

FAMILY
Housing 2025-2026



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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.

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 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 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.



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 \$300/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 their 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@sebs.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 (PDLW®)

While we strongly encourage residents to carry renters' insurance, renters' insurance is not required to live in Campus Housing. However, all residents are enrolled in the Property Damage Liability Waiver as a term of our Housing Agreement, and are responsible for a \$15 monthly fee.

The Property Damage Liability Waiver (PDLW) is not renters' insurance, but it will cover your liability in the apartment for damages caused by water discharge, smoke, fire, explosion, and sewer backup. Though it does not cover a resident's personal property, it will provide for the restoration of the apartment itself. Please reference the Housing Agreement for the full terms of the PDLW.

TECHNOLOGY FEE

In Campus Housing, each apartment has a dedicated fiber internet connection and router built in. Fiber internet is a standard feature in all apartments and a technology fee is mandatory for all residents. The Technology Fee is \$70/mo for private apartments and \$30/mo for flat-rate residents.



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 Enbridge Gas

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*	Tech. Fee
2-bedroom, 1.5-bath townhouses	\$1,087/mo	\$15/month	\$70/month
2-bedroom, 1-bath flats	\$1,087/mo	\$15/month	\$70/month
3-bedroom, 2.5-bath townhouses	\$1,127/mo	\$15/month	\$70/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

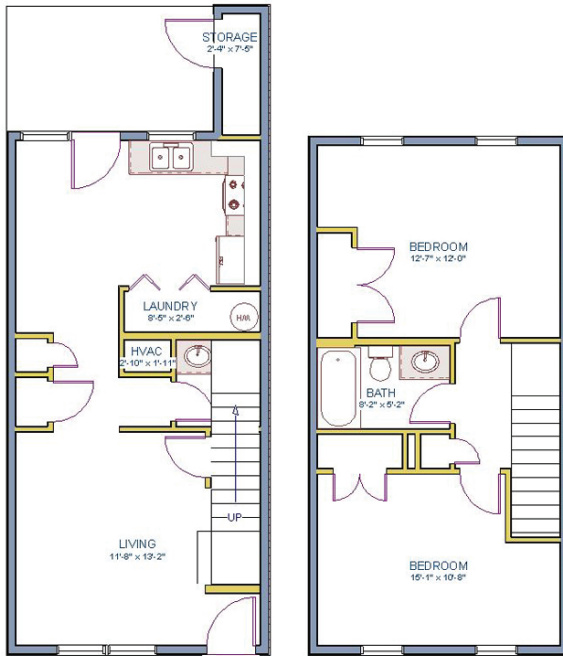


Main Campus

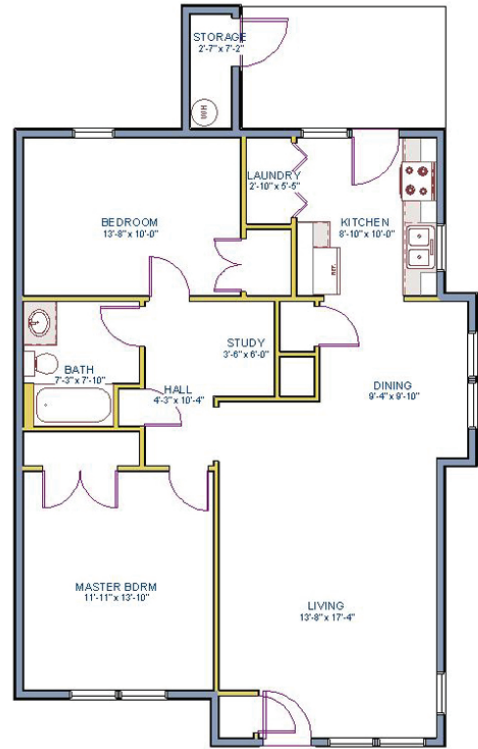
1. Lolley Hall
2. Bostwick Hall
3. Goldston Hall

