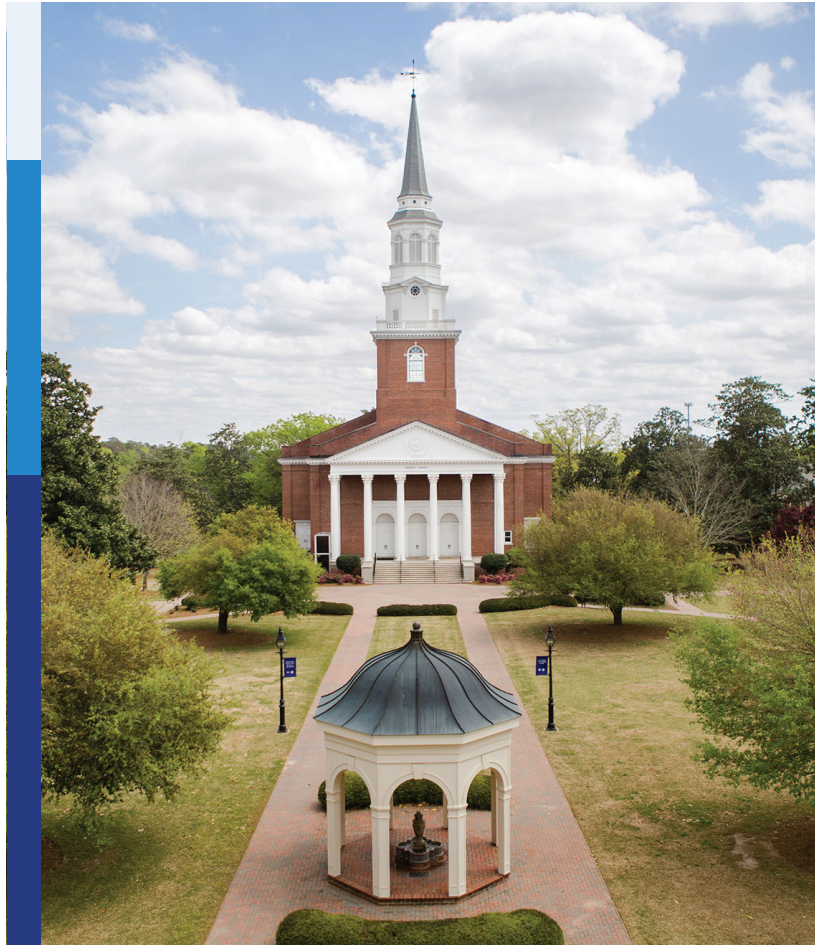


SINGLES

Housing 2023-2024





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

- Joshua 24:15

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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 6 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.

There are many housing options available to single students, and the rent plans fall under two general categories—Flat-Rate and Private Apartment. Under the Flat-Rate rent plan, students pay a flat fee for rent and utilities. Roommates are assigned by the Housing Office, and a student's rent does not fluctuate when roommates move in or out. Also, the apartments are inspected four times a year for cleanliness. Under the Private Apartment rent plan, students rent the entire apartment to themselves, paying the full rent price and putting the utilities into their name. No roommates are assigned and there are no apartment inspections. Students who wish to have another student as their roommate while under the Private Apartment plan must obtain permission from the Director to sublet the apartment.



APPLYING for Housing

Applications for housing are made online through the Seminary Housing Office. To apply for housing simply go to 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 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.

HOUSING FOR STUDENTS Age 30 and Over

Students ages 30-35 can rent single student housing flat rate apartments with other students ages 30-35 (where available) or rent a private apartment (subletting permitted only to other students ages 30-35).

Single students 36 years or older can rent a private apartment in campus housing (subletting not permitted).

Appeals to the age policy may be made in writing to ***housing@sebts.edu***.

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***

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 WaiverSM (PDLW[®])

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 WaiverSM (PDLW[®]) 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.



