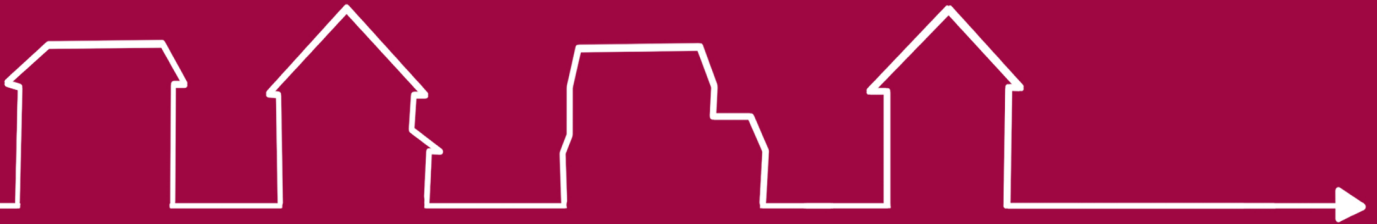


Renter's Guide

2013-
2014

Text



presented by
OHIO STATE



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Dear OSU Student,

Thank you for reading the 2013-2014 edition of the Ohio State University Renter's Guide. This publication has been provided by the Undergraduate Student Government's Student Affairs and Health and Safety Committees to make your search for housing in the off campus area easier and to help you make informed decisions in the leasing process. The following pages will provide you with data on landlords in the off campus area. These results were compiled by a survey administered by the Center for the Study of Student Life and commissioned by the Undergraduate Student Government. The Renter's Guide is one of USG's several initiatives this year. Please check out our website (usg.osu.edu) to see other USG initiatives this year as well as contact information for your representatives. Also, please feel free to contact us if you have any questions, concerns or feedback for how USG might better serve you.

Enjoy the Renter's Guide and GO BUCKS!

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Purpose and Methodology

The data in the following report is intended to provide useful information about the previous experiences of OSU students living in the off campus area. This is done through surveying and evaluating the perceived level of service tenants received from the rental companies. Survey participants were asked to complete online questions relevant to their experience with the respective rental company from the previous year. We hope that you will utilize this guide to help you make an informed decision of whom to rent from. A great resource for such information is Neighborhood Services and Collaboration, located in the Ohio Union. There is a section outlining their resources at the end of the guide.

The Undergraduate Student Government Renter's Guide survey was administered by the Center for the Study of Student Life in February 2013 to undergraduates, rank 2 or above. The sample included 5,000 undergraduate students. The survey yielded 985 responses or approximately a 20% response rate. The Undergraduate Student Government would like to thank everyone who responded to this year's survey.

Disclaimer

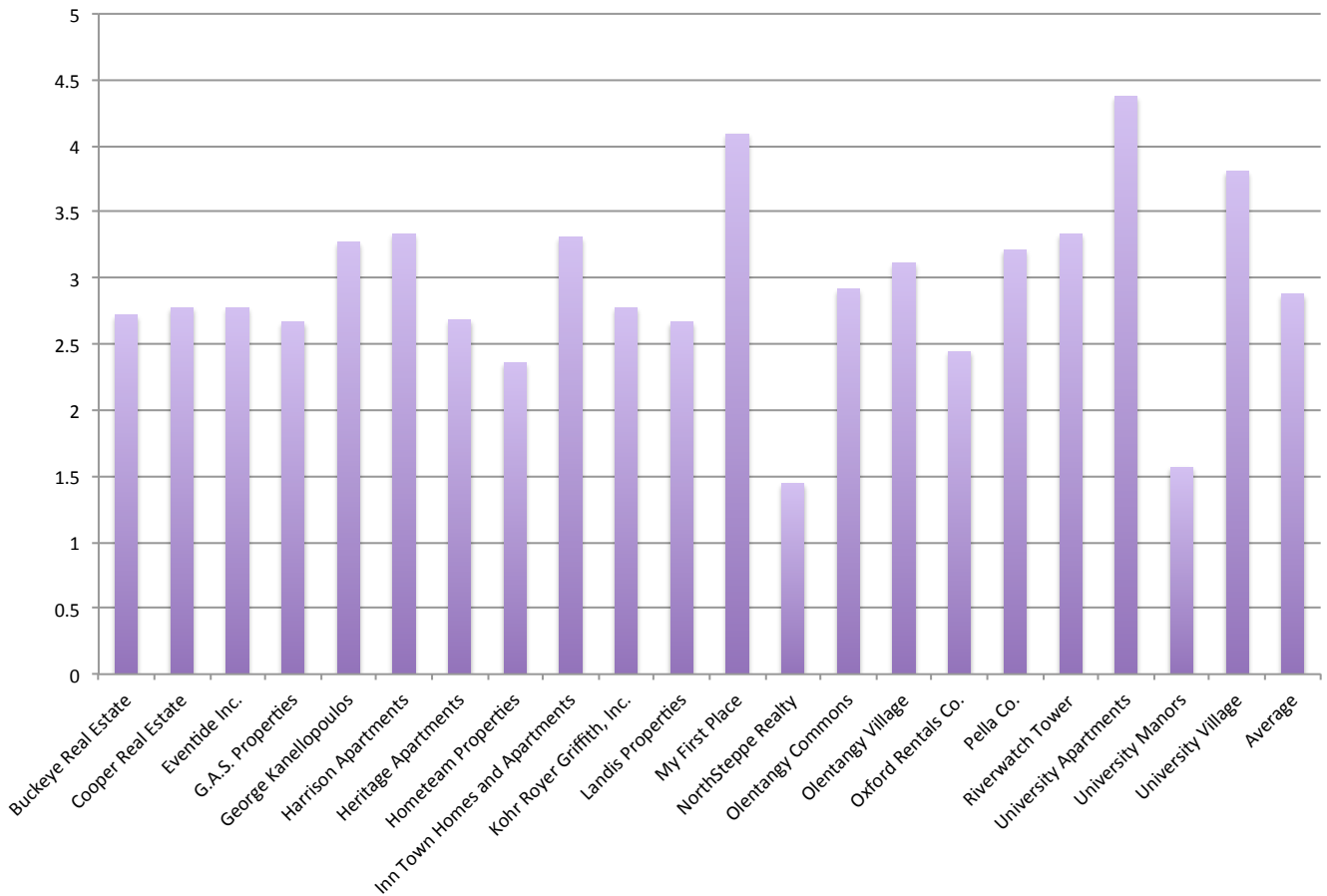
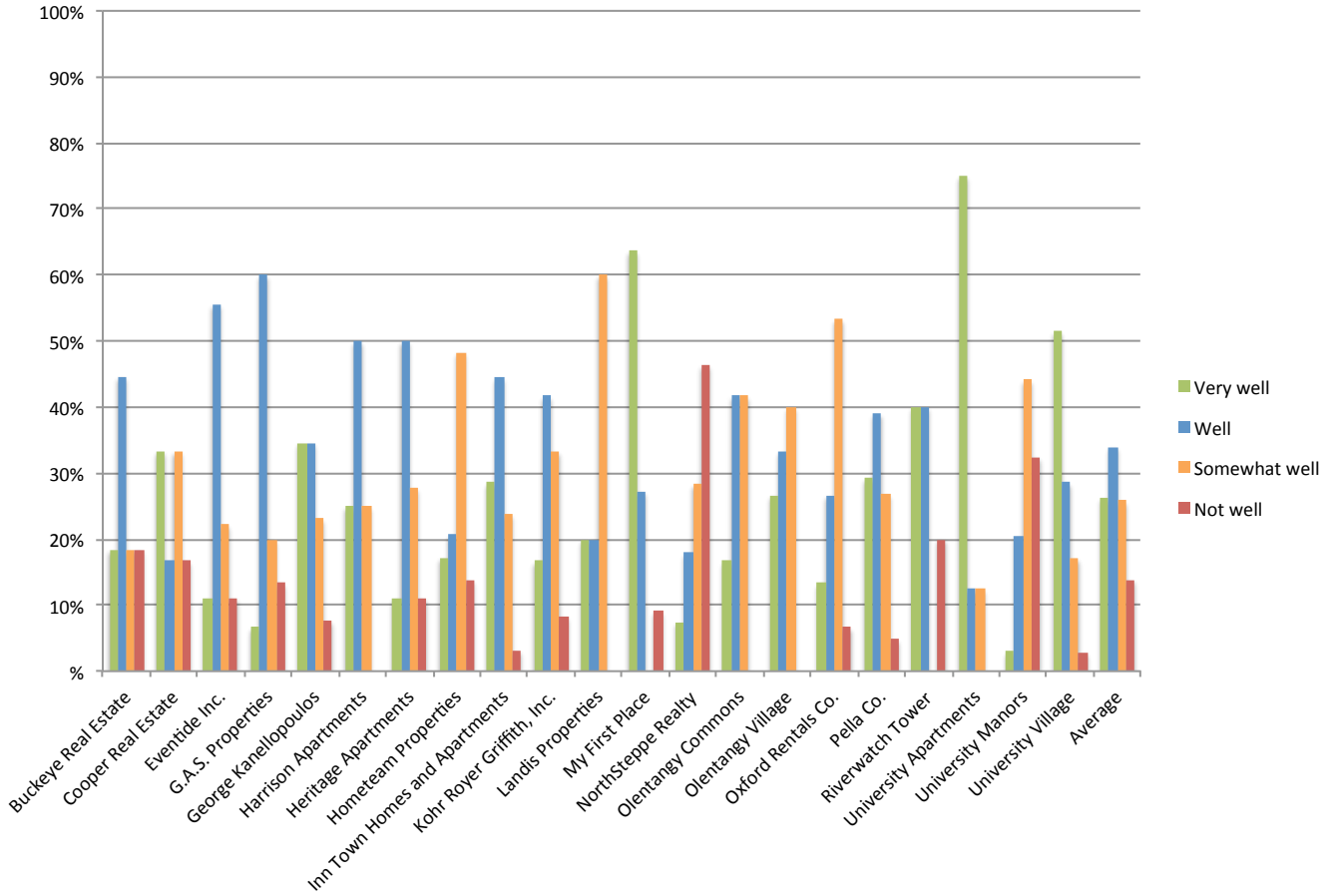
In publishing this information, neither the Undergraduate Student Government nor The Ohio State University endorse or support any company or business over any other; this survey simply provides a direct report of tenant opinions. Because the data contained in this section reflects opinions, different interpretations are possible. The above mentioned organizations assume no responsibility for reader, tenant, or prospective tenant interpretation or reaction to the data. Nothing included in the data is intended to give legal advice. If you have any questions regarding the law or its application in a certain situation we suggest you consult the Student Legal Services (studentlegal.osu.edu) or another attorney service.