FLETCHER VILLAGE

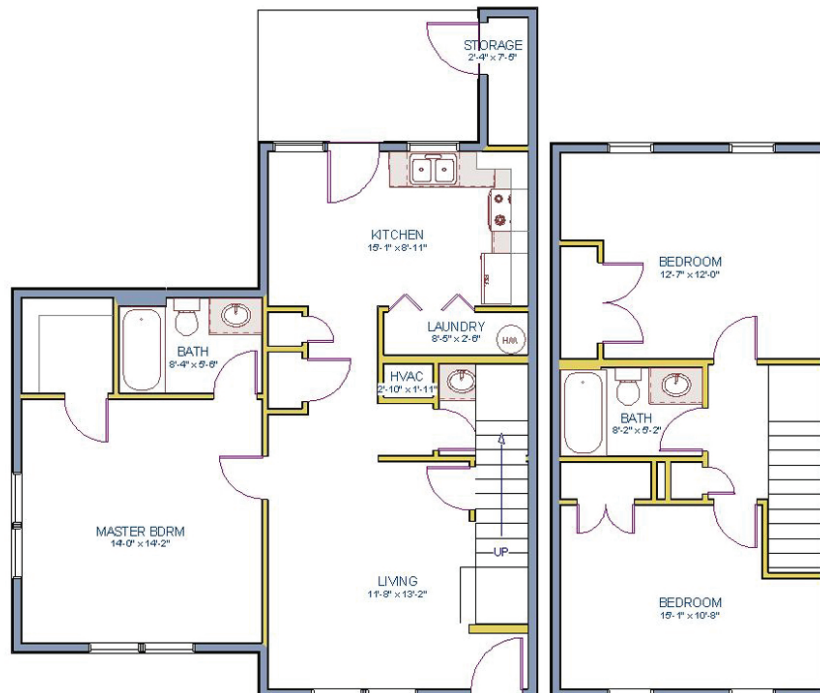
Floor Plans



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
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*

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

Apartment Type	Average Electricity Bill
2-bedroom, 1.5-bath townhouse	\$110/month
2-bedroom, 1.5-bath flat	\$142/month
3-bedroom, 2.5 bath townhouse	\$205/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.

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.

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 [*]	Tech. Fee
2-bed, 2-bath small	\$965/mo	\$15/month	\$70/month
2-bed, 2-bath large	\$1,054/mo	\$15/month	\$70/month
3-bed, 2-bath	\$1,094/mo	\$15/month	\$70/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

