

ATS New Student Housing Help

How much does it cost to live in Fort Collins?

Each year, ATS graduate student representatives survey current ATS students about the cost of living. Below are some summary values from the last five years (there was no survey conducted in 2020).

Student Fees

Starting in the 2025-2026 academic year, ATS students will only be responsible for the engineering technology fee, which is currently \$187.40/semester. International students are also responsible for the International Student and Scholar Services administrative charge of \$175/semester.

If you have any additional questions about tuition and fees:

- Check out this [tool](#), to calculate tuition and fees for the current academic year
- [University website](#)
- [Breakdown](#) of what the general fee actually covers

Monthly Mean Expenses (\$)

Year	Income (school year/summer)	Rent + Utilities	Groceries	Respondents
2018**		768.07	261.60	34
2019**		806.72	329.84	23
2021**		927.75	356.82	23
2022	2699/4048	902.98	275.60	42
2023	2833/4250	993.86	287.11	57
2024	2918/4378	1038.13	301.19	53

Income is based off of the monthly MS salary for the academic year starting in the fall of the year listed and is **pre-tax**.

Years denoted ** are those with a slightly different survey format. For example, 2018-2021 asked about expenses related to food, while the surveys for 2022-2024 asked about expenses related to only groceries.

Helpful Housing Resources

- CSU's rental search [website](#)
- Zillow, Craigslist, apartments.com
- Current ATS students often have spaces opening up in their own houses for the next school year. If you are looking for someone to live with, send an email to Sarah Tisdale (sarah.tisdale@colostate.edu) with a little blurb about yourself and your preferred living situation and she will forward your information to the student community.

Where do current ATS students live?

Below are several "interviews" with current ATS students who live in a variety of housing situations. Note: the goal of these interviews was to provide a wide array of housing options that CSU students utilize. The interviews below include a range of costs as well as both positive and negative experiences.

Additionally, **these interviews were conducted during the 2023-24 academic year.** While many of the living situations are unlikely to have changed in that time, generally students reported an average 5% increase in rent since these interviews were conducted. Furthermore, a Fort Collins housing law, U+2, which placed limits on the number of family units occupying a house, has since been voided. One additional interview has been added from the 2024-2025 year to represent this change.

APARTMENTS:

Apartments Interview 1

Name of apartment complex or property management company?

Bucking Horse Apartments

Distance from department?

8.8 miles

Number of roommates?

1

Nearest major cross streets?

Prospect and Timberline

Monthly rent (individual contribution)?

\$885

Pets policy/costs?

Yes, \$35 a month for pets

Yard/Access to open space?

Yes, nearby

Washer/dryer on-site?

Yes, in each unit

Did rent increase over last year? (interview conducted in 2023-24 academic year)

Yes

Would you recommend your landlord/complex to incoming students?

Not necessarily, just due to the cost and distance

Apartments Interview 2

Name of apartment complex or property management company?

Crowne at Old Town North

Distance from department?

10-15 min by car

Number of roommates?

0

Nearest major cross streets?

Jerome St, Suniga Rd, College Ave

Monthly rent (individual contribution)?

\$1798 (includes optional fees)

Pets policy/costs?

Pets allowed with fee, deposit, and increase to monthly rent

Yard/Access to open space?

Yes--in complex and adjacent to parks and greenway

Washer/dryer on-site?

In-unit

Did rent increase over last year?

Yes on net (but decreased at end of year)

Would you recommend your landlord/complex to incoming students?

Yes

Apartments Interview 3

Name of apartment complex or property management company?

Bighorn Landing (managed by Four Star)

Distance from department?

4.9 miles

Number of roommates?

1

Nearest major cross streets?

Prospect and Shields

Monthly rent (individual contribution)?

\$995

Pets policy/costs?

\$300 non-refundable deposit, \$35 monthly fee

Yard/Access to open space?

No yard, but lots of grassy commons areas and Spring Creek Trail nearby

Washer/dryer on-site?

Yes

Did rent increase over last year? (interview conducted in 2023-24 academic year)

Yes (only by \$5/month because I'm a haggler)

Would you recommend your landlord/complex to incoming students?

No, never

Any other relevant information?