FLAT-RATE RENT PLAN

Statement of Policy

- The water, sewer, and electric services are provided by the seminary and are included in your rent rate.
- Your rent will remain the same even when someone moves in or out of your apartment/dorm room.
- The living space is shared equally by the occupants of the apartment/dorm room. You are allowed to have only what will fit in your portion of the space.
- The seminary periodically inspects all apartments occupied by singles on flat-rate rent plans. Several days prior to inspections, an email will be sent to each student's sebts.edu email address of record notifying the student of the next inspection. These inspections are to check for cleanliness, damages, and that unassigned spaces are clear. Any violations will be subject to fines and corrective action. Failure to take corrective action as required could result in seminary staff or approved contractors making such corrections. Costs for such services will be charged to the student's seminary account.
- Quarterly inspections of all apartments occur in January, April, July, and October. Additional inspections occur prior to a new roommate moving in.
- Unassigned spaces in the apartment must remain clear of any personal effects and clean at all times.
- If you have a vacant bed space in your apartment, you may get a new roommate at any time. You are responsible for keeping your apartment clean and vacant spaces empty and ready for someone to move in at any time. We normally try to give you notice of an arriving roommate; however, in some cases it is not possible to give advance notice.
- If there is less than the maximum number of students living the apartment, you may be required to move to another apartment. Moves to consolidate singles typically occur during the first break of the semester and at the end of each semester.
- Singles in any flat-rate apartment, who desire to have an overnight guest other than a person registered as an occupant on the Housing Agreement of that apartment, must have prior written approval from the Director of Housing. A permission form is available from the Housing Office or on CampusNet under the Links tab. The completed Permission for Overnight Guest form must be brought to the Housing Office for approval before the guest stays overnight. No overnight guests of the opposite gender will be permitted.
- There is a \$100.00 fine for allowing a new roommate to move in without their assigned key. They must pick up their assigned key at the Housing Office prior to moving in.

PRIVATE APARTMENTS

Statement of Policy

- Whole apartment is rented by single student. A student may sublet to another student with the permission of the Director of Housing.
- Rental rates are based on Family Housing Rent Rates.
- Utilities are not included. Students are responsible for paying the utilities. Students must have electric, water, sewer, and natural gas (if applicable) utilities put in their names within five business days of move-in.
- All apartments are unfurnished.
- Private Apartments are not subject to quarterly cleanliness inspections.
- A limited number of pet-friendly apartments are available at Flaherty Farms.

DORM STYLE

Furnished (Flat-Rate)

The McDowell Townhouses, a 100-unit apartment complex built in 1979, is located less than a mile from the main campus.

Options	Rent Rate	PDLW ²
2-bedroom, 1-bath	\$314/mo/student	\$15/mo/student

Large bedroom is shared by four students on two sets of bunk beds.
Small room is used as a study.

Features

- All dorm-style apartments have a stove, refrigerator, and washer and dryer.
- All apartments are equipped with heat pumps for heating and cooling.
- Included utilities: 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.
- Four students are assigned to each apartment.

Furnished Items

- Bedroom
 - 4 Beds
(Twin X-Long, 36" x 80")
 - 2 Wardrobes/4 Chests
- Study Room
 - 4 Desks
 - 4 Chairs
- Living Room
 - Sofa
 - Chair
 - Coffee Table
 - End Table with Lamp
 - TV Stand
- Dining Room
 - Table
 - 4 Chairs



2 BEDROOM / 850 SQ. FT.



McDOWELL Townhouses



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.

Main Campus

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

SHARED BEDROOM

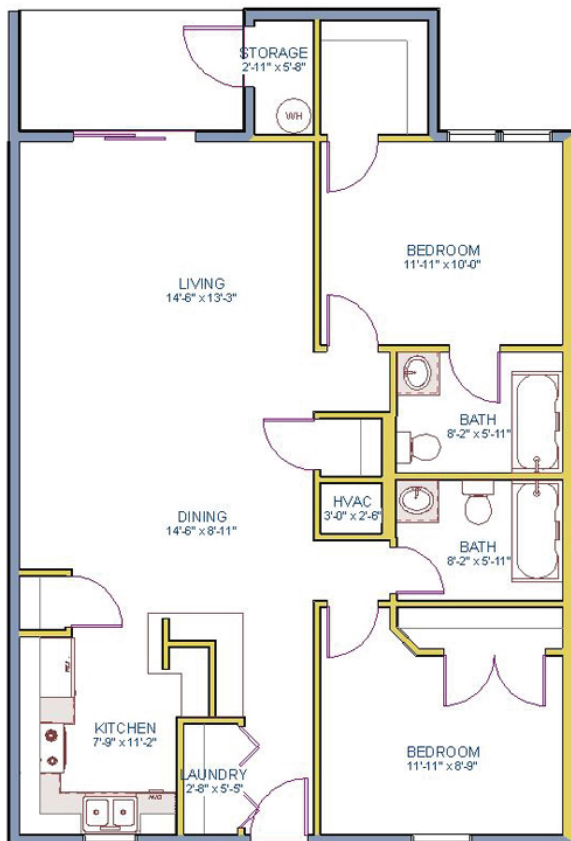
Unfurnished (Flat-Rate)

