

THE HUDSON DORMS DIFFERENCE

Guaranteed Housing Made Effortless



Two Step
Sign-Up
Process



Housing
Options
Provided



No Broker Fee
or Security
Deposit

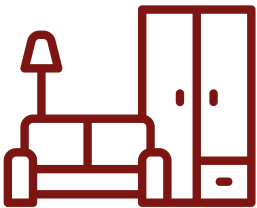


Guided
Roommate
Matchmaking



Utilities
Covered &
Managed

Convenient Living Experience



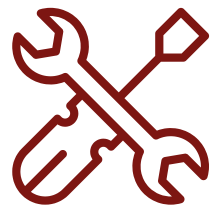
Fully Furnished
Living Spaces



Fully Equipped
Kitchen



Mid-Semester
Professional
Cleanings



Responsive
Maintenance



Monthly
Community Events



Academic Year
Agreement Term



Acceptance of
Student Loans

Our goal is to make your transition to off campus living smooth and enjoyable :)

HOUSING OPTIONS

Fall 2025 & Spring 2026 Pricing Guide

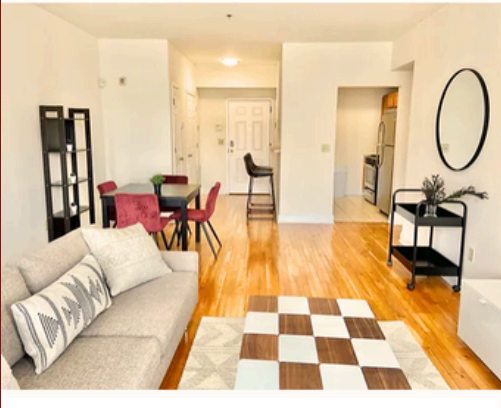
Classic Tier

\$6,565.00

Per Student / Per Semester

Classic Tier locations feature larger living spaces and a wider span of apartment options. Some buildings offer amenities like gyms and outdoor space. There is shared laundry in all of these locations.

.....



Washington Tier

\$7,495.00

Per Student / Per Semester

The defining feature of our Washington Tier is proximity to campus! These locations are closer to Stevens and located on the east side of Hoboken between Hudson Street and Park Avenue. There is shared laundry in all of these locations.

.....



Luxury Tier

\$7,895.00

Per Student / Per Semester

Our luxury locations have higher end fixtures and finishes and are in modern elevator buildings. These buildings feature additional amenities like gyms, outdoor space, in-unit laundry, and secure package delivery.

.....



☆ Early Bird Pricing Ends Dec. 6th ☆

All of our apartments have unique features!