Four Star is a terrible management company and all of their properties should be avoided. They bought out my apartment complex (Bighorn Landing) from Trinity (I love Trinity, they're so nice) and Four Star has been nothing but a pain. They never answer the phone at the leasing office. They hired only one repairman for several properties, so repairs take a long time to be completed (weeks to a month) if they're not urgent. My rent right now is \$995 for my half of a 2 bed/2 bath apartment, and Four Star's "best" offer for next year's rent is \$1075. For an apartment complex with no community amenities, that's an insane rent hike!

Another comment on Four Star from the Cost of Living Survey (anonymous):

“Four Star is one of the worst leasing companies in Colorado. Rent is expensive for properties that hardly have any amenities, maintenance requests take two weeks to be completed, they charge ridiculous cleaning fees upon moveout, and it takes months for

them to return whatever is left of your deposit.” ... “I [would] advise students not to sign with that company.”

HOUSE/TOWNHOME

House/Townhome Interview 1

Name of apartment complex or property management company?

Youle Realty

Distance from department?

2 miles, 5 min drive, 10 min bike

Number of roommates?

1

Nearest major cross streets?

Elizabeth and Overland

Monthly rent (individual contribution)?

\$800, rent is split unevenly with partner due to income differences (partner pays \$1225).

Pets policy/costs?

Dogs and cats allowed, some breed restrictions.

\$300 deposit and \$35/mo pet rent

Yard/Access to open space?

Small yard

Washer/dryer on-site?

Yes, in unit

Did rent increase over last year? (interview conducted in 2023-24 academic year)

Yes

Would you recommend your landlord/complex to incoming students?

We have had OK luck with property management, but it has changed 3x in the 3 years I have lived in this place

Any other relevant information?

This location is great if you want to bus, drive, or bike into ATS. It is also great and easy access to many local hiking/biking/jogging trails and I feel safe running on the roads nearby. There is a King Soopers right down the road (on Elizabeth and Taft), but it is a little bit further away from other shopping.

House/Townhome Interview 2

Name of apartment complex or property management company?

The Source Property Management

Distance from department?

3.2 miles, 7 min drive

Number of roommates?

2

Nearest major cross streets?

Taft Hill Road and Elizabeth St

Monthly rent (individual contribution)?

\$805

Pets policy/costs?

Pets allowed, \$100/mo pet rent

Yard/Access to open space?

Backyard and large open space (Avery Park) close by

Washer/dryer on-site?

Yes, in unit

Did rent increase over last year?

n/a moved in August

Would you recommend your landlord/complex to incoming students?

Yes, the Source Property Management has been great

Any other relevant information?

I live in a house rather than an apartment/condo. Because it is a house, we pay a bit more in utilities than we would in an apartment.

House/Townhome Interview 3

Name of apartment complex or property management company?

Local landlord, i.e., I pay the owner of the house directly, no management company

Distance from department?

3.5 miles

Number of roommates?

2

Nearest major cross streets?

Mulberry and Shields

Monthly rent (individual contribution)?

625 (all utilities included; rent is split unevenly depending on room size, my room is the smallest and thus cheapest)

Pets policy/costs?

0, No pets allowed

Yard/Access to open space?

Yes, small/medium front and backyard

Washer/dryer on-site?

Yes, both

Did rent increase over last year? (interview conducted in 2023-24 academic year)

No

Would you recommend your landlord/complex to incoming students?

Yes with caveats. The house has many unfinished projects, my room is quite small, and I don't have a closet. It is not a luxurious living situation but it is very affordable.

Any other relevant information?

I'm on a month-to-month lease which I actually really like as it gives me the flexibility to move out whenever I'd like (with a ~1 month courtesy notice). I pay via Venmo lol. I live with my landlord.

House/Townhome Interview 4

THIS IS A NEWLY ADDED INTERVIEW SINCE VOIDING OF U+2!

Name of apartment complex or property management company?

Renting directly from owner

Distance from department?

~9 min drive

Number of roommates?

3

Nearest major cross streets?

Elizabeth and Shields

Monthly rent (individual contribution)?

800

Pets policy/costs?

No pets rn, unclear about the price increase since we've never spoken w the landlord about that

Yard/Access to open space?