Flaherty Farms Apartments, a 228-unit apartment complex built in 1999, is located less than two miles from the main campus.

Options	Rent Rate	PDLW ²
2-bedroom, 2-bath	\$399/mo/student	\$15/mo/student

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.
- Included utilities are 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.
- A trash compactor is provided for trash disposal.
- Four students are assigned to each apartment, two per room.

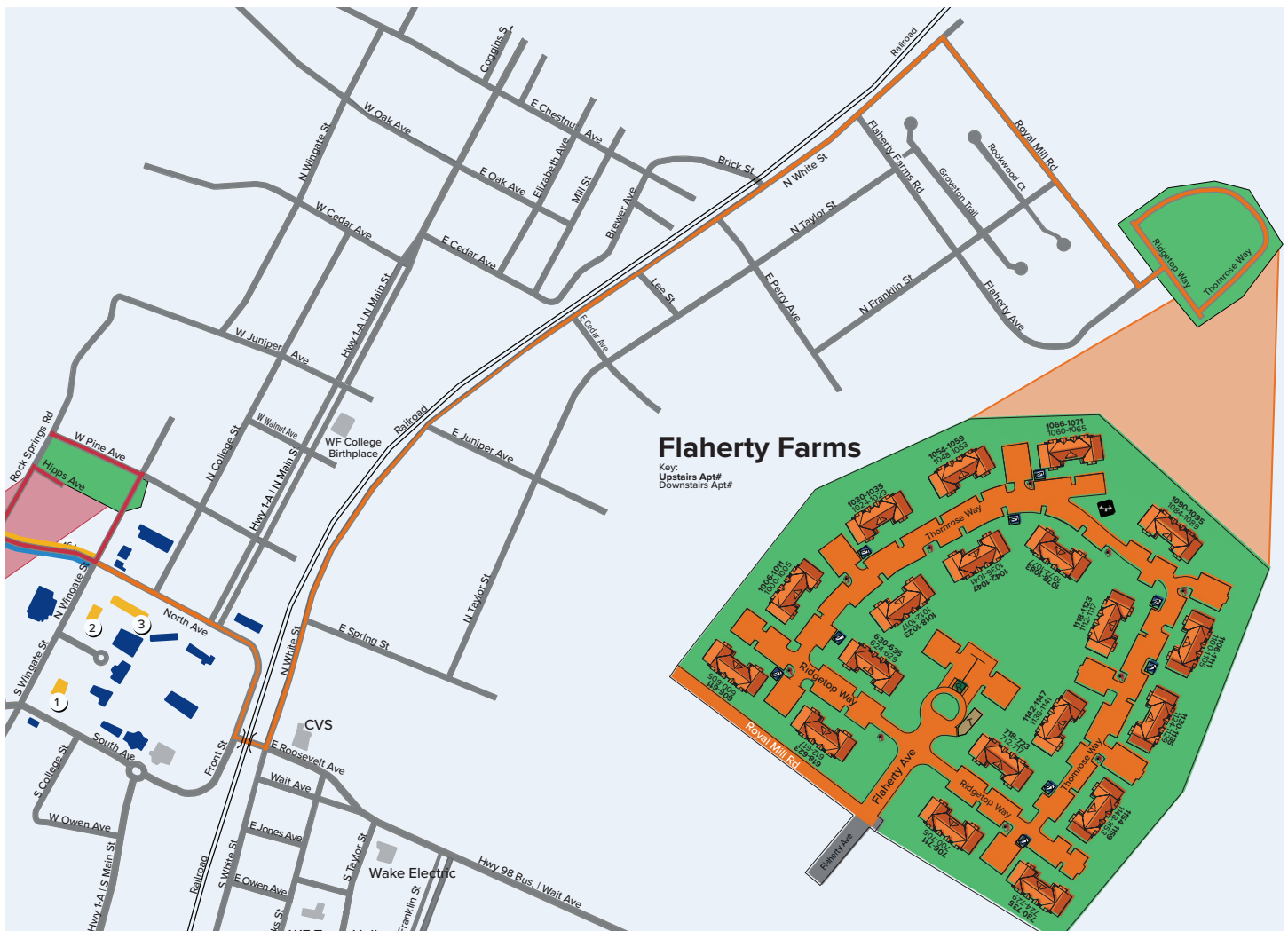


2-BEDROOM LARGE / 960 SQ. FT.



FLAHERTY FARMS

Apartments