Summary of Data

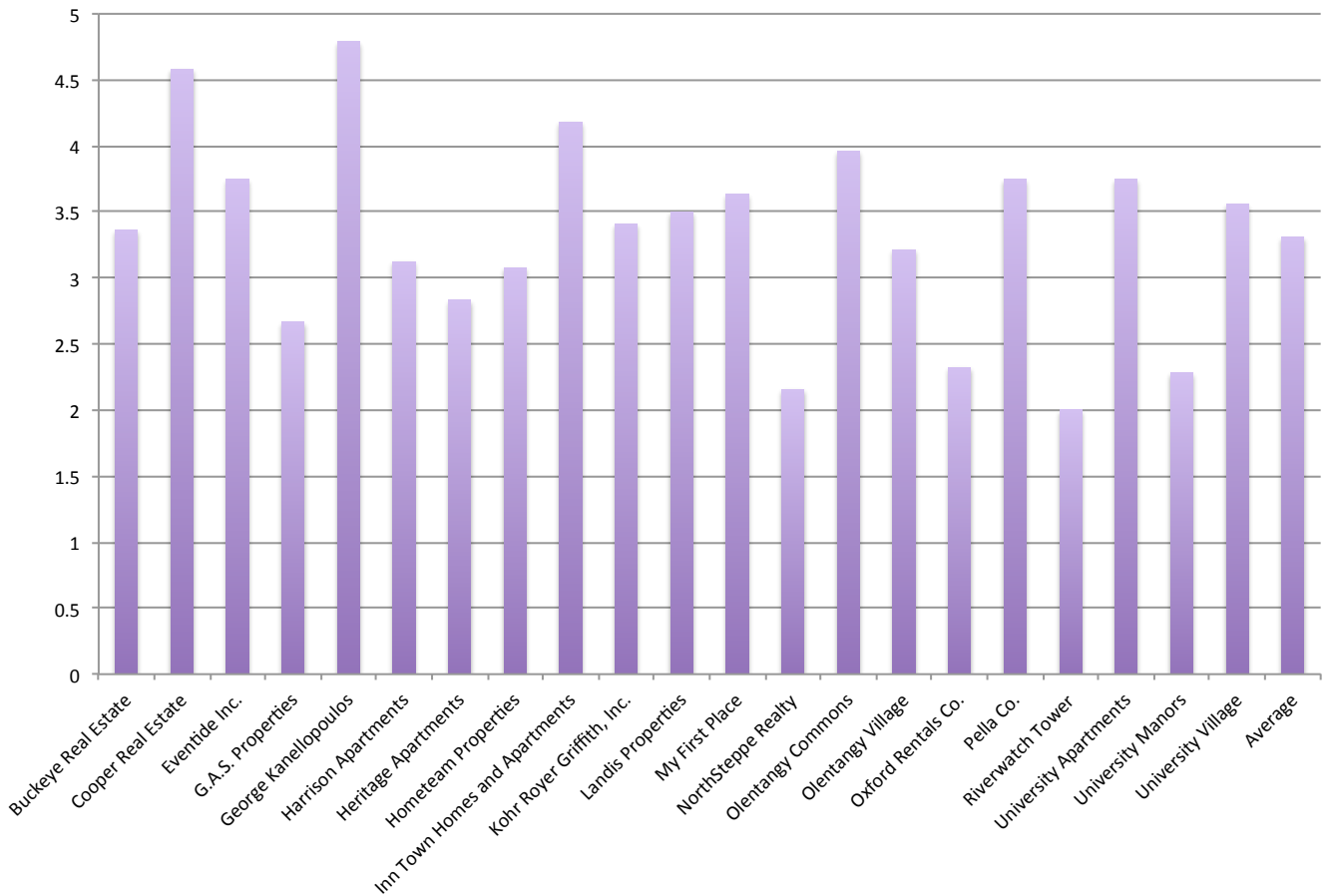
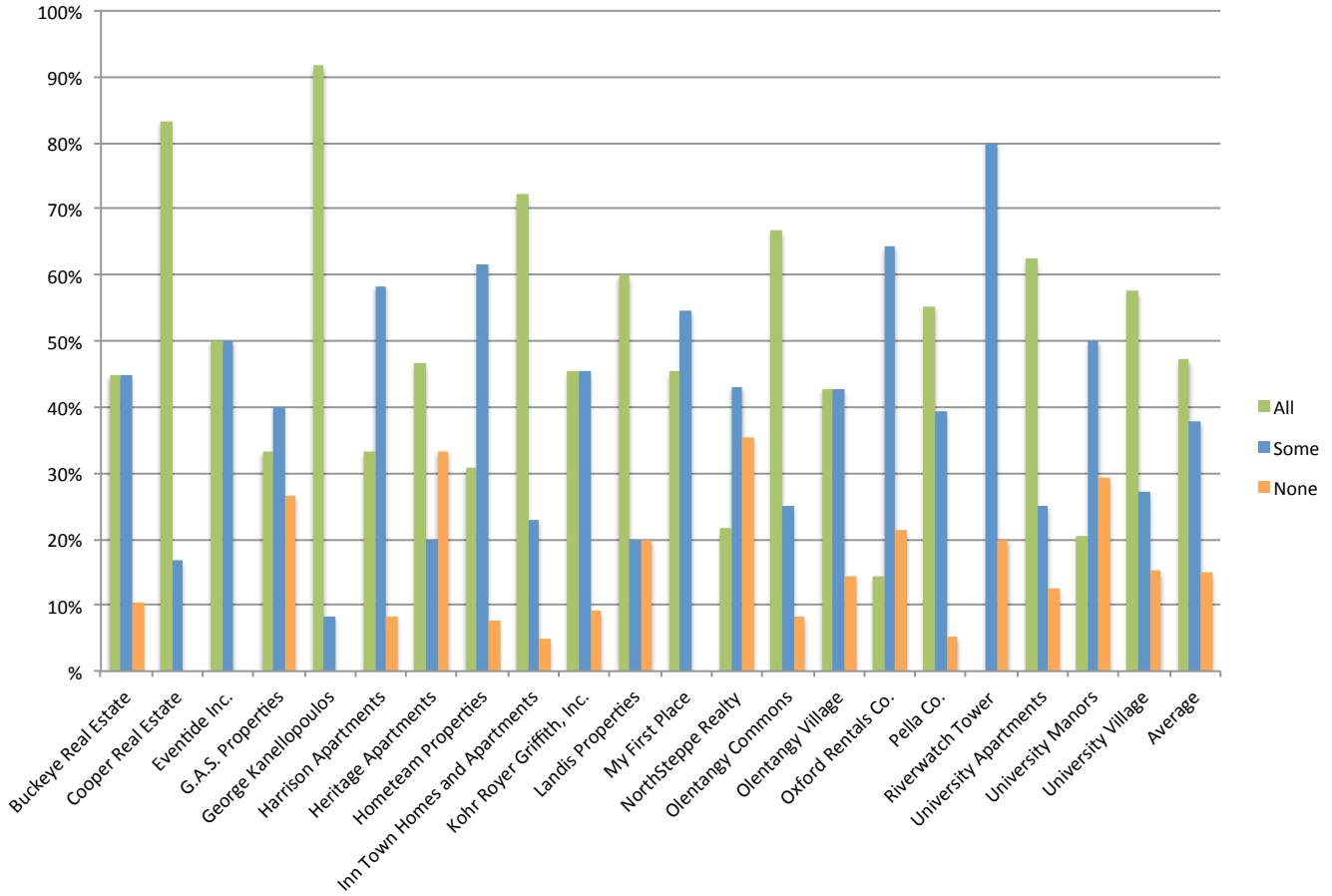
Landlord	Responses	Percent
Buckeye Real Estate	66	7%
Cooper Real Estate	6	1%
Eventide Inc.	9	1%
G.A.S. Properties	15	2%
George Kanellopoulos/OSU Properties	26	3%
Harrison Apartments	12	1%
Heritage Apartments	18	2%
Hometeam Properties	29	3%
Inn Town Homes and Apartments	63	6%
Kohr Royer Griffith, Inc.	12	1%
Landis Properties	5	1%
My First Place	11	1%
NorthSteppe Realty	67	7%
Olentangy Commons	12	1%
Olentangy Village	15	2%
Oxford Rentals Co.	15	2%
Pella Co.	41	4%
Riverwatch Tower	5	1%
University Apartments	8	1%
University Manors	34	3%
University Village	35	4%
Other	481	49%
Total	985	100%