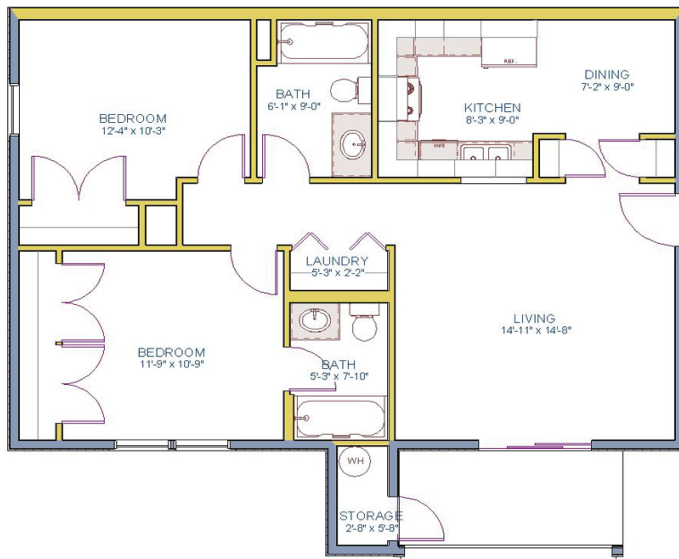


Main Campus

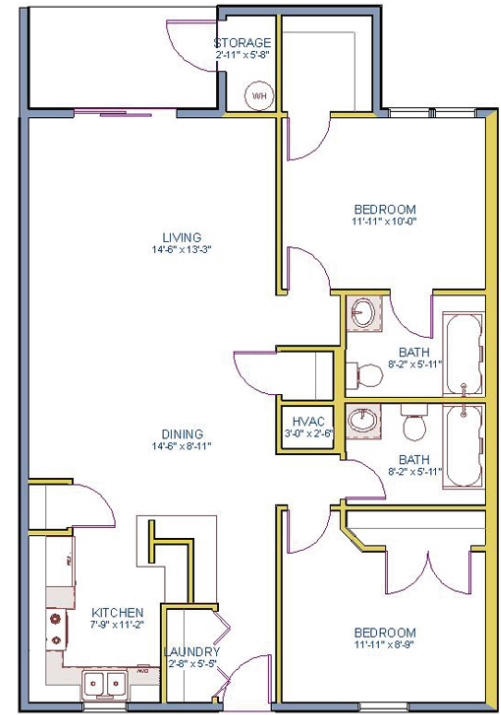
1. Lolley Hall
2. Bostwick Hall
3. Goldston Hall

FLAHERTY FARMS

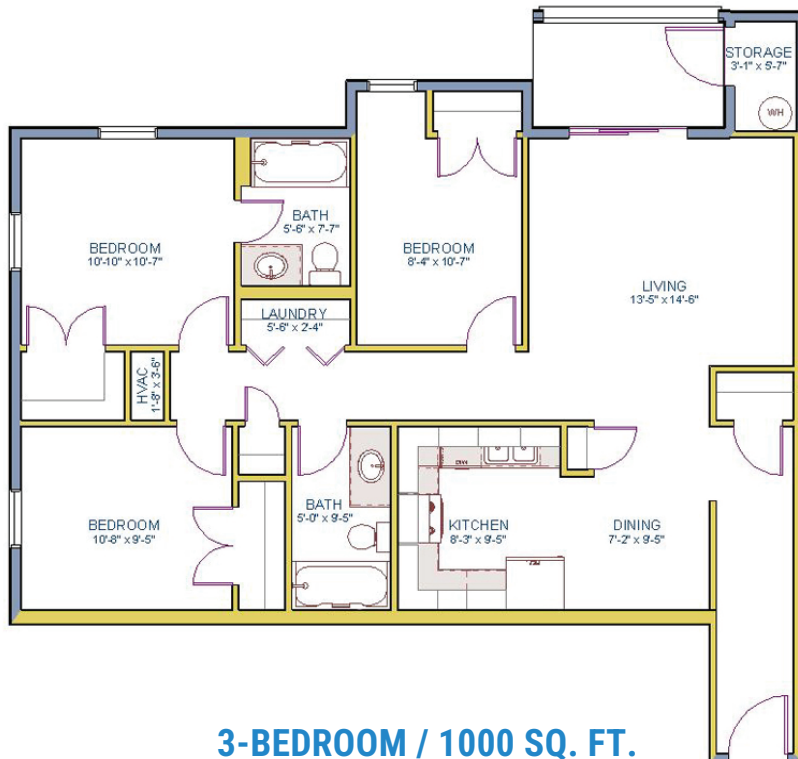
Floor Plans



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
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*

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

Apartment Type	Average Electricity Bill
2-bedroom, 2-bath small	\$92/month
2-bedroom, 2-bath large	\$111/month
3-bedroom, 2 bath	\$131/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.

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.