Flaherty Farms

Key:
Upstairs Apt#
Downstairs Apt#

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.

Main Campus

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

PRIVATE BEDROOM

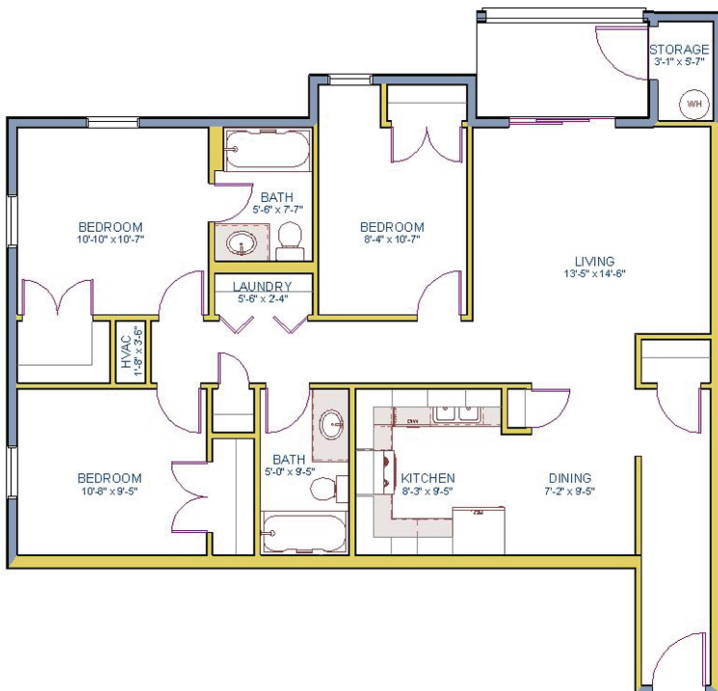
Unfurnished (Flat-Rate)

Flaherty Farms Apartments, a 228-unit apartment complex built in 1999, is located less than two miles from the main campus.

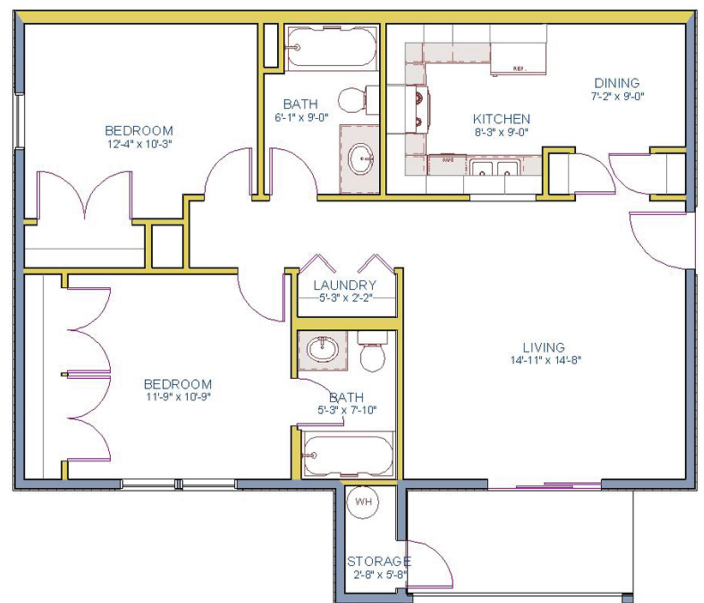
Options	Rent Rate	PDLW ²
2-bedroom, 2-bath	\$612/mo/student	\$15/mo/student
3-bedroom, 2-bath	\$505/mo/student	\$15/mo/student