For each question in this guide, there are two graphs shown. The first graph shows the percentage of students who selected each answer, sorted by rental company. Unless labeled otherwise, the second graph displays a summary of the responses in the form of a ranking on a scale from zero to five.

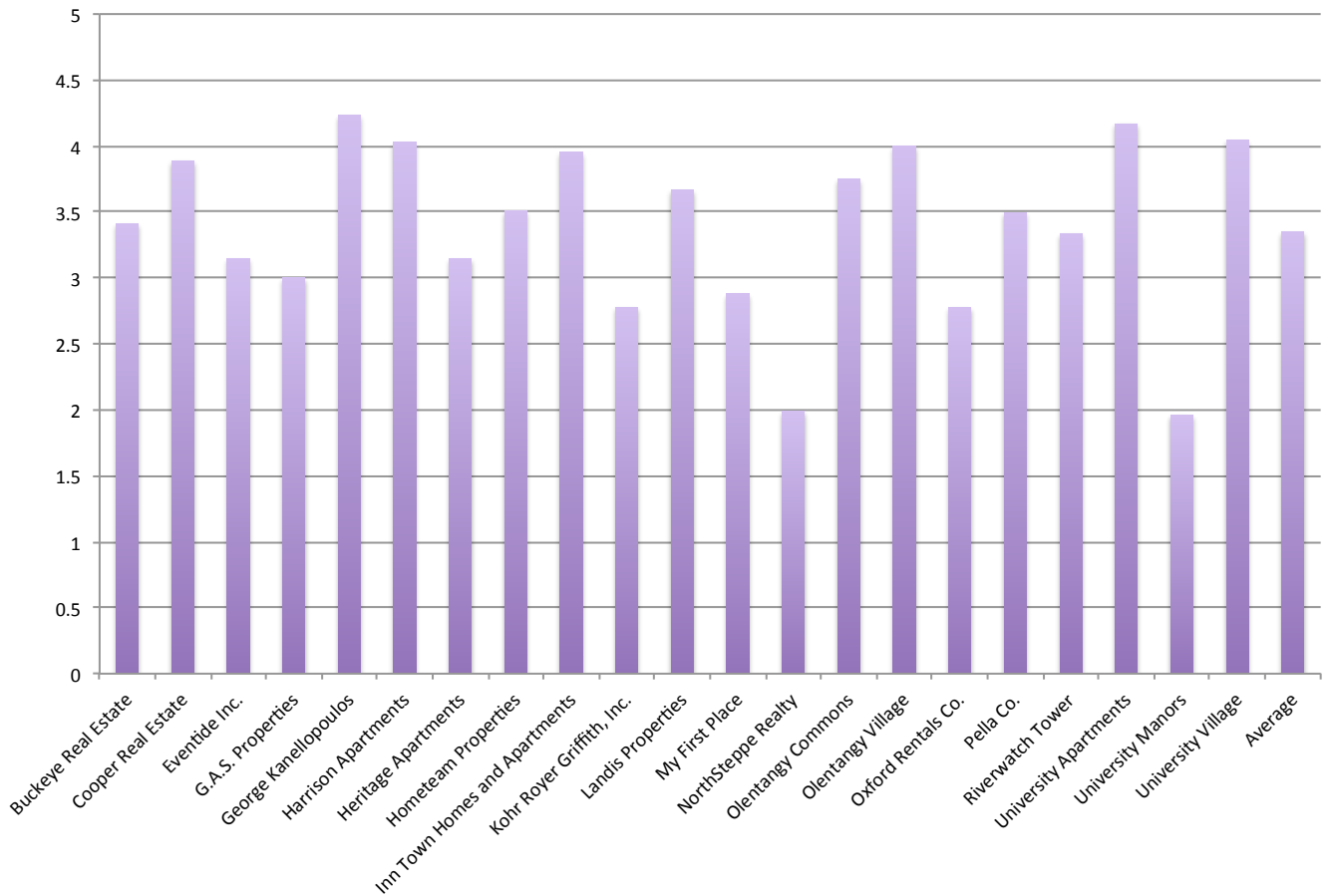
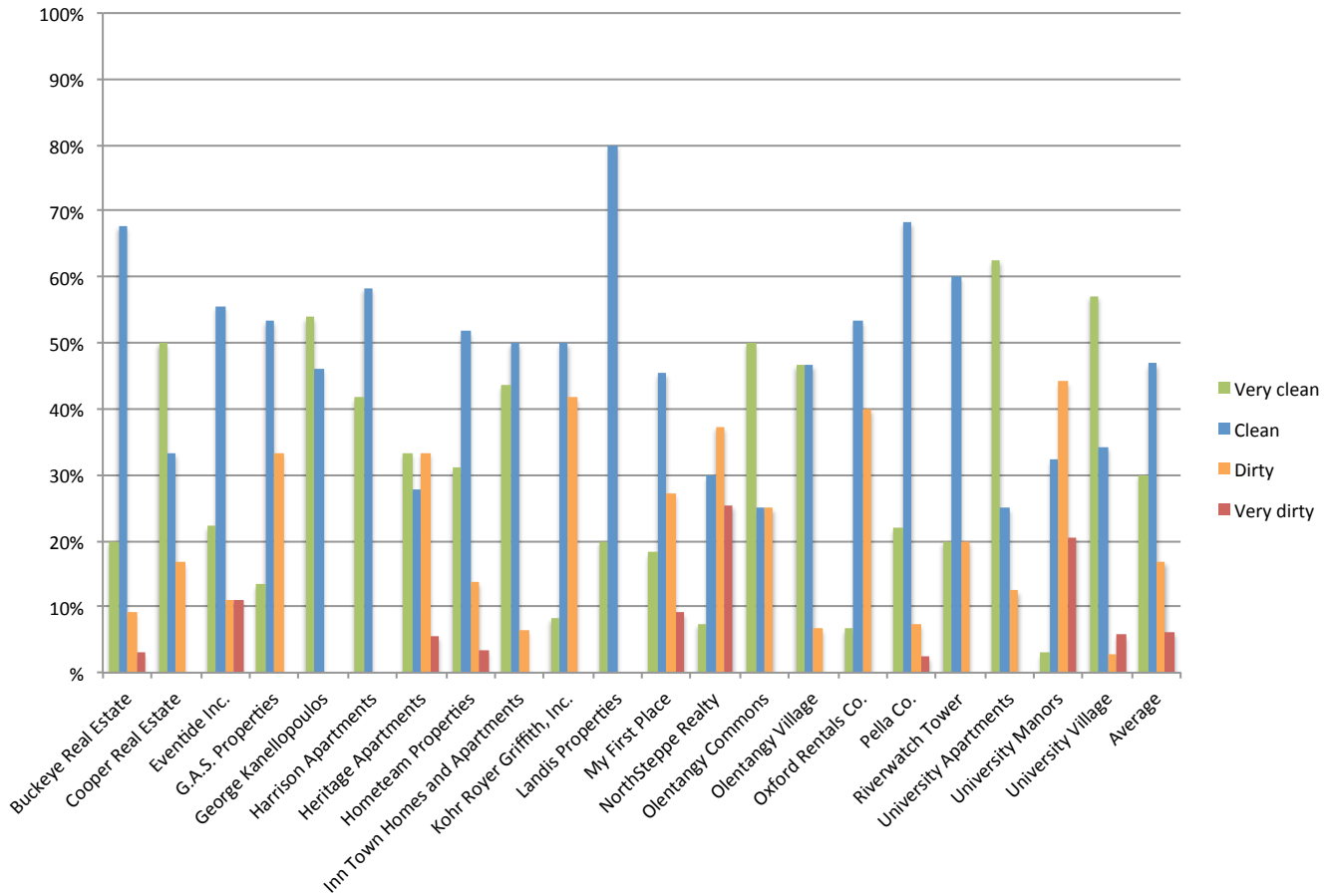
How well did your realtor describe to you your lease and all that it entailed?



