  
Wake Forest, NC 27587  
Phone: 919-435-9400 Fax: 919-435-9489  
wakeforestnc.gov

- *Deposit: Check with The Town of Wake Forest for deposit requirements.*
- *May be set up online or in person; take Housing Agreement*

#### **Water**

City of Raleigh  
222 W. Hargett St.,  
Raleigh, NC 27601  
Phone: 919-996-3245  
raleighnc.gov

- *\$50 deposit will be added to first month's bill*
- *There is also a non-refundable \$50.00 connection fee for service*
- *May be set up by phone or online*

#### **2019 Avg Water By Family Size**

1 person	\$34/month
2 people	\$44/month
3 people	\$43/month
4 people	\$59/month
5 people	\$84/month

### ***Optional Utilities***

#### **Brightspeed (Phone/Internet)**

Phone: 833-692-7773  
brightspeed.com

#### **Spectrum (Phone/Internet/TV)**

Phone: 919-357-2420  
spectrum.com

- *Cable packages: Basic, Standard, Digital, & Premium Programming*
- *Check with Spectrum for current pricing.*

Apartment Utilities (electricity, water, and sewer) will be on in your apartment in the seminary's name at the time you move in. You have five business days after moving in to have utilities transferred over to your name. On the sixth business day after move-in, the utility companies will take the utilities out of the seminary's name. If the utilities are not in your name at that time, they will be shut off. Please come prepared to have the utilities transferred within five business days of move-in.

**Note: You are responsible for utility usage from the time you move in.** As a result, you may receive a pro-rated billing from the seminary for utility usage between the time you move in and the time you change the utilities into your name.

***Note: Deposit requirements and amounts are subject to change.***

***\* Students considering satellite dishes should carefully read our policy before ordering service.***

# FLAHERTY FARMS

## Apartments

**Flaherty Farms Apartments**, a 228-unit apartment complex built in 1998/1999, is located less than two miles from the main campus. Apartments are available to families and single students.

Options	Rent Rate	PDLW <sup>*</sup>	2019 Avg. Elec.
2-bed, 2-bath small	\$875/mo	\$15/month	\$92/month
2-bed, 2-bath large	\$956/mo	\$15/month	\$111/month
3-bed, 2-bath	\$992/mo	\$15/month	\$131/month

### Features

- All apartments have a stove, ice-making refrigerator, dishwasher, and washer and dryer connections.
- All apartments are equipped with heat pumps for heating and cooling.
- Average utilities are based on water, sewer, and electric.
- Mini-blinds and curtain rods are furnished for all windows.
- There is one designated parking space for each apartment. There are also undesignted spaces available.
- A trash compactor is provided for trash disposal.
- Certain apartments at Flaherty Farms are designated as pet-friendly.