✧ ✧ 2-3 Shared Bedrooms

👤 House 4-6 Students

💡 Access to Laundry

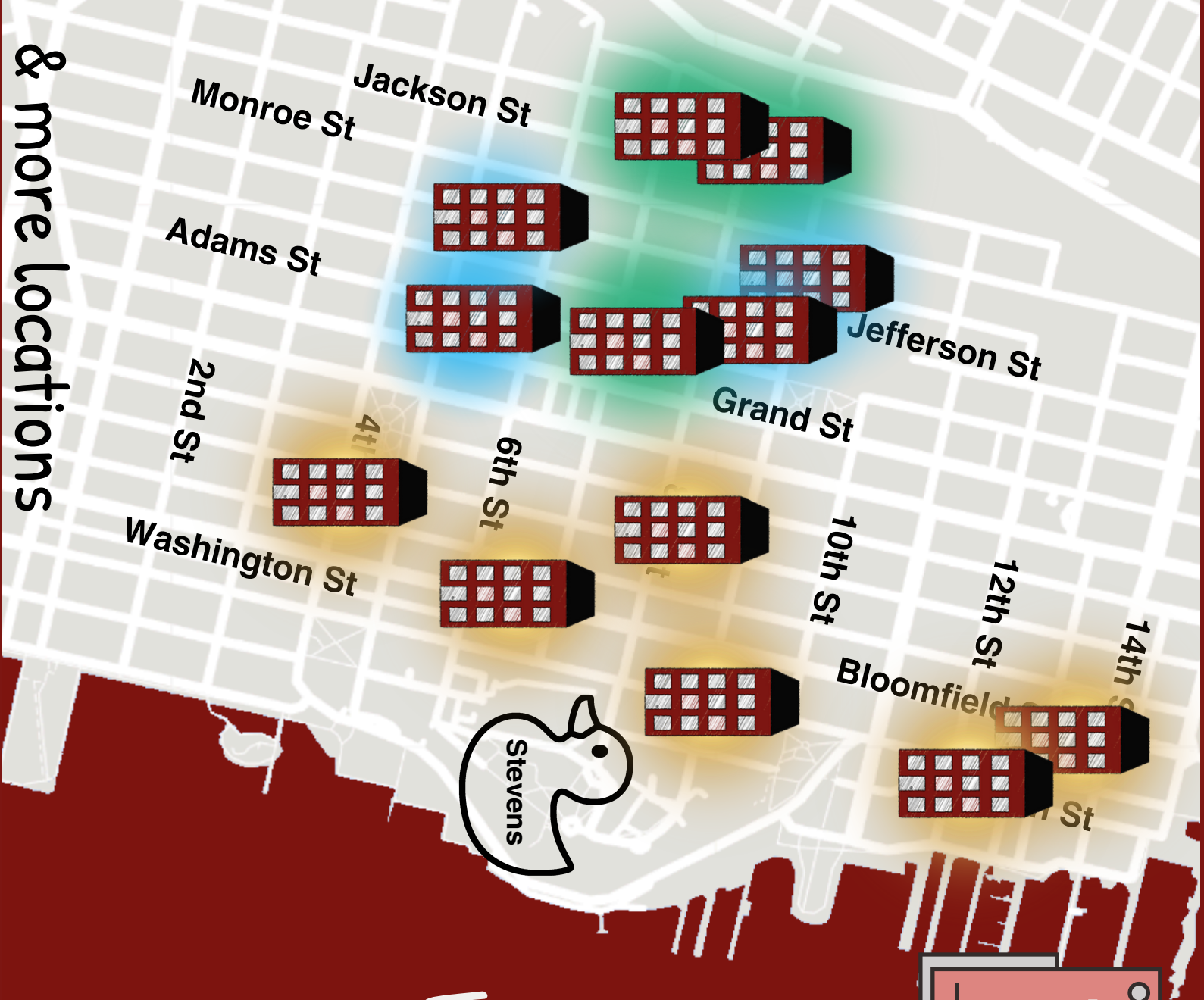
✧ ✧ 1-2 Shared Bathrooms

💕💕 Student-Centered Apartment Design

00

TIER LOCATION
COLOR KEY:

00



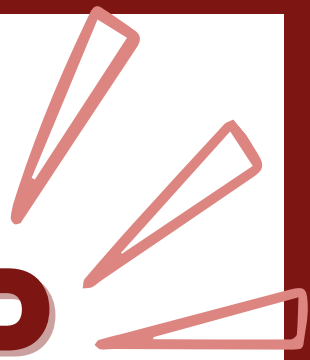
Classic Tier

Washington Tier

Luxury Tier

& more locations

HERE'S THE SCOOP



Guaranteed Housing

By submitting your Guarantee Form & Advance, you lock in a bed spot with Hudson Dorms in one of our move-in ready apartments!

Housing Selection

Beginning in February and starting with the earliest guaranteed full group. The order then follows, based on the sign-up dates of other complete groups.

Academic Year Agreement Terms

Your apartment will be available from just before the start of the semester through the last day of finals in May—and it's yours to enjoy throughout the entire winter break!

Guided Matchmaking

Our personalized matchmaking process connects you with like-minded students. After reviewing your questionnaire, our team carefully selects the students we believe will be the best fit as your potential roommates. Starting in February*

*Please note, matchmaking durations may vary.

Important Dates

Sign-ups are rolling! The earlier you sign up, the sooner you lock in priority selection for you and your group.

Early Bird Pricing ends on December 6th, with rates increasing afterward.

Housing Selection and Guided Matchmaking start in **February 2025**.

Your Fall 2025 installment payment is due in **July 2025**.

Move-in for Fall 2025 will take place **approximately one week** before the semester begins.

TESTIMONIALS

"Fact that furnished apartments, utensils, pots and pans, toilet paper with a bow on it when they came in with everything, is a nice transition. Oh I forgot pots and pans but HD got me! (Extra amenities aren't common in the real world)"

"Nice transition to adulthood."