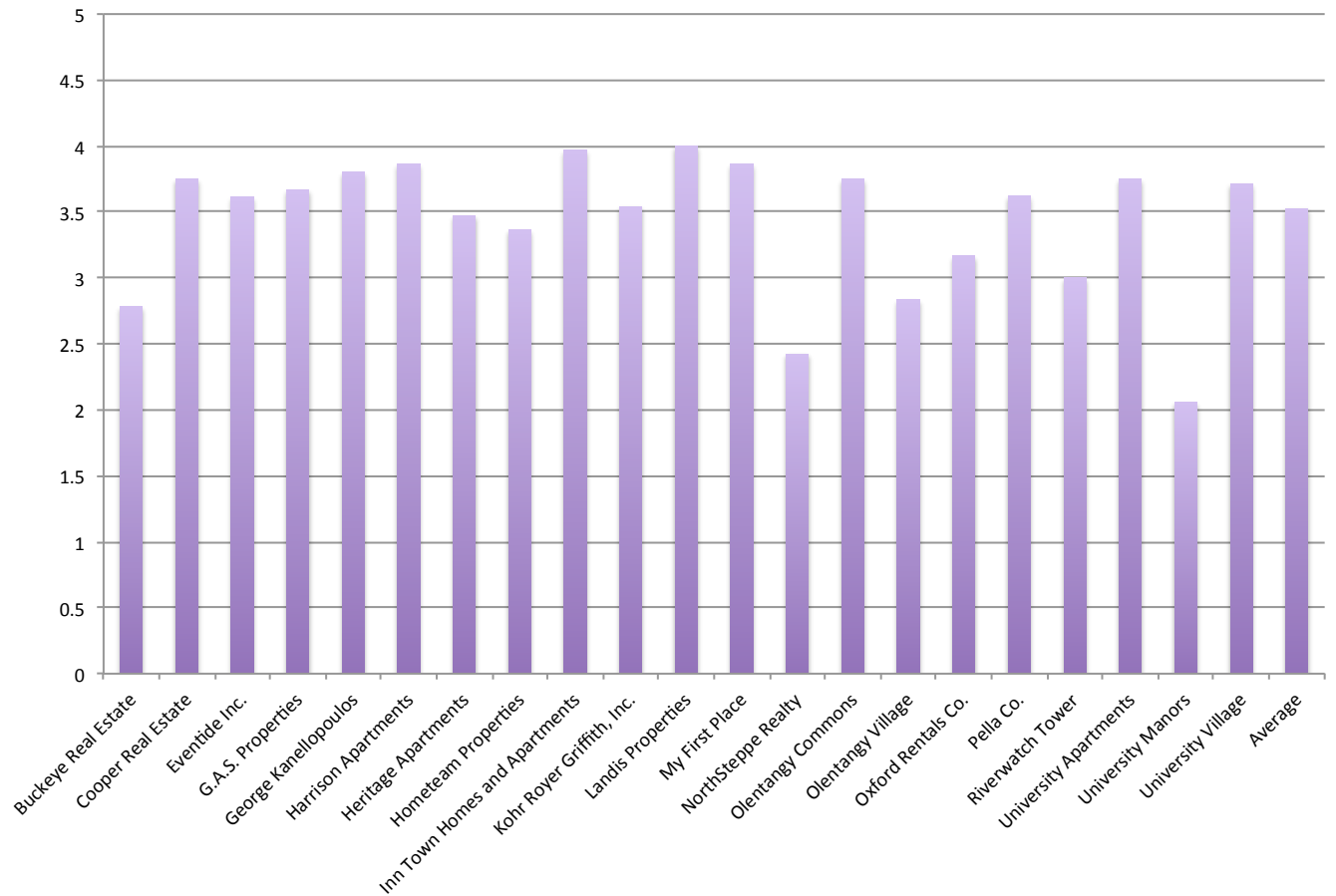
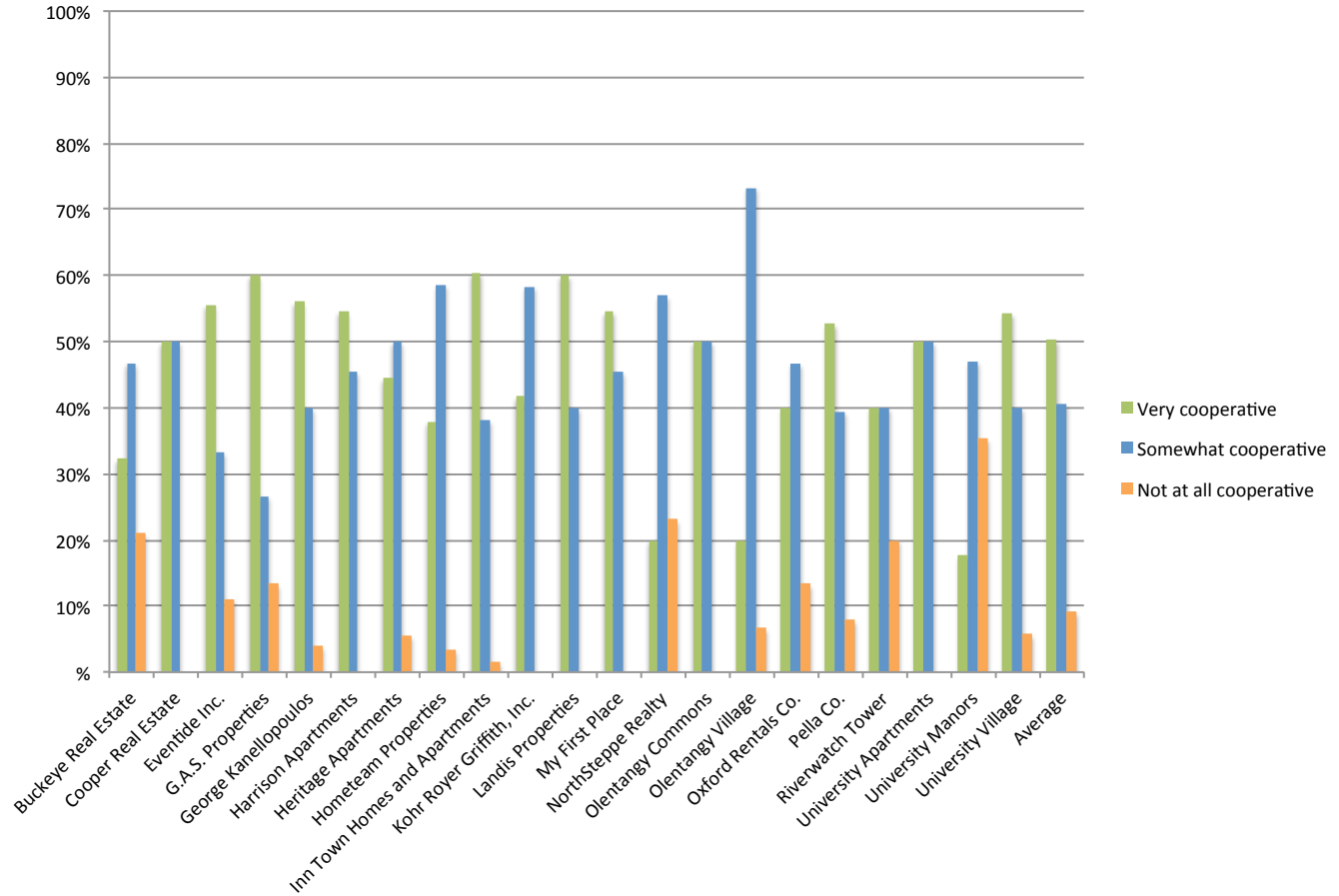
If your realtor agreed to complete repairs prior to your move in, how many were completed on time?