# FLAHERTY FARMS

## Apartments

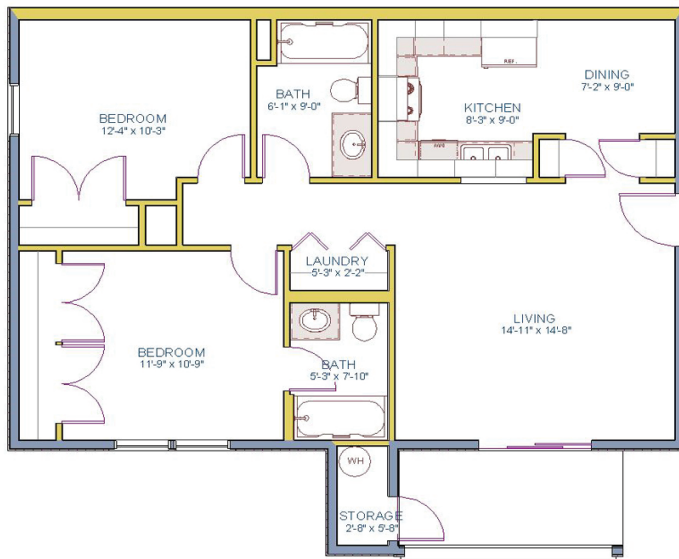


### Main Campus

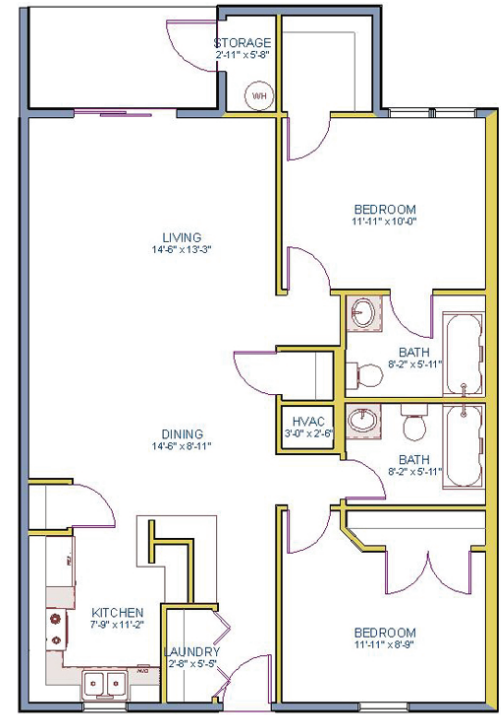
1. Lolley Hall
2. Bostwick Hall
3. Goldston Hall

# FLAHERTY FARMS

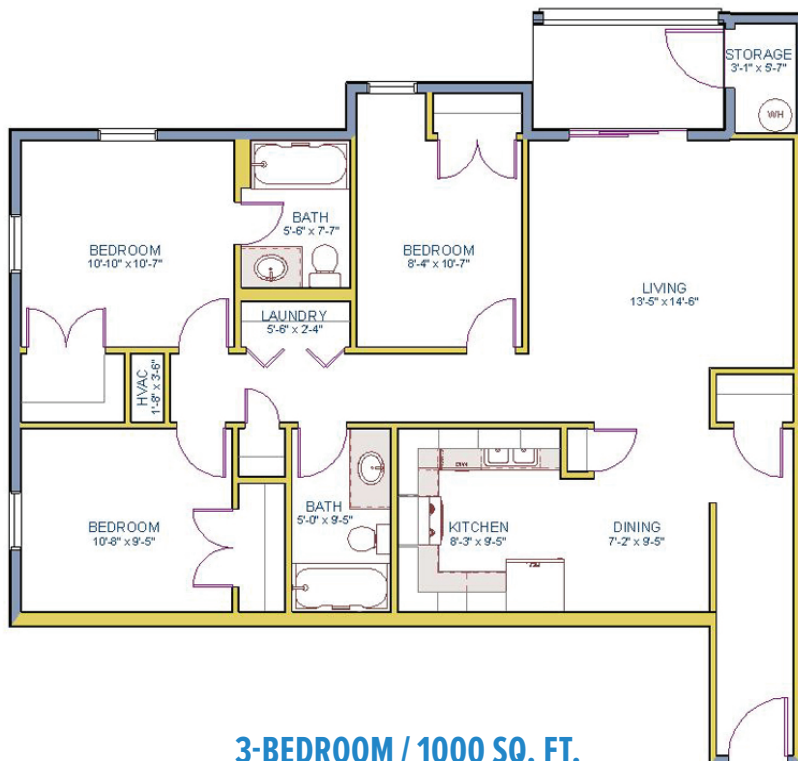
## Floor Plans



**2-BEDROOM SMALL / 860 SQ. FT.**



**2-BEDROOM LARGE / 960 SQ. FT.**



**3-BEDROOM / 1000 SQ. FT.**



# FLAHERTY FARMS

## Utilities

### Required Utilities

#### Electricity

Wake Electric Membership Corporation  
100 S. Franklin St.,  
Wake Forest, NC 27587  
Phone: 919-863-6300 / 800-474-6300  
Fax: 919-863-6381  
wemc.com

- *Deposit required when you set up your service: two month's estimated usage per their records for the apartment*
- *The deposit may be waived if you qualify with a credit check when you sign up for service.*
- *May be set up by phone or in person*