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.
- Included utilities are 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.
- A trash compactor is provided for trash disposal.
- One student is assigned per bedroom.



3-BEDROOM / 1,000 SQ. FT.



2-BEDROOM SMALL / 860 SQ. FT.

FLAHERTY FARMS

Apartments



FLAHERTY FARMS

Private Apartments

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

<u>Options</u>	<u>Rent Rate</u>	<u>PDLW</u>	<u>2019 Avg. Electricity</u>
2-bedroom, 2-bath small	\$875/mo	\$15/mo	\$92/mo
2-bedroom, 2-bath large	\$956/mo	\$15/mo	\$111/mo

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 undesignated spaces available.
- A trash compactor is provided for trash disposal.



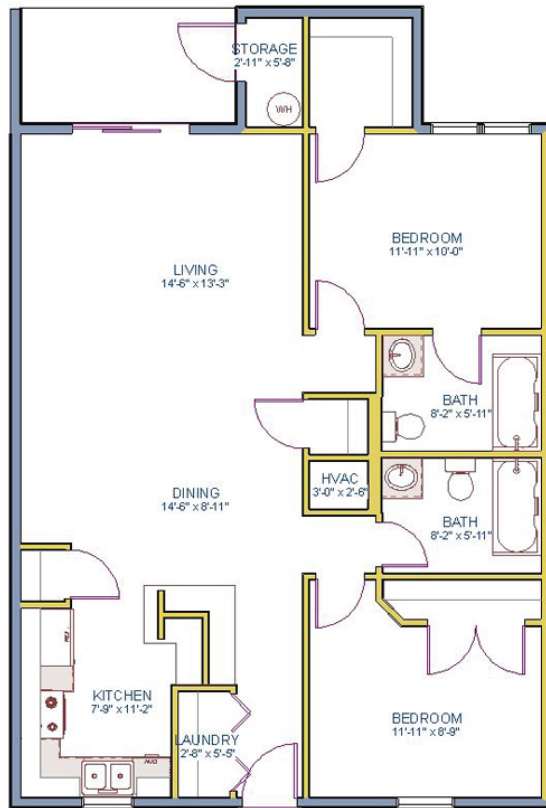
FLAHERTY FARMS

Private Apartments

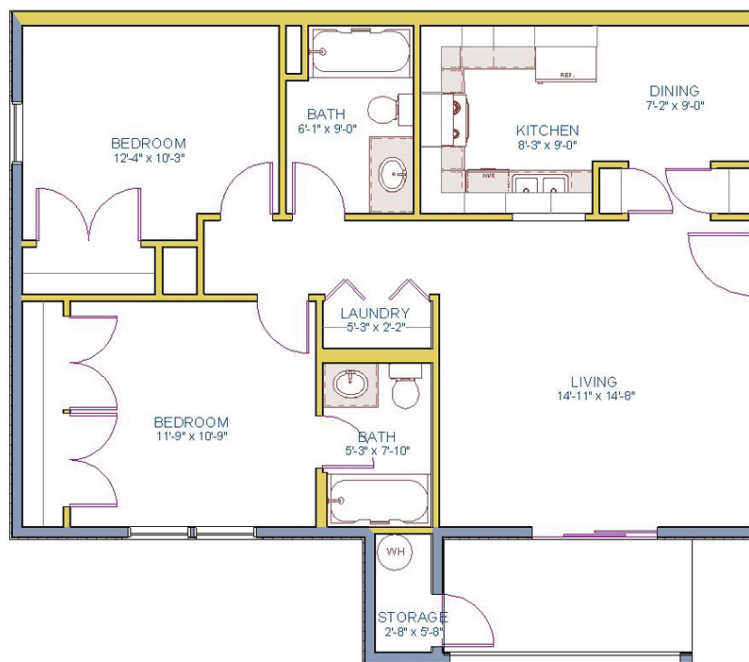


Main Campus

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



2-BEDROOM LARGE / 960 SQ. FT.