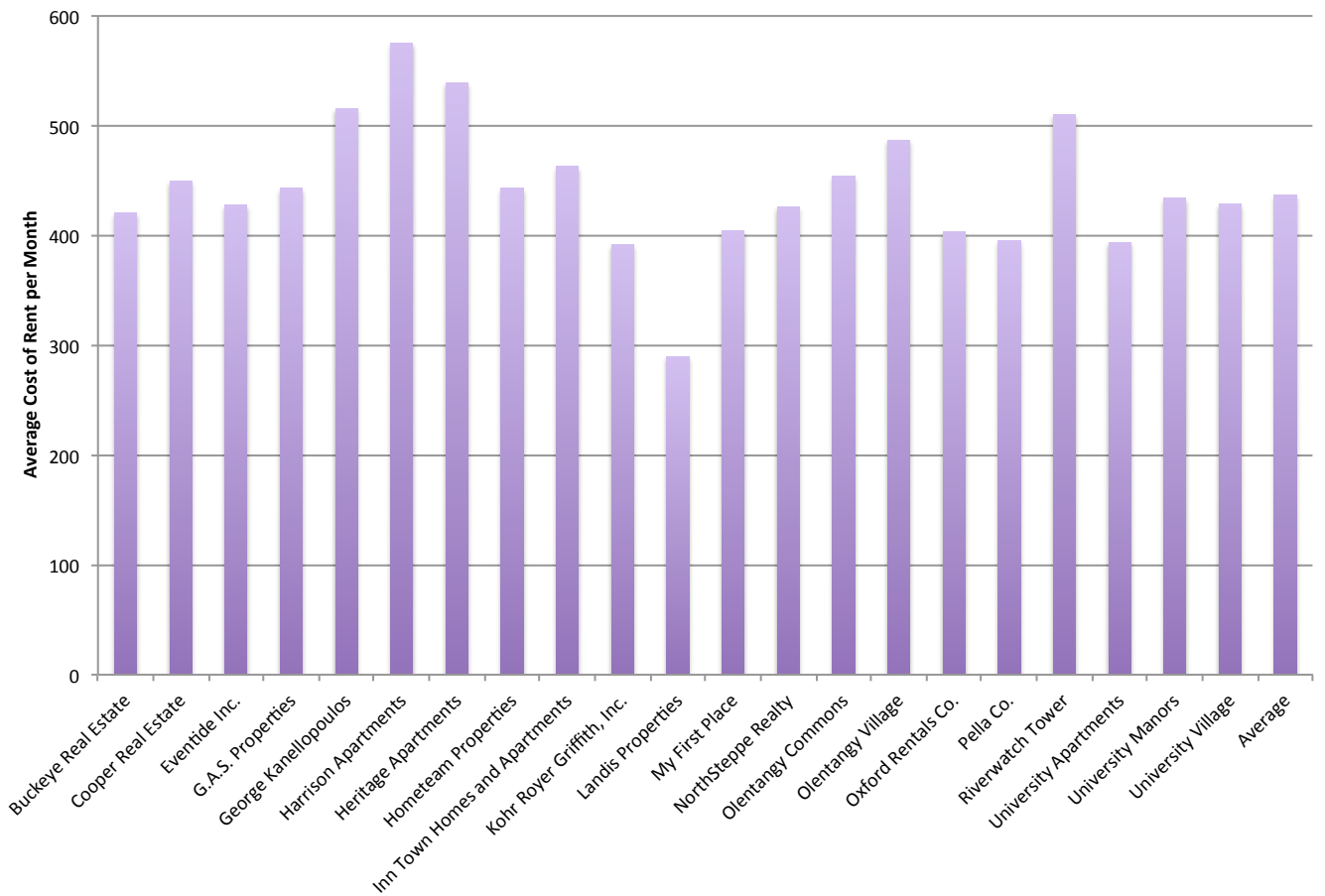
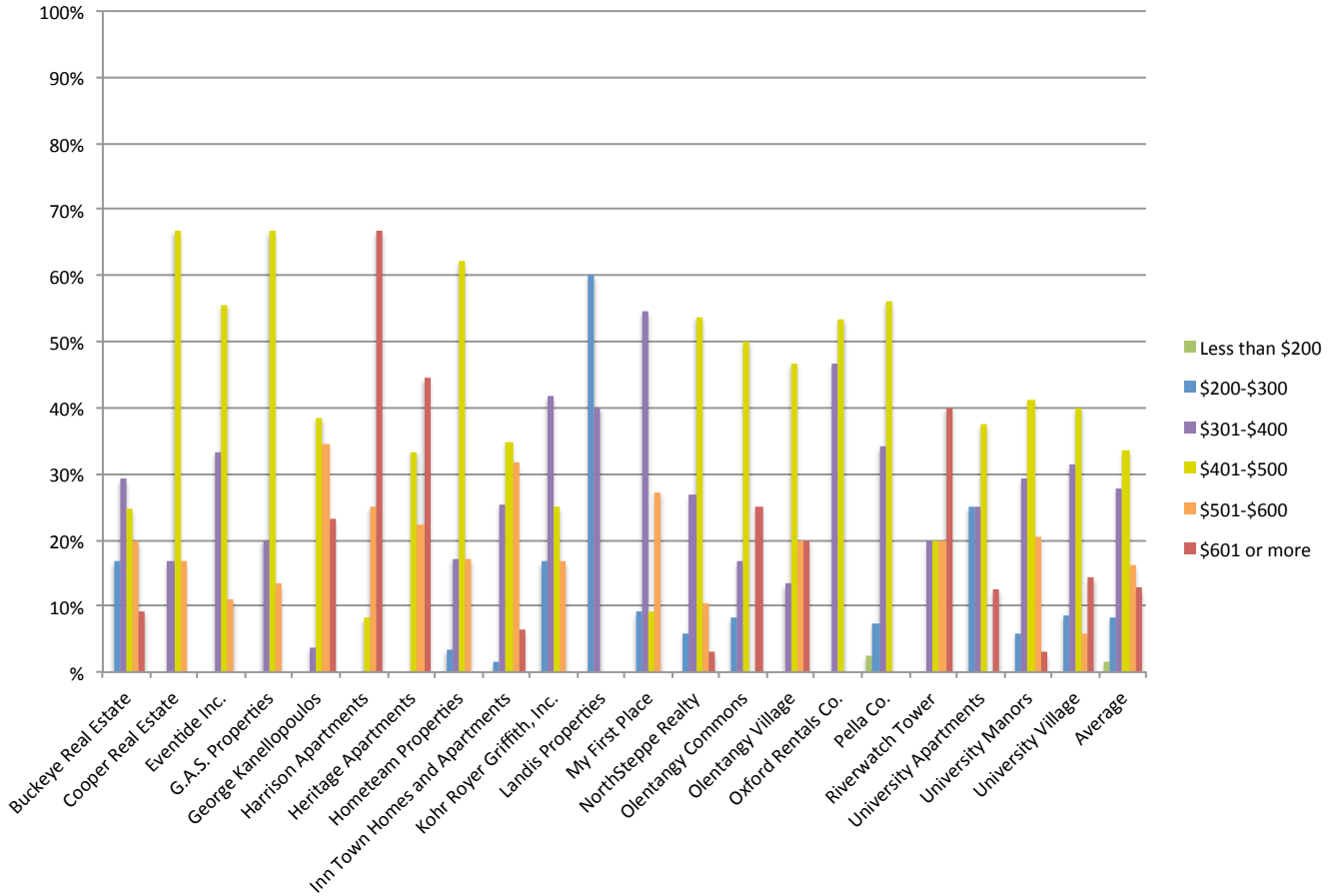
How clean was your rental property at the time of your move-in?