#### Water

City of Raleigh  
222 W. Hargett St.,  
Raleigh, NC 27601  
Phone: 919-996-3245  
raleighnc.gov

- *\$50 deposit will be added to first month's bill*
- *There is also a non-refundable \$50.00 connection fee for service*
- *May be set up by phone or online*

#### 2019 Avg Water By Family Size

1 person	\$34/month
2 people	\$44/month
3 people	\$43/month
4 people	\$59/month
5 people	\$84/month

### Optional Utilities

#### Brightspeed (Phone/Internet)

Phone: 833-692-7773  
brightspeed.com

#### Spectrum (Phone/Internet/TV)

Phone: 919-357-2420  
spectrum.com

- *Cable packages: Basic, Standard, Digital, & Premium Programming*
- *Check with Spectrum for current pricing.*

Apartment Utilities (electricity, water, and sewer) will be on in your apartment in the seminary's name at the time you move in. You have five business days after moving in to have utilities transferred over to your name. On the sixth business day after move-in, the utility companies will take the utilities out of the seminary's name. If the utilities are not in your name at that time, they will be shut off. Please come prepared to have the utilities transferred within five business days of move-in.

**Note: You are responsible for utility usage from the time you move in.** As a result, you may receive a pro-rated billing from the seminary for utility usage between the time you move in and the time you change the utilities into your name.

**Note: Deposit requirements and amounts are subject to change.**

**\*Students considering satellite dishes should carefully read our policy before ordering service.**

# McDOWELL

## Townhouses

**The McDowell Townhouses**, a 100-unit apartment complex built in 1979, is located less than a mile from the main campus. Apartments are available to families and single students.

Options	Rent Rate	PDLW*	2019 Avg. Elec.
2-bedroom, 1-bath	\$798/mo	\$15/month	\$91/month
3-bedroom, 2-bath	\$817/mo	\$15/month	\$138/month
4-bedroom, 2-bath	\$1,071/mo	\$15/month	\$213/month

### Features

- All apartments have a stove, refrigerator, and washer and dryer connections.
- All apartments are equipped with heat pumps for heating and cooling.
- Average utilities are based on water, sewer, and electric.
- Mini-blinds and curtain rods are furnished for all windows.
- There are two undesignated parking spaces for each apartment.
- Dumpsters are provided for trash disposal.