"Having the burden of apartment searching lifted off my shoulders was a major factor"

"A place for my duck to call home, away from home."

"I love that you all clean the apartment over winter break."

"Why did I sign up so early? I have a child that's always late for class, always oversleeping, and I need to know that I have the best chance at getting him an apartment that's as close to campus as possible"

"I live out of state so it gives me piece of mind knowing my child is in good hands."

"His first choice was the Towers - and eventually got off the waitlist. But he already knew who his roommates were, already felt like he had a plan, so he let the Towers go since they would match him with random roommates"

"Flexibility is great - if he wants to stay for the Summer he can but otherwise he's not paying for it!"

"It's a win-win! Independent off campus living with convenient services for support!"

GUARANTEE F'25 & S'26 HOUSING

Sign-Up In Just 2 Easy Steps

1. Submit Your Guarantee Form

- Download the form from our sign up page on our website
- Email the signed form to HUDSONDORMS@gmail.com
- Have roommates in mind? Submit one guarantee for your group



2. Pay Your Guarantee Advance

- This \$400 Guarantee Advance will be credited toward your Fall Installment payment!

Payment Methods:

Venmo: @HUDSONDORMS

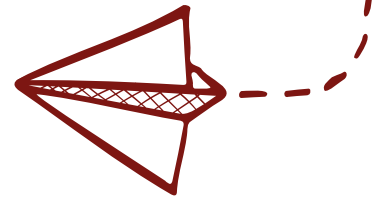
Zelle: HUDSONDORMS@gmail.com

Checks should be made payable to Hudson Dorms LLC
and mailed to P.O. Box 6220 Hoboken NJ 07030

- This will later be applied as a credit for the Fall Semester payment!

Note: The Deposit is non-refundable

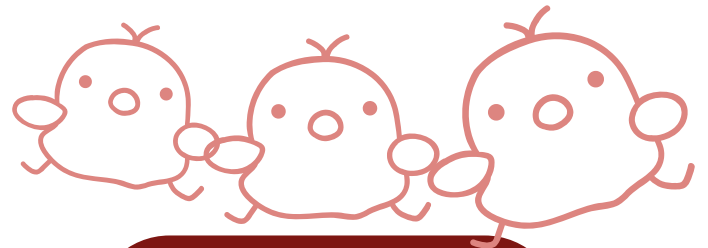
YOUR JOURNEY



1. Guarantee Housing

Secure your spot with Hudson Dorms!
Just submit your Guarantee Form and Advance—it's that easy!

2. Build Your Group (You have 3 Options)



1. Sign-up as a
Full Group

2. Build a Full
Group by Feb.

3. Join HD's Discord
to meet students



Found a full
group?



Need more
roommates?



3. Housing Selection Slot

Your full group will select your
apartment in the order of sign-up date
(Starting in February)

Guided Matchmaking
(Starting in February)



Refer a friend...

HOW IT WORKS

You can **earn \$100** for referring friends who don't currently live with Hudson Dorms or haven't signed up for next year yet.

To refer other students, you **must** be a current HD student (F'24 & S'25) **or** have already signed up for F'25 & S'26.

HOW TO EARN

1. Share your experience with Hudson Dorms to friends
2. Have your friends write your name and Venmo on the referrer section of their housing guarantee form!
3. You will be paid once their guarantee form and deposit are received.

You may refer as many friends as you'd like :)

*Each **new** student may only write **one** name for their referrer

...earn \$100!



GUIDED MATCHMAKING

HOW IT WORKS!

1. Questionnaire

Our team has put together an in-depth questionnaire to help us pinpoint your interests, hobbies, habits, preferences, etc to compare with potential matches.

2. Best Fit

Based on your answers in the questionnaire, as well as discussions we've had with you, we will pair you up with the most compatible roommates! Our team does not take this task lightly. We are rooting for you to have the best experience possible!

3. Zoom Meeting

You'll be set up on a zoom call (cameras on!) to meet potential roommates where you will have the chance to ask them questions and get to know each other.

4. Confirm Your Group

After the meeting, we will privately check-in with everyone to see how the call went. Let us know if you'd like to move forward as roommates and/or any questions/concerns.

5. Lock In Your Apartment Selection

Now that you've found your perfect roomies, your group will be added to the housing selection queue.