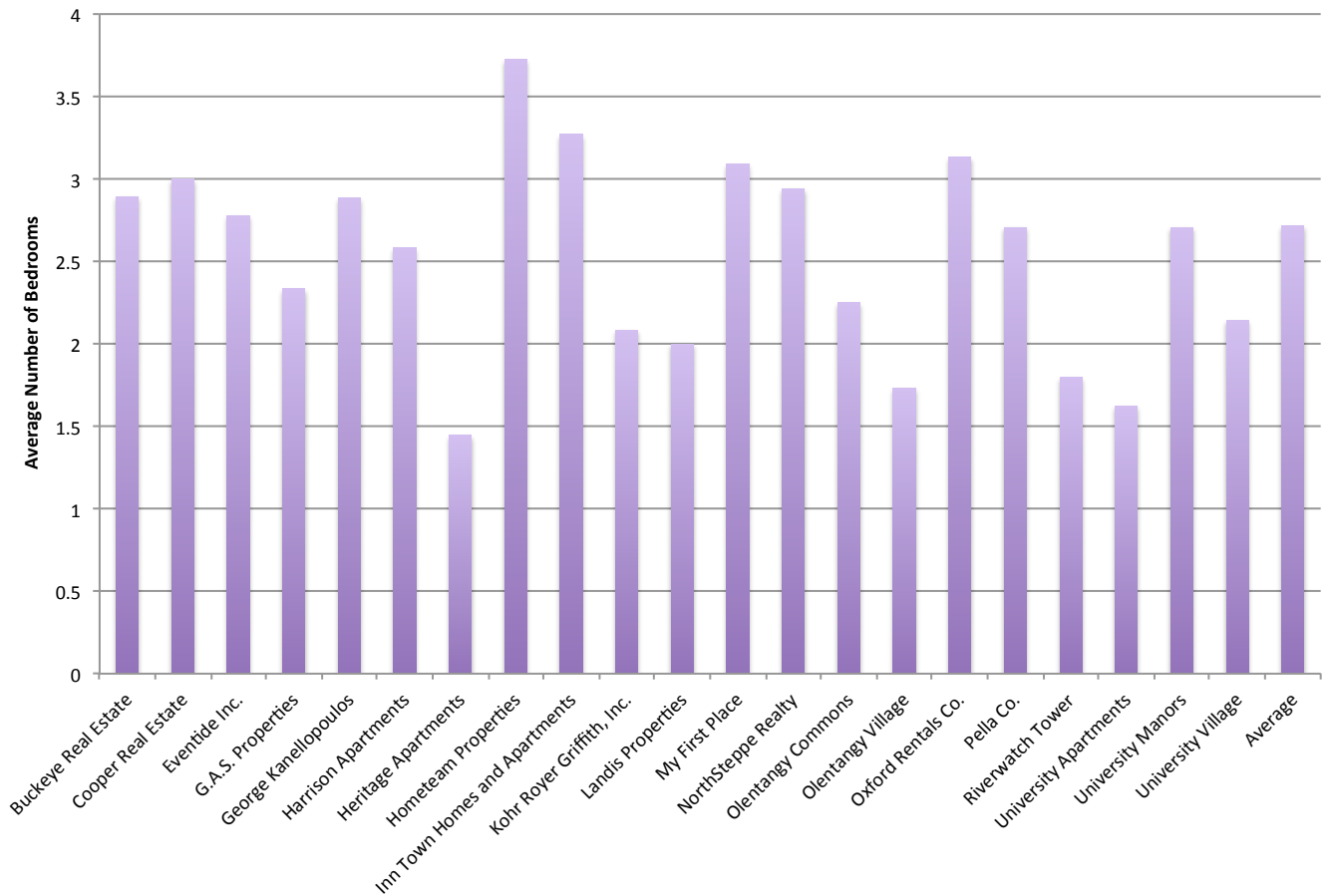
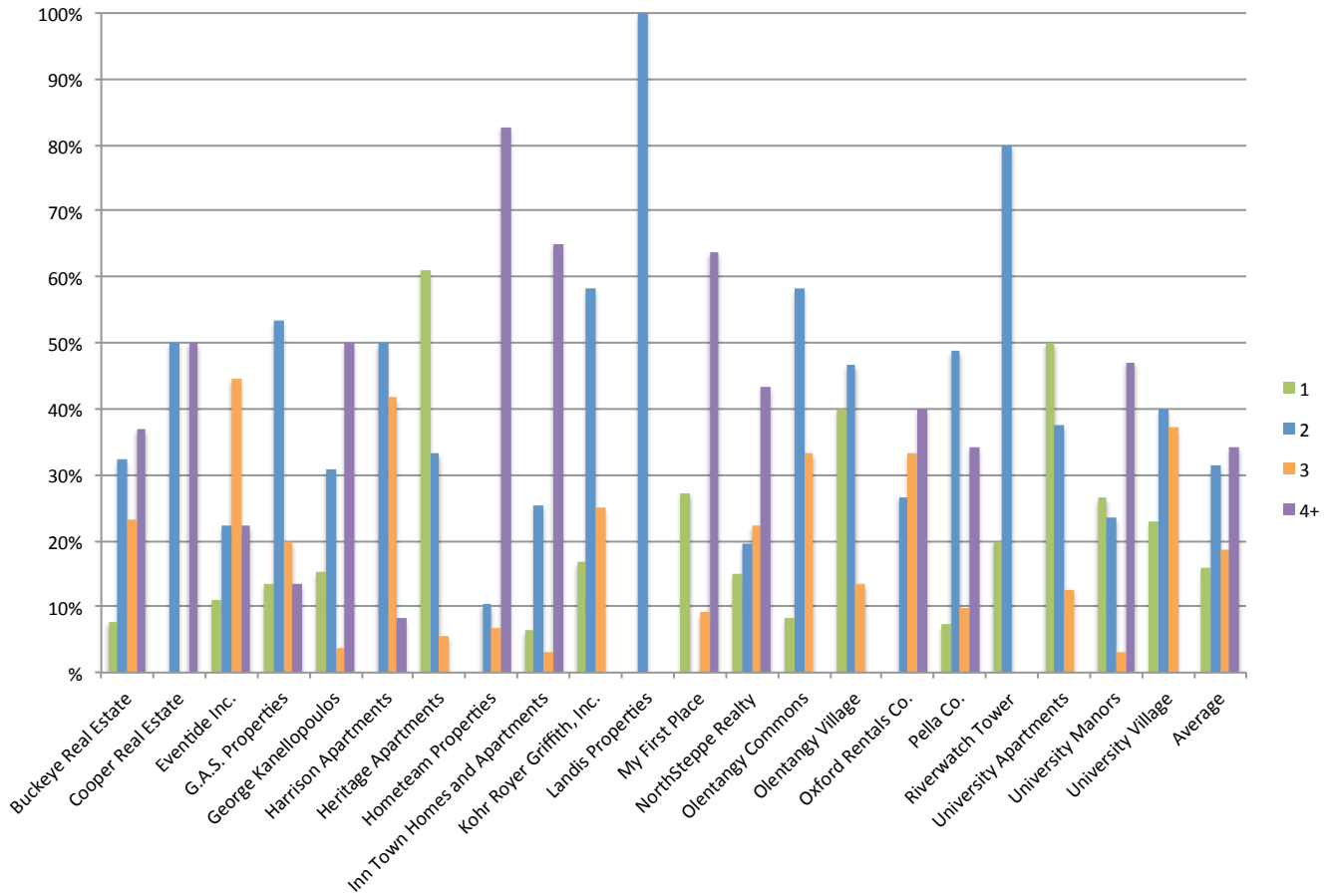
How cooperative was the realtor in terms of adjusting to your move-in needs?