# McDOWELL Townhouses

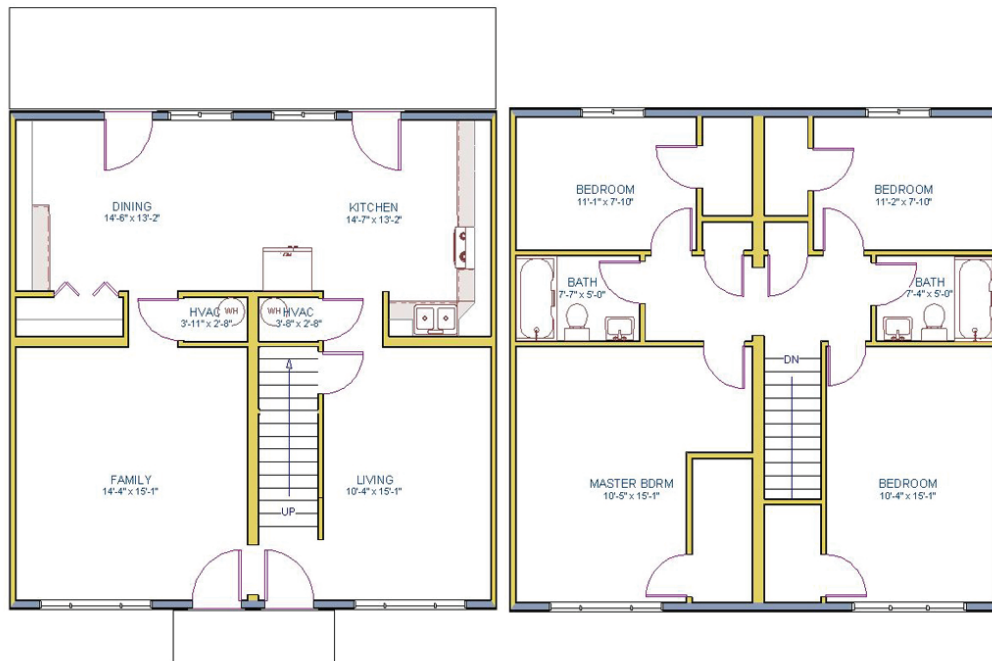
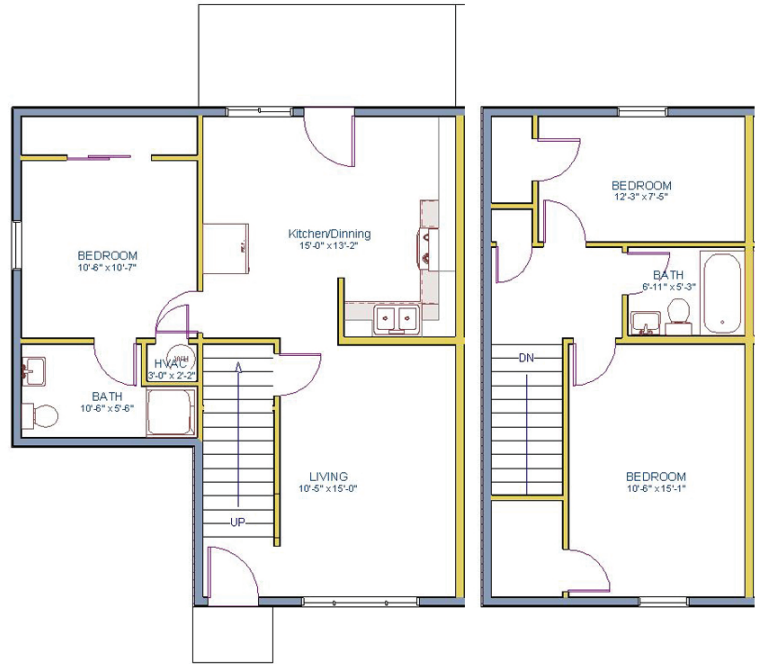
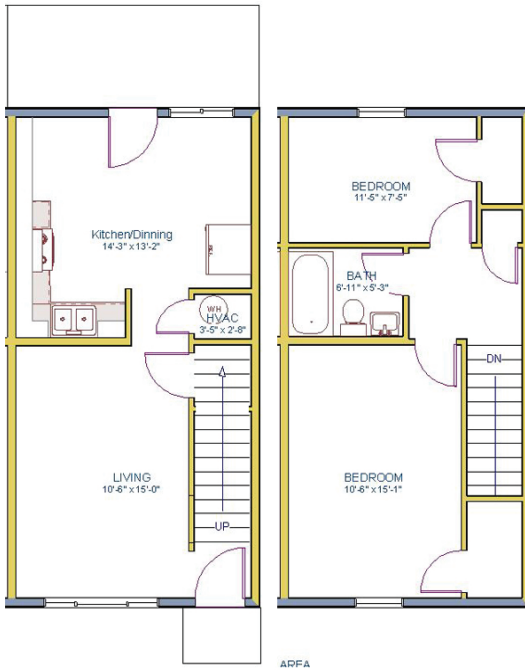


## Main Campus

1. Lolley Hall
2. Bostwick Hall
3. Goldston Hall

# McDOWELL

## Floor Plans





# McDOWELL

## Utilities

### ***Required Utilities***

#### **Electricity**

The Town of Wake Forest  
Wake Forest Town Hall  
301 S. Brooks St.,  
Wake Forest, NC 27587  
Phone: 919-435-9400 Fax: 919-435-9489  
wakeforestnc.gov

- *Deposit: Check with The Town of Wake Forest for deposit requirements.*
- *May be set up online or in person; take Housing Agreement*

#### **Water**

City of Raleigh  
222 W. Hargett St.,  
Raleigh, NC 27601  
Phone: 919-996-3245  
raleighnc.gov

