

# Multifamily Selling and Servicing Guide

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## **Section 101** Description

#### **101.01** Student Housing Property

#### Requirements

- A Student Housing Property is a multifamily rental property in which 40% or more, but less than 80%, of the units are leased to undergraduate or graduate students.
- A student with sufficient income to pay rent does not count toward the student unit concentration required for a Student Housing Property.

#### **101.02** Dedicated Student Housing Property

### ✓ Requirements

A Dedicated Student Housing Property is a multifamily rental property in which 80% or more of the units are leased to undergraduate or graduate students.

## Guidance

A Dedicated Student Housing Property typically:

- caters to a student population due to its location;
- was specifically constructed as a student property or, although built as conventional multifamily housing, is now leased primarily to students; or

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is not readily rentable as conventional multifamily housing.



# **Glossary**

## D

Dedicated Student Housing Property Multifamily rental Property in which 80% or more of the units are leased to undergraduate or graduate students.

## **Synonyms**

• Dedicated Student Housing

## S

Student Housing Property

A multifamily residential rental property in which 40% or more, but less than 80%, of the units are leased to either undergraduate or graduate students.

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## **Synonyms**

Student Housing