HELPFUL HINTS:

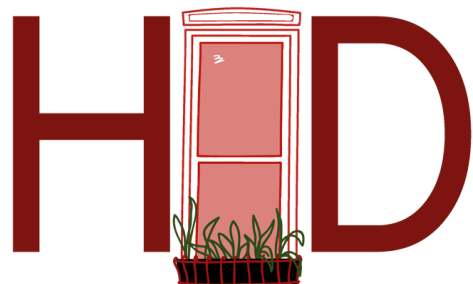
Delaying matchmaking delays apartment selection!

PLZ 🙏 be responsive to emails.

Don't forget to refer friends to your group!

You earn a \$100 referral bonus





APARTMENT SELECTION PROCESS

Full groups select in the order of their sign-up date!

A Quick Rundown:

Matchmaking

if applicable

Find your future roommates! Once you have a full group you will be added to the apartment selection! Full groups get priority and select first so be sure to fill out those forms and join your zoom calls!



2 Day Selection Period

Based on your preferences, we send each group a few apartment options to choose from. You'll receive an in-depth description, photos, and a video tour of the spaces.



Agreement & Advance Period

Once you have confirmed your selection, each person will have 7 days to pay the \$950 Confirmation Advance.

After each person has paid we will then send the group the agreement to sign.

Sample Lease



FOURTH

Relax

You're now locked in and your apartment will be ready for move-in! Be sure to come to future HD events to meet other HD students!

**IMPORTANT
NOTE**

Be sure to let us know ASAP if you will be a part of Co-op, study abroad or plan on graduating early.

FINANCES TIMELINE

Guarantee Advance

\$400 payment*

Due at time of sign-up.

Applied as a credit toward your

Fall Installment.

*Non-Refundable

Fall Installment Fee

Our accounts team will reach out in **July 2025**, before move-in, to collect the **remaining balance** of your **Fall semester installment.**

Confirmation Advance

\$950 payment

Due within **7 days**

of selection your apartment.

Applied as a credit toward your

Spring Installment

Spring Installment Fee

Our accounts team will reach out in **December 2025**, to collect the **remaining balance** of your **Spring semester installment.**

We accept ParentPLUS, Federal & personal loans.

Our payment methods include Venmo, Zelle, check or DooorLoop.

Feel free to reach out to students@hudsondorms.com for alternate arrangements.

PROVIDED ESSENTIALS

Every apartment is furnished of equal standard!
No two apartments are a like, our interior designer selects furnishings that best fit each space and its character.

Below is the list of items each of our apartments are equipped with upon move-in!

Living Spaces

- Sofa
- Coffee Table
- Floor and/or Table Lamp
- Area Rug
- Media Unit
- Side Tables
- Lounge Seating
- Dining Table
- Dining Chairs
- Bar Stools

(If applicable)

- 1 Twin Bed Per Student
- 1 Desk Per Student
- 1 Desk Chair Per Student
- 1 Dresser Per Student
- Bedroom Blinds or Curtains
- A Few Items of Decor



Bathroom

- Plunger
- Toilet Brush
- Shower Curtain and Liner
- Small Garbage Bin



Kitchen

- Garbage Bin
- Pots & Pans
- Plates & Bowls
- Cups & Mugs
- Knives, Forks & Spoons
- Utensil Organizer
- Cooking Utensils
- Mixing Bowls
- Casserole Dish
- Baking Sheet
- Measuring Cups/ Spoons
- Can Opener
- Strainer
- Cutting Board
- Cutting Knives
- Pot Holders
- Microwave

ITEMS WE SUGGEST YOU BRING

- ☐ Alarm Clocks
- ☐ Bedding (Twin or Twin XL)
- ☐ Towels
- ☐ Hangers
- ☐ Bath Mat
- ☐ Coffee Makers
- ☐ Small Appliances
(Toaster, Blender etc.)
- ☐ Extension Cords
- ☐ Flash Light
- ☐ Toothbrush Holder
- ☐ Cleaning Supplies
- ☐ Hair Dryer
- ☐ Paper Products
- ☐ Storage Bins/Organizers
- ☐ Laundry Basket
- ☐ Iron
- ☐ Recycling Bin
- ☐ Command Hooks
- ☐ Desk Lamp
- ☐ TV
- ☐ Snacks for the
New Roomies