- *\$50 deposit will be added to first month's bill*
- *There is also a non-refundable \$50.00 connection fee for service*
- *May be set up by phone or online*

#### **2019 Avg Water By Family Size**

1 person	\$34/month
2 people	\$44/month
3 people	\$43/month
4 people	\$59/month
5 people	\$84/month

### ***Optional Utilities***

#### **Brightspeed** (Phone/Internet)

Phone: 833-692-7773  
brightspeed.com

#### **Spectrum** (Phone/Internet/TV)

Phone: 919-357-2420  
spectrum.com

- *Cable packages: Basic, Standard, Digital, & Premium Programming*
- *Check with Spectrum for current pricing.*

Apartment Utilities (electricity, water, and sewer) will be on in your apartment in the seminary's name at the time you move in. You have five business days after moving in to have utilities transferred over to your name. On the sixth business day after move-in, the utility companies will take the utilities out of the seminary's name. If the utilities are not in your name at that time, they will be shut off. Please come prepared to have the utilities transferred within five business days of move-in.

**Note: You are responsible for utility usage from the time you move in.** As a result, you may receive a pro-rated billing from the seminary for utility usage between the time you move in and the time you change the utilities into your name.

***Note: Deposit requirements and amounts are subject to change.***

***\* Students considering satellite dishes should carefully read our policy before ordering service.***

# DUPLEX

## Apartments

**The Duplex Apartments**, 76 apartments in all, were built between 1959 and 1975. They are located on W. Pine Ave., N. Wingate St., Stadium Dr., Judson Dr., and Rice Cir., and are all within easy walking distance of the main campus. Apartments are available to families and single students.

Options	Rent Rate	PDLW <sup>*</sup>	2019 Avg. Elec. & Gas
1-bedroom, 1-bath	\$673/mo	\$15/month	\$76/month
2-bedroom, 1-bath	\$798/mo	\$15/month	\$124/month
3-bedroom, 1.5-bath	\$817/mo	\$15/month	\$153/month