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*	Tech. Fee
2-bedroom, 1-bath	\$880/mo	\$15/month	\$70/month
3-bedroom, 2-bath	\$901/mo	\$15/month	\$70/month
4-bedroom, 2-bath	\$1,181/mo	\$15/month	\$70/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

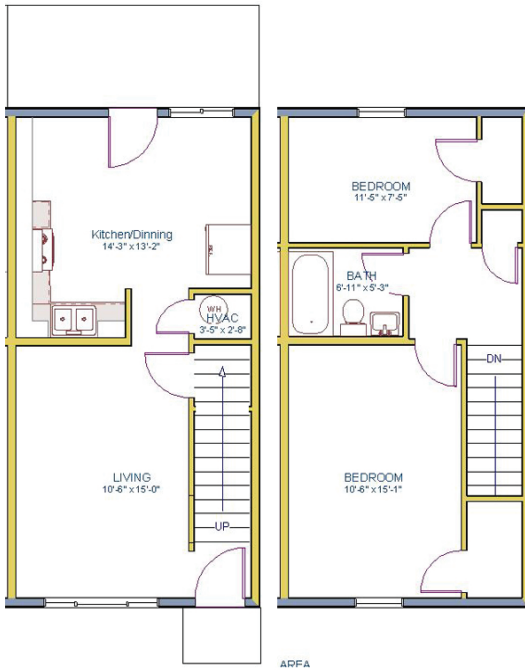


Main Campus

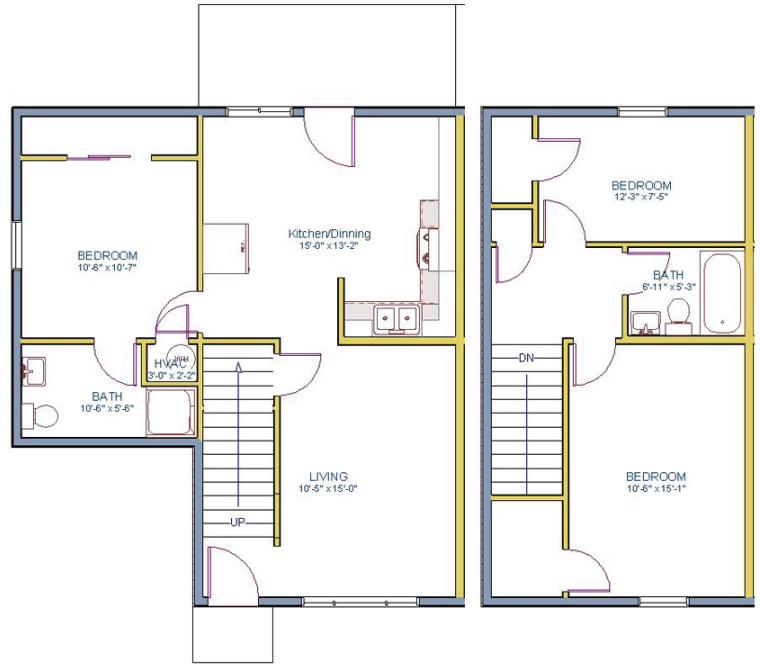
1. Lolley Hall
2. Bostwick Hall
3. Goldston Hall