2-BEDROOM SMALL / 860 SQ. FT.

FLAHERTY FARMS

Utilities (Private Apt.)

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*

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.**

Family Size	2019 Average Water Bill
1 person	\$34 / month
2 people	\$44 / month
3 people	\$43 / month
4 people	\$59 / month
5 people	\$84 / month

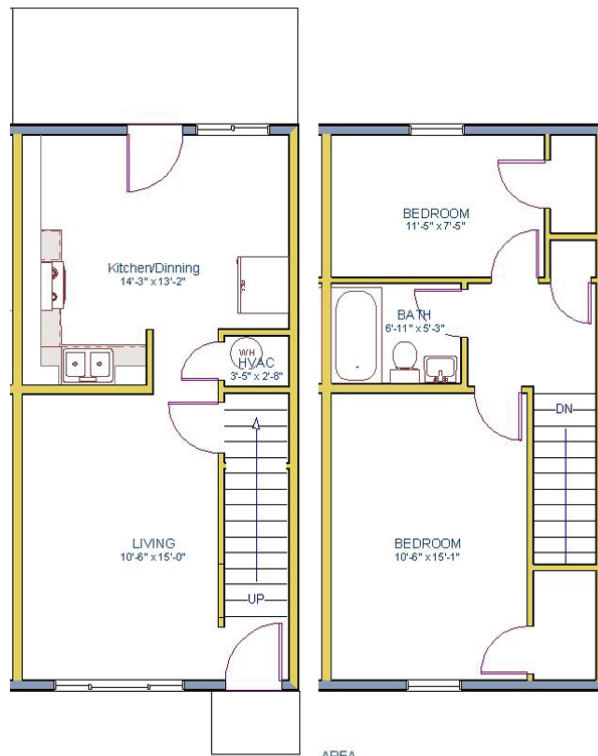
McDOWELL Townhouses

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. + Gas
2-bedroom, 1-bath	\$798/mo	\$15/month	\$91/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 undesignted parking spaces for each apartment.
- Dumpsters are provided for trash disposal.



2-BEDROOM / 850 SQ. FT.



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.***

McDOWELL

Townhouses



Main Campus

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

DUPLEX

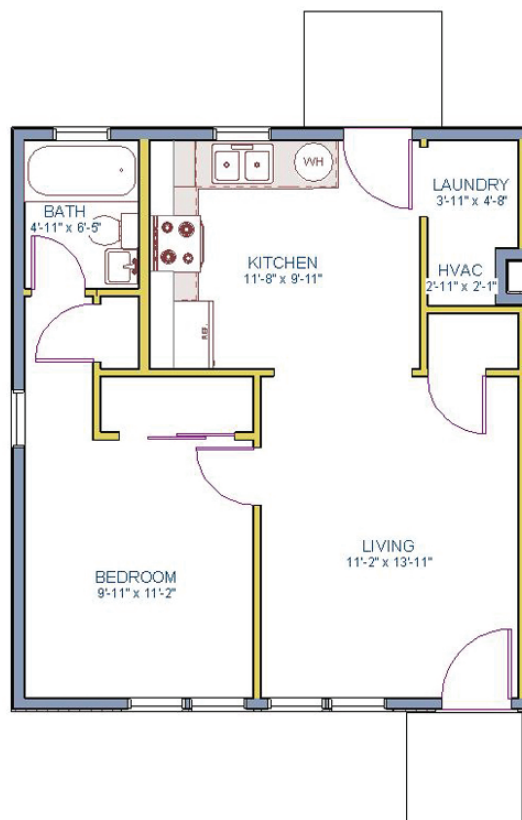
Private Apartments

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*	2019 Avg. Elec. + Gas
1-bedroom, 1-bath	\$673/mo	\$15/month	\$76/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.