### Features

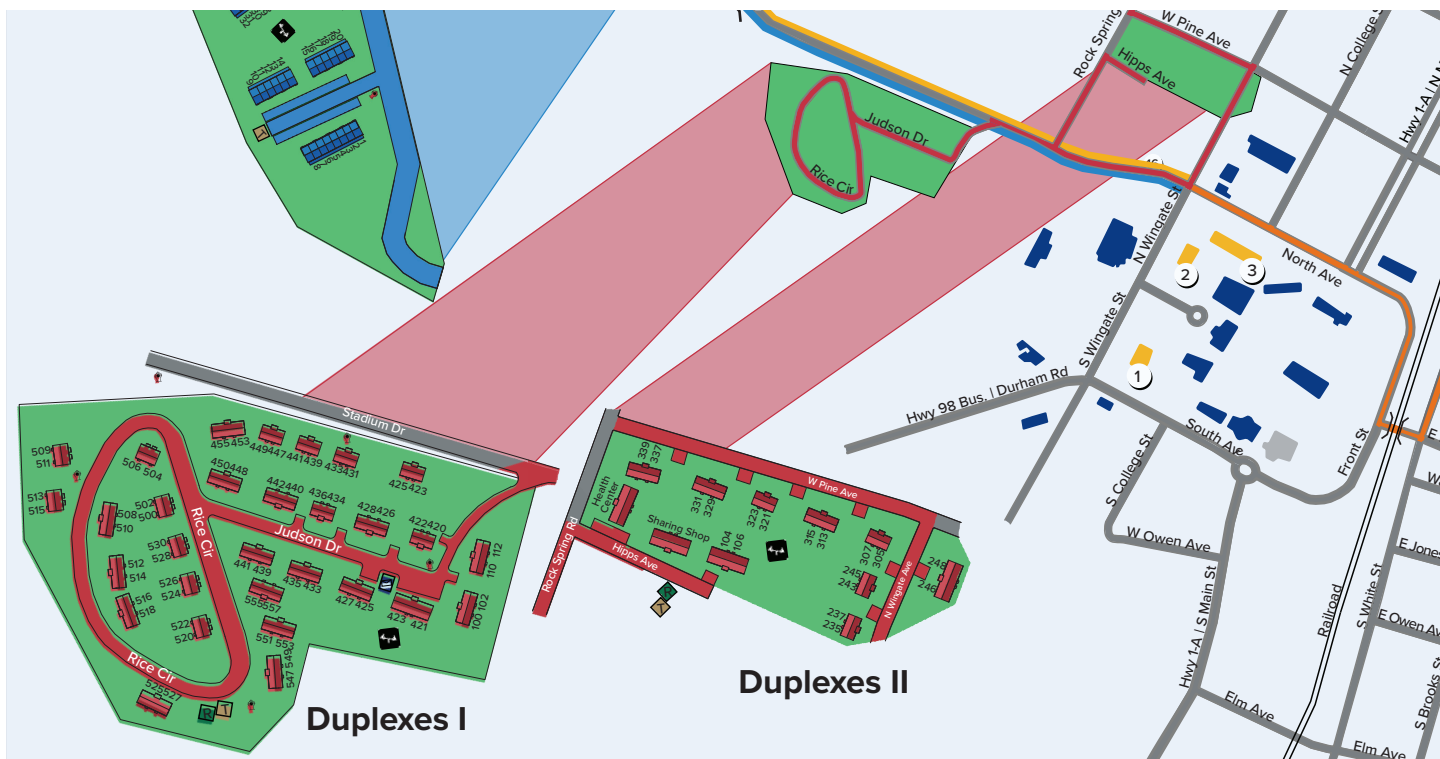
- All apartments have a stove, refrigerator, and washer and dryer connections.
- All apartments are equipped with gas furnaces and air conditioning.
- Average utilities are based on water, sewer, electric, and gas.
- Mini-blinds and curtain rods are furnished for all windows.
- There is one designated parking space for each apartment. There are also undesignated spaces available.
- Dumpsters are provided for trash disposal.





# DUPLEX Apartments

---

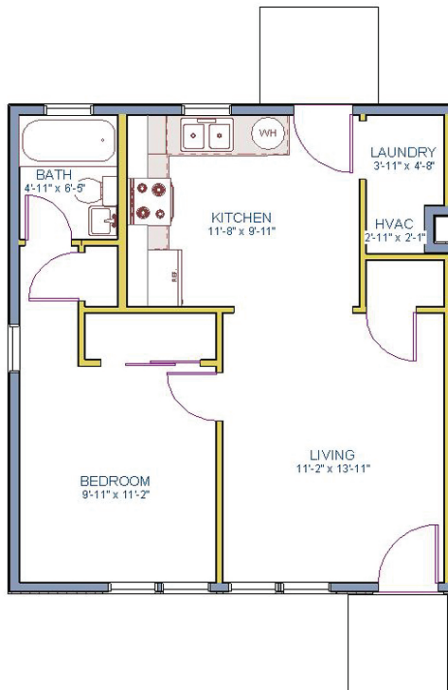


## Main Campus

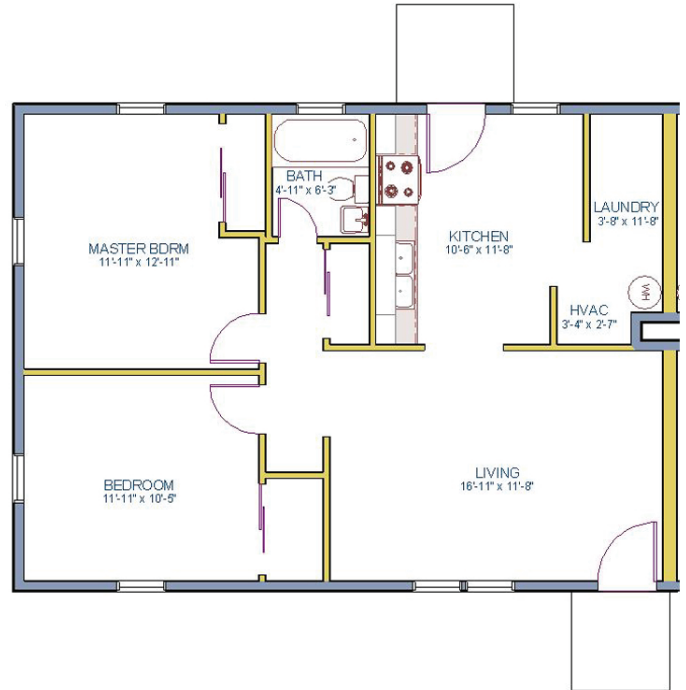
1. Lolley Hall
2. Bostwick Hall
3. Goldston Hall