Yes

Washer/dryer on-site?

Yes

Did rent increase over last year?

N/A

Would you recommend your landlord/complex to incoming students?

Yes

UNIVERSITY HOUSING

University Housing Interview 1

Name of apartment complex or property management company?

University Village

Distance from department?

4 miles (~10 min drive, ~20 min bike)

Number of roommates?

0 (live with family)

Nearest major cross streets?

Elizabeth and City Park

Monthly rent (individual contribution)?

\$1150

Pets policy/costs?

Pets only allowed with "medical prescription" (e.g., emotional support)

Yard/Access to open space?

Yes, lots of yard space, but it's a community space

Washer/dryer on-site?

There is a laundry room available to all building residents

Did rent increase over last year? (interview conducted in 2023-24 academic year)

Yes

Would you recommend your landlord/complex to incoming students?

Yes, affordable housing, especially for international students, and students coming with families.

Any other relevant information?

University Apartments ask for a fixed rent that includes all utilities so you don't pay extra for gas, internet, or electricity. Basically, the same rules that run for university campus apply for housing as well (e.g., no tobacco use).

University Housing Interview 2

Name of apartment complex or property management company?

Aggie Family Village - CSU

Distance from department?

5 miles

Number of roommates?

Live with partner

Nearest major cross streets?

Prospect and Center

Monthly rent (individual contribution)?

My contribution to rent is \$500 a month. My partner and I evenly split the total cost (\$1000).

Pets policy/costs?

No pets. ESA and Service animals allowed, but need to be registered through the Student Disability Center.

Yard/Access to open space?

No yard, but direct outdoor access to a shared green space between buildings.

Washer/dryer on-site?

Yes, a couple sets of washers/dryers in one of the buildings.

Did rent increase over last year? (interview conducted in 2023-24 academic year)

Yes. CSU increased our rent last year by ~\$40.

Would you recommend your landlord/complex to incoming students?

Yes! CSU apartments are a great/affordable option for living in Fort Collins. I really like our complex (Aggie Family Village) in particular because the main door leads directly outside onto a green space. Moving to Fort Collins, I wasn't able to come out and look at apartments, renting through CSU was a great way to feel confident about moving. We had originally planned to move after the first year, but enjoyed living in AVF so much that we stayed! So far I have lived in AVF for 5 years, and plan to stay until I have finished my PhD.

Any other relevant information?

Some additional things I love about living in Aggie Family Village:

1. Utilities and WIFI are all included in the rent cost. You are also on CSU WiFi, which is generally pretty good in our apartment.
 2. They charge a fee to apply, but there isn't a down payment required! I think the fee is on the order of \$400.
 3. The Maintenance staff is really prompt about fixing requests. They typically come to our apartment to fix things within a day of submitting the request.
 4. You can end your lease at the end of any term if you are graduating! If you graduate in the fall and want to break the lease, there isn't a fee attached.
 5. They will furnish the apartment if you would like.
- Some things that I don't love about living in AVF:
1. It really could use additional washer/dryers. The room can get a bit swamped.
 2. There isn't a good way to take the bus to Atmos. This is more of a general public transit issue in Fort Collins.
 3. The appliances are a bit old, but still serviceable.

University Housing Interview 3

Name of apartment complex or property management company?

University Village

Distance from department?

3 miles

Number of roommates?

0

Nearest major cross streets?

Plum and City Park Ave

Monthly rent (individual contribution)?

1010 including utilities and internet for my 2 bedroom

Pets policy/costs?

No let's unless registered as service animals

Yard/Access to open space?

My front flower bed, and the green spaces of the village

Washer/dryer on-site?

In a separate building, but free

Did rent increase over last year? (interview conducted in 2023-24 academic year)

Yes, from like 950

Would you recommend your landlord/complex to incoming students?

Very much so, honestly like the best deal in Fort Collins

Any other relevant information?

I ended up in UV kinda randomly, but it's really quite nice, the university provides decent home maintenance/landscape services, and it's just a pretty well organized place. It'd be a little hard to live here with someone you're not related to, the house is a little small for being a two bedroom/the walls are not sound insulating. But I and a few other ATS folks live alone in 2 bedrooms here, and I almost couldn't be happier.