McDOWELL

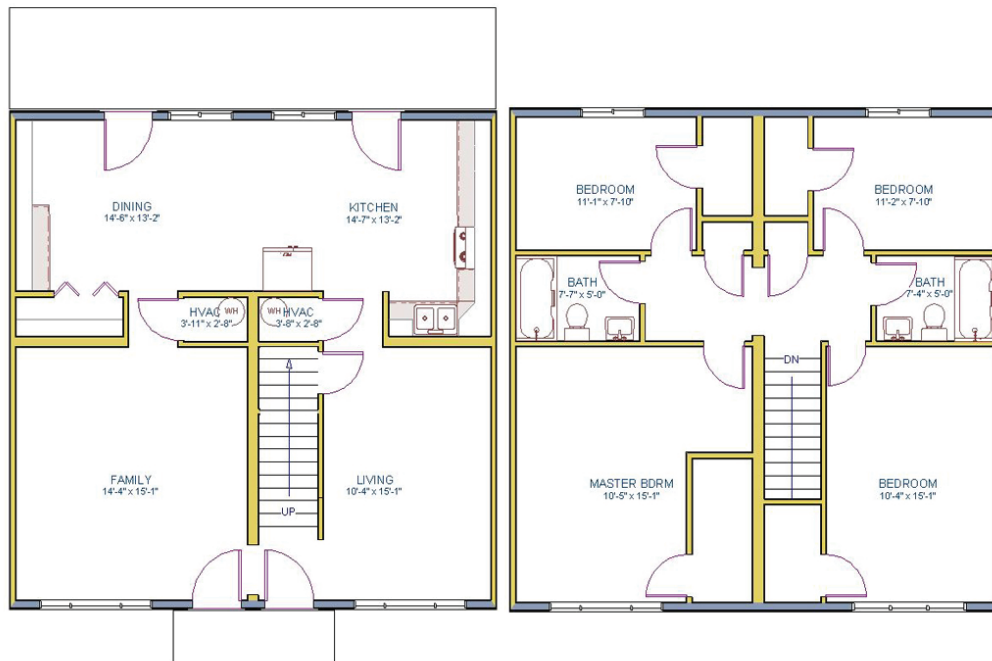
Floor Plans



2-BEDROOM / 850 SQ. FT.



3-BEDROOM / 950 SQ. FT.



4-BEDROOM / 1700 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
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*

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

Apartment Type	Average Electricity Bill
2-bedroom, 1-bath	\$107/month
3-bedroom, 2-bath	\$163/month
4-bedroom, 2 bath	\$251/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.

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.

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	Tech. Fee
1-bedroom, 1-bath	\$742/mo	\$15/month	\$70/month
2-bedroom, 1-bath	\$880/mo	\$15/month	\$70/month
3-bedroom, 1.5-bath	\$901/mo	\$15/month	\$70/month