# DUPLEX

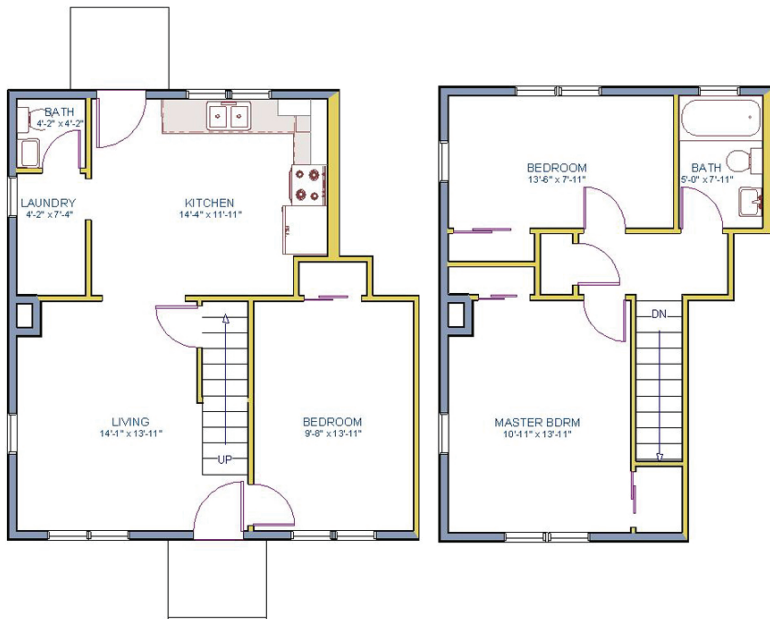
## Floor Plans



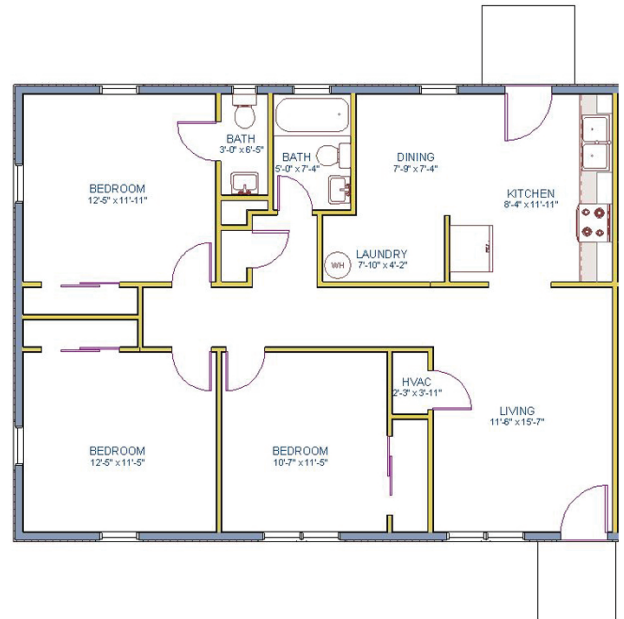
**1-BEDROOM / 600 SQ. FT.**



**2-BEDROOM / 880 SQ. FT.**



**3-BEDROOM / 1030 SQ. FT.**



**3-BEDROOM / 1065 SQ. FT.**



# DUPLEX

## Utilities

### Required Utilities

#### Electricity: The Town of Wake Forest

Wake Forest Town Hall

301 S. Brooks St.

Wake Forest, NC 27587

Phone: 919-435-9400 Fax: 919-435-9489

wakeforestnc.gov

- *Deposit: Check with The Town of Wake Forest for deposit requirements.*
- *May be set up online or in person; take Housing Agreement*