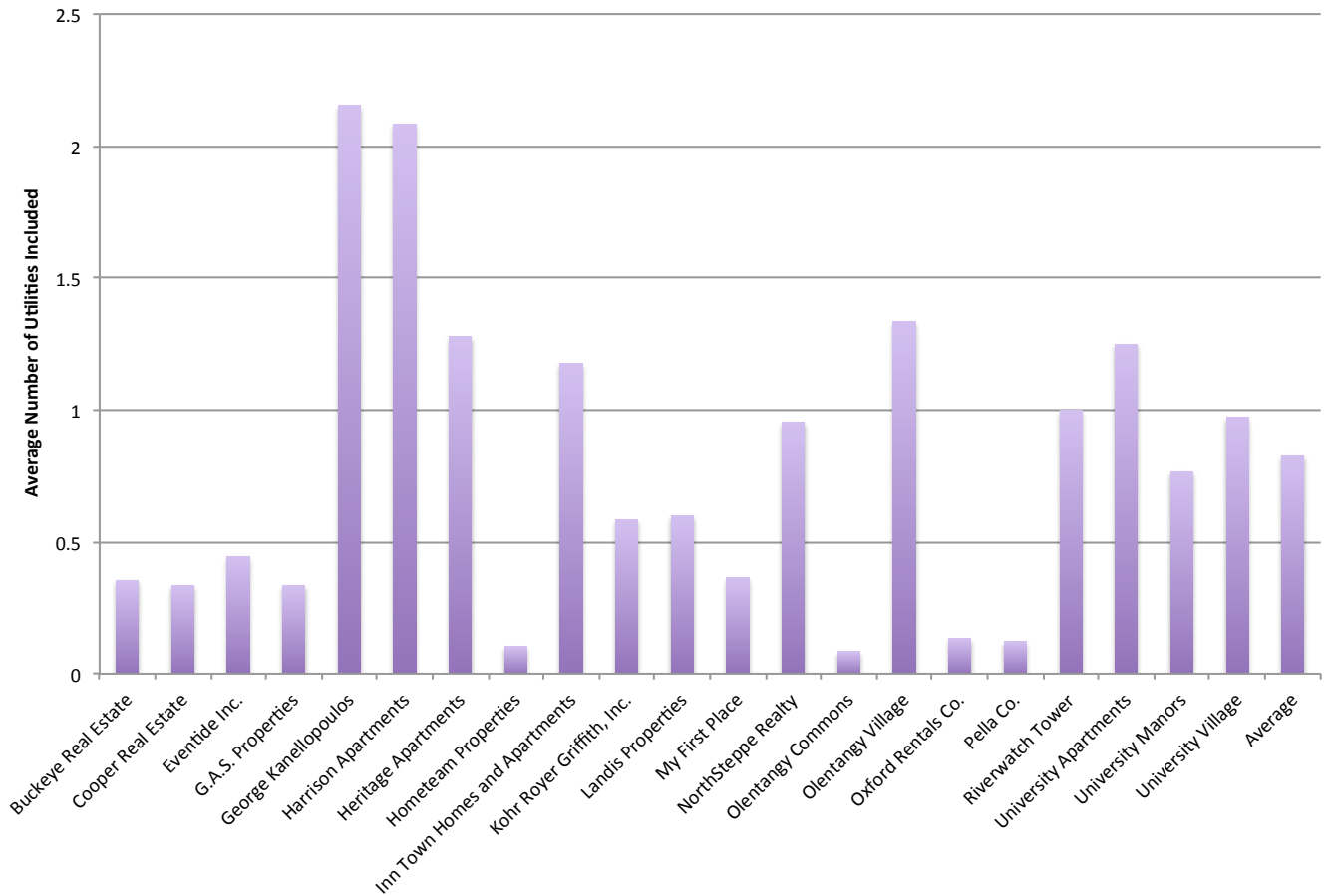
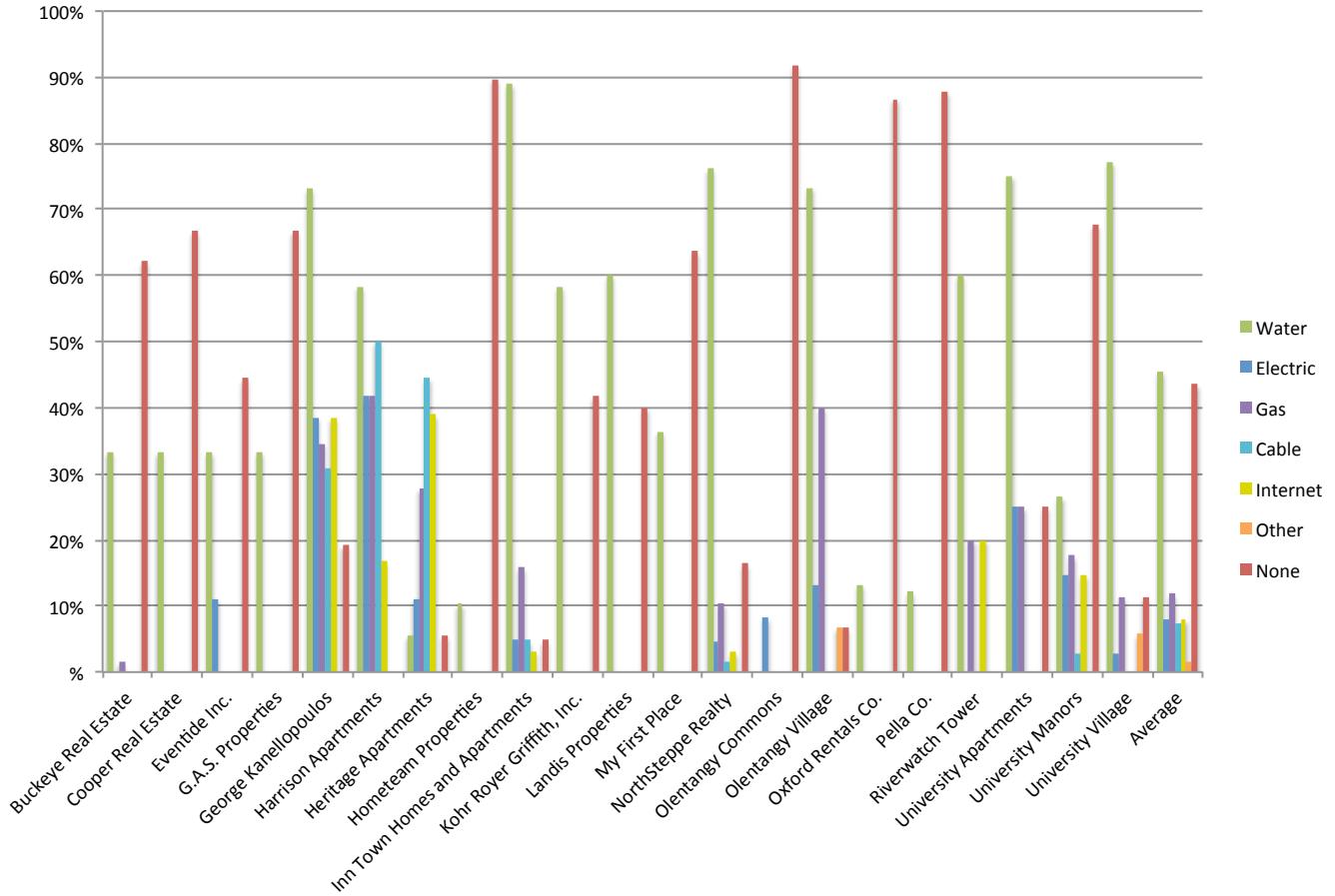
What is the monthly rent per person for your rental property?