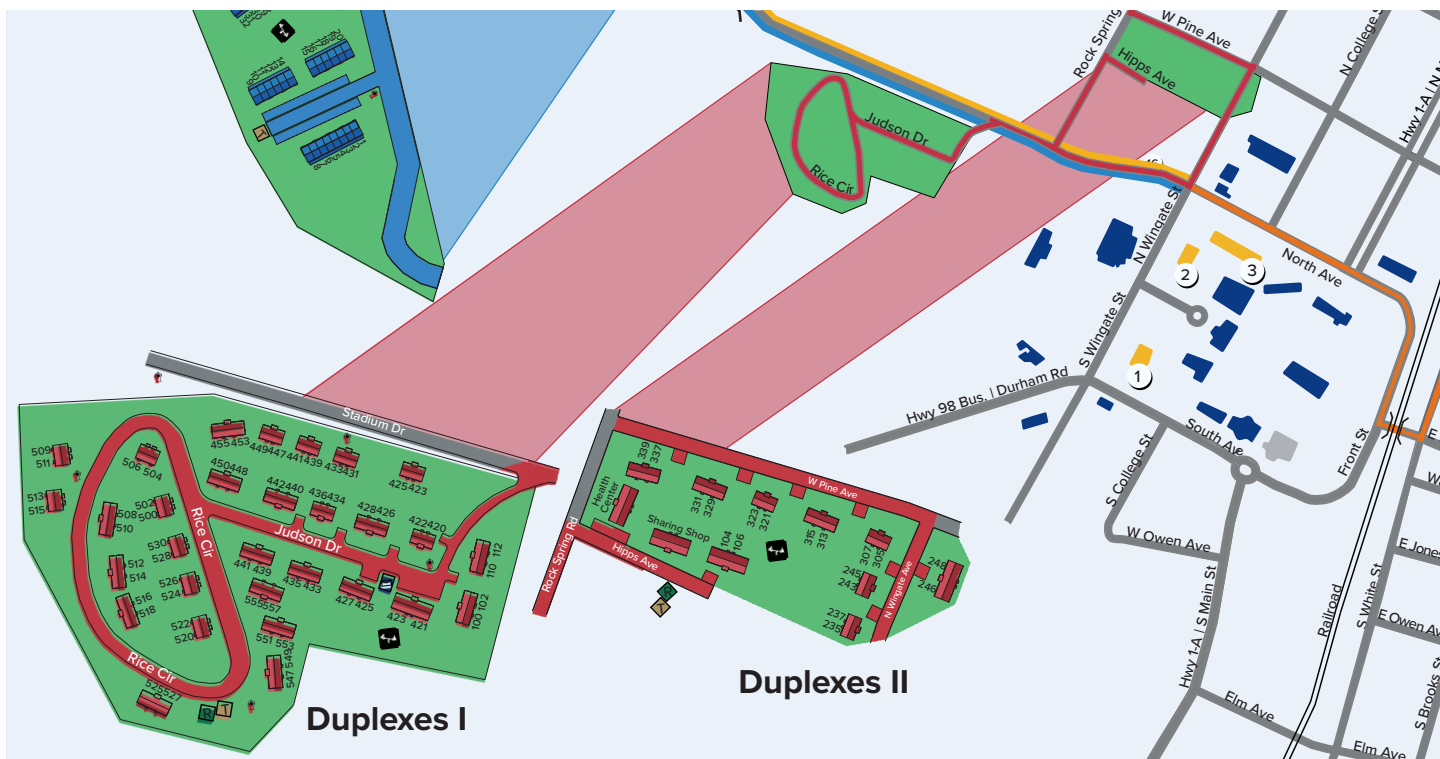
Features

- 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

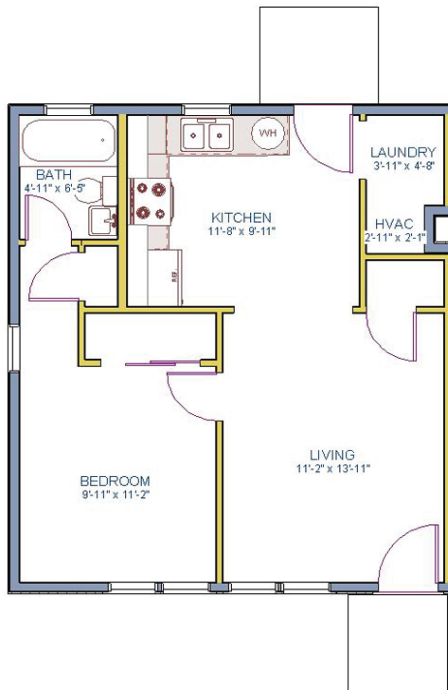


Main Campus

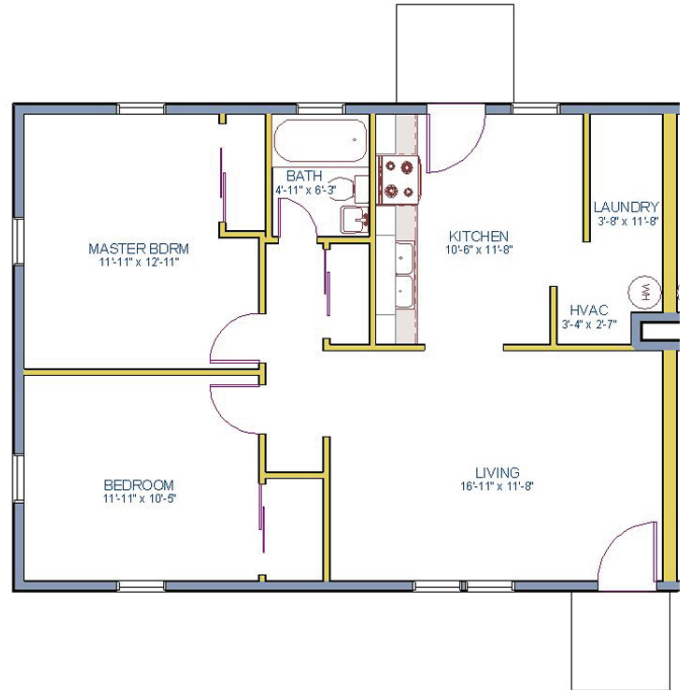
1. Lolley Hall
2. Bostwick Hall
3. Goldston Hall