#### Water: City of Raleigh

222 W. Hargett St.

Raleigh, NC 27601

Phone: 919-996-3245

raleighnc.gov

- *\$50 deposit will be added to first month's bill*
- *There is also a non-refundable \$50.00 connection fee for service*
- *May be set up by phone or online*

#### Gas: Dominion Energy

P.O. Box 100256

Columbia, SC 29202

Phone: 877-776-2427

DominionEnergyNC.com

- *Deposit, if required, will be added to your first month's bill.*
- *The deposit is equivalent to one month's estimated usage, per their record for the apartment. The deposit may be waived if you qualify with them per an over-the-phone questionnaire.*
- *May be set up by phone or online*

### Optional Utilities

#### Brightspeed (Phone/Internet)

Phone: 833-692-7773

brightspeed.com

#### Spectrum (Phone/Internet/TV)

Phone: 919-357-2420

spectrum.com

- *Cable packages: Basic, Standard, Digital, & Premium Programming*
- *Check with Spectrum for current pricing.*

### 2019 Avg Water By Family Size

1 person	\$34/month
2 people	\$44/month
3 people	\$43/month
4 people	\$59/month
5 people	\$84/month

Apartment Utilities (electricity, water, and sewer) will be on in your apartment in the seminary's name at the time you move in. You have five business days after moving in to have utilities transferred over to your name. On the sixth business day after move-in, the utility companies will take the utilities out of the seminary's name. If the utilities are not in your name at that time, they will be shut off. Please come prepared to have the utilities transferred within five business days of move-in.

**Note: You are responsible for utility usage from the time you move in.** As a result, you may receive a pro-rated billing from the seminary for utility usage between the time you move in and the time you change the utilities into your name.

**Note: Deposit requirements and amounts are subject to change.**

**\* Students considering satellite dishes should carefully read our policy before ordering service.**

## NOTES



# CHECKLIST

---

## Initial Steps:

- ☐ Obtain CampusNet Login  
*Comes in an email from IT*
- ☐ Apply for Housing Online  
*sebts.edu/housing*

## If applying for pet-friendly housing:

- ☐ Upload picture of your pet(s)
- ☐ Upload current copy of the rabies vaccination record with expiration date
- ☐ Upload veterinary record identifying breed of pet(s)
- ☐ Receive Confirmation Email  
*This email confirms that the Housing Office has received all paperwork to process your application.*

## 4-6 Weeks Before Move-in Date:

- ☐ Receive Offer (via email)
- ☐ E-Sign Housing Agreement  
*Follow instructions in offer email.*
- ☐ Receive Confirmation Email  
*This email confirms you have signed your Housing Agreement and will include a copy of the Agreement. In this email, you will also receive your mailing address.*

## At Least 10 Days Before Move-in Date:

- ☐ Pay Occupant Fee  
*\$300.00—Follow instructions on Stage 3 of the website or pay by cash or check in office.*

## When You Arrive at the Housing Office:

- ☐ Pick Up Keys  
*Night & Weekend arrivals need to call Campus Security to receive keys.  
Campus Security: (919) 291-1903*
- ☐ Schedule Utilities to be Transferred  
*Utilities need to be transferred to your name within 5 business days of moving in.*

***Feel free to contact us if you have any questions during this process.***

Phone: 919-761-2400

Email: [housing@sebts.edu](mailto:housing@sebts.edu)



**Southeastern**  
**Baptist Theological Seminary**

**Housing Office**

P.O. Box 1889  
244 N. Wingate Street  
Wake Forest, NC 27587-1889  
Phone: 919-761-2400

*[housing@sebts.edu](mailto:housing@sebts.edu) | [sebts.edu/housing](http://sebts.edu/housing)*