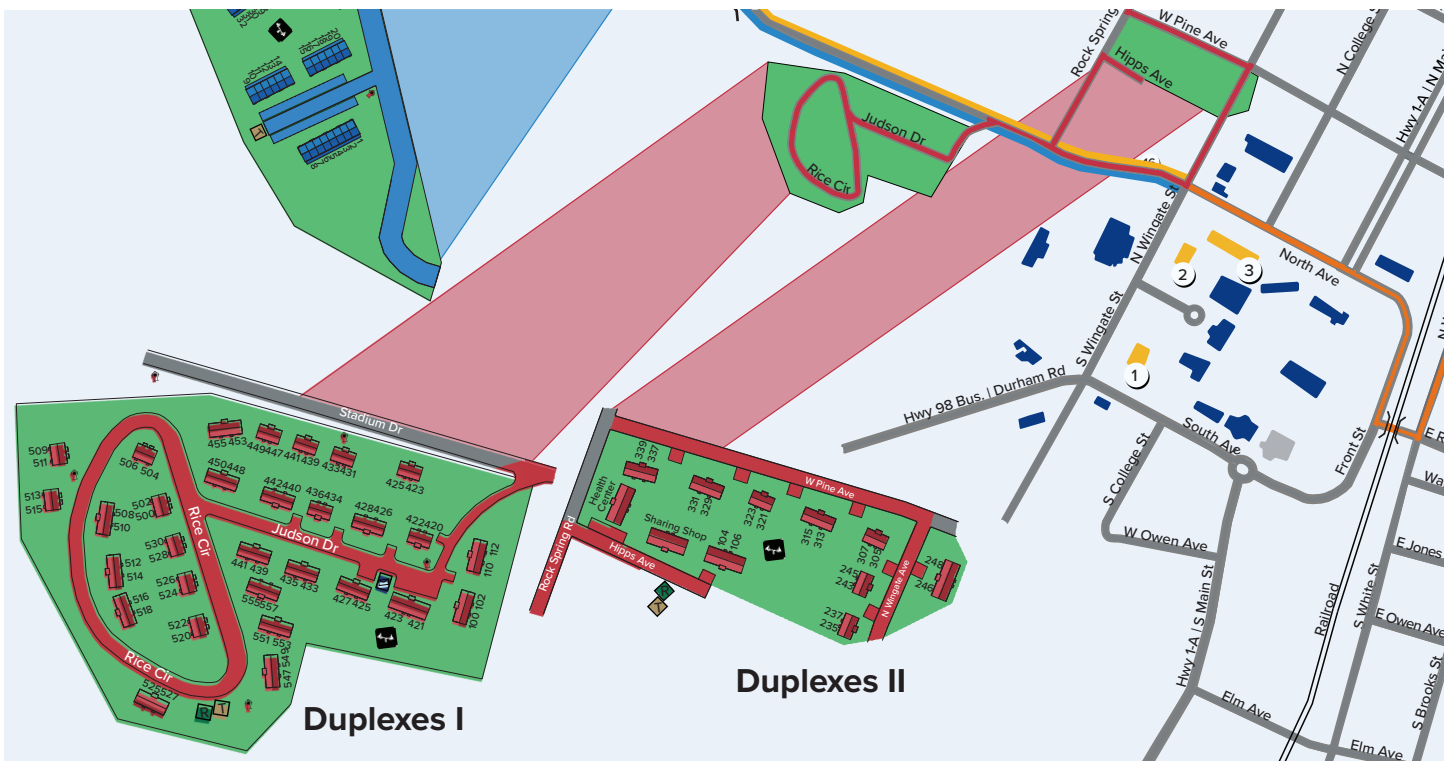


1-BEDROOM / 600 SQ. FT.



DUPLEX

Private Apartments



Main Campus

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

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.*

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.**

Family Size	2019 Average Water Bill
1 person	\$34 / month
2 people	\$44 / month
3 people	\$43 / month
4 people	\$59 / month
5 people	\$84 / month

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.
(Does not apply to Flat Rate)*

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

Phone: 919-761-2400

Email: 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 | sebts.edu/housing