DUPLEX

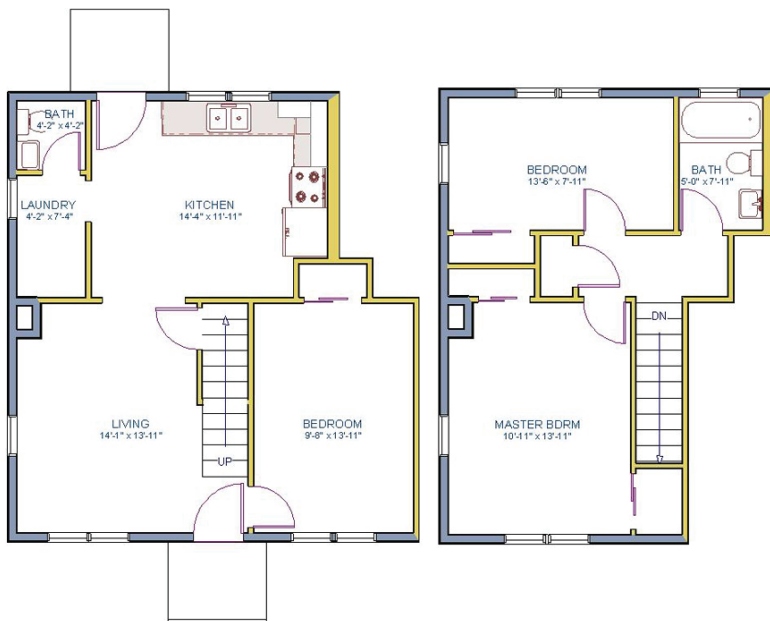
Floor Plans



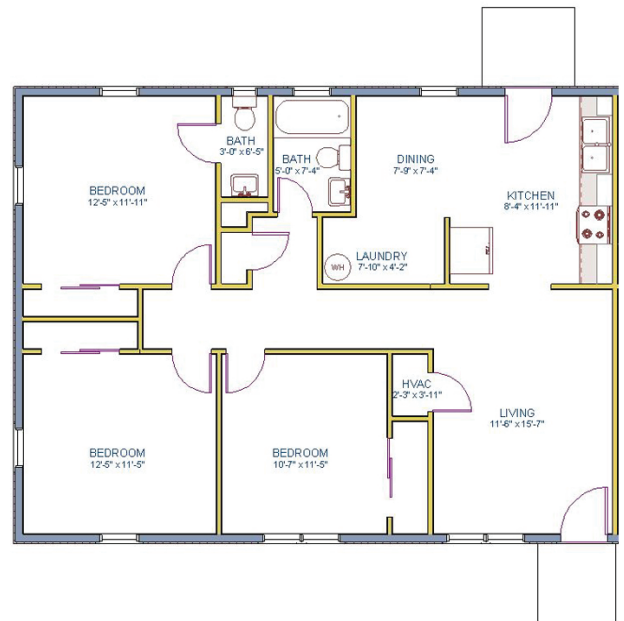
1-BEDROOM / 600 SQ. FT.



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
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: Enbridge Gas

P.O. Box 764
Columbia, SC 29202
Phone: 877-776-2427
enbridgegas.com

- *May be set up online or by phone.*
- *Call Enbridge for deposit requirements.*

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.

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Note: Deposit requirements and amounts are subject to change.

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

Apartment Type	Average Electricity & Gas Bill
1-bedroom, 1-bath	\$90/month
2-bedroom, 1-bath	\$146/month
3-bedroom, 1.5 bath	\$181/month

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



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