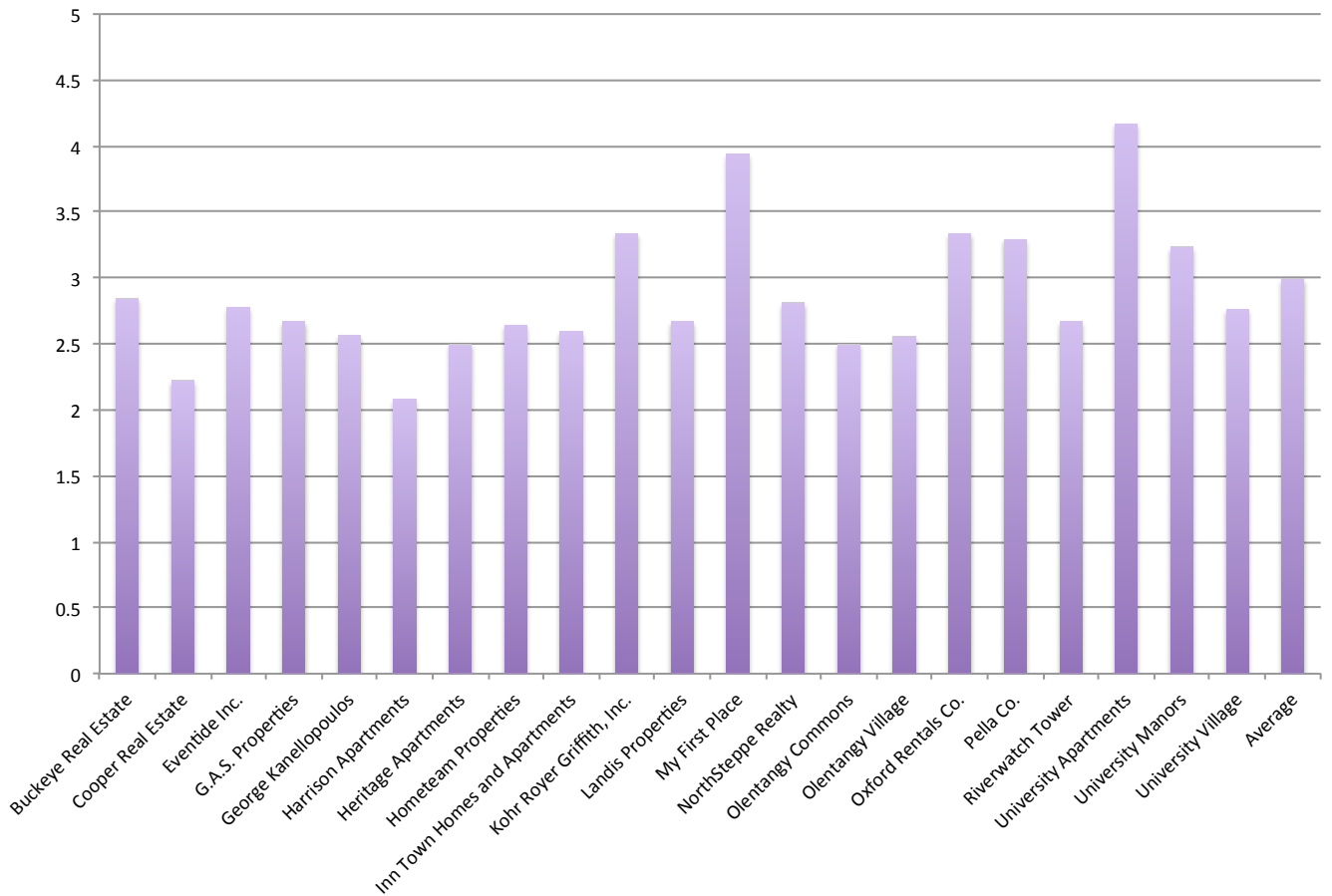
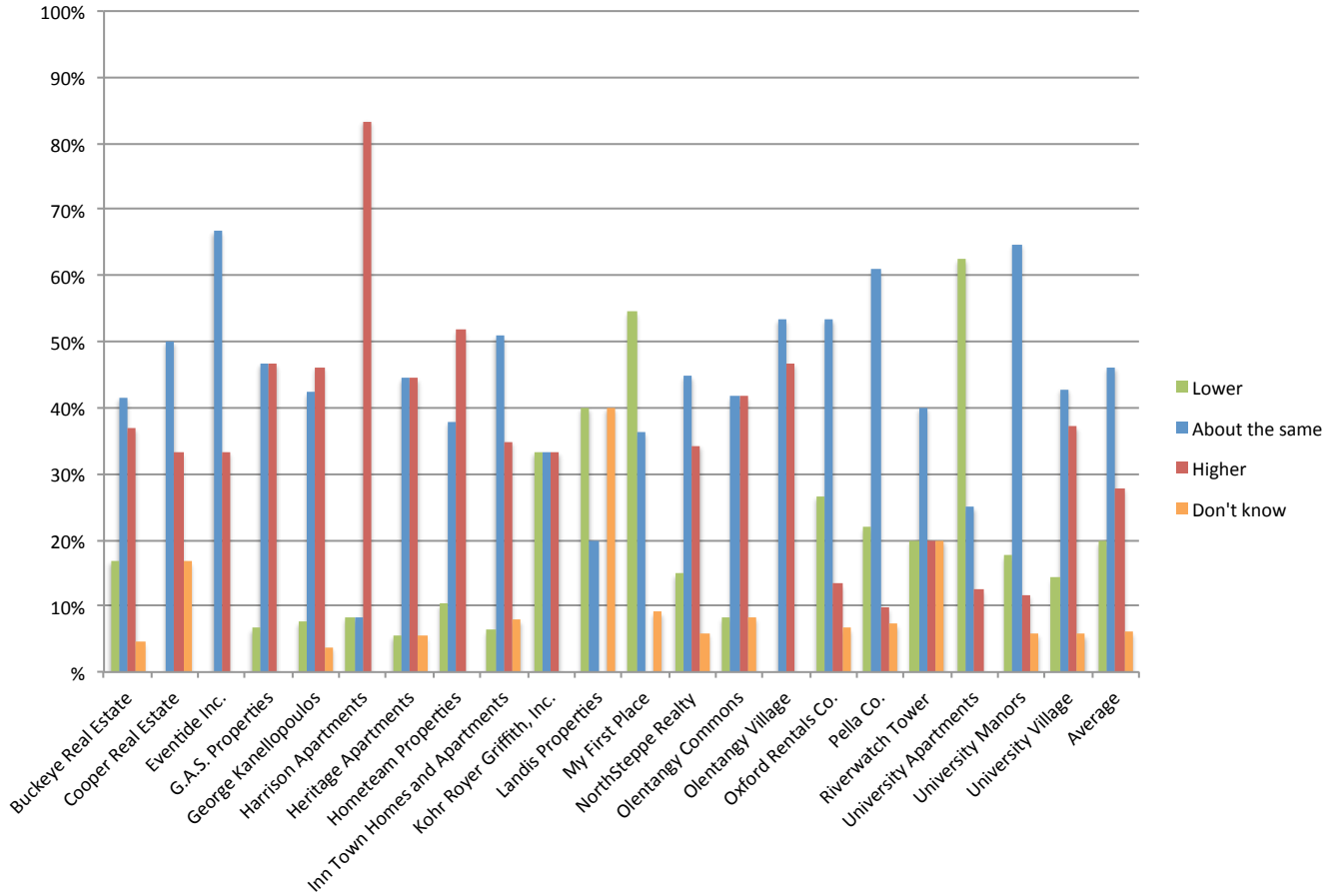
How many bedrooms does your property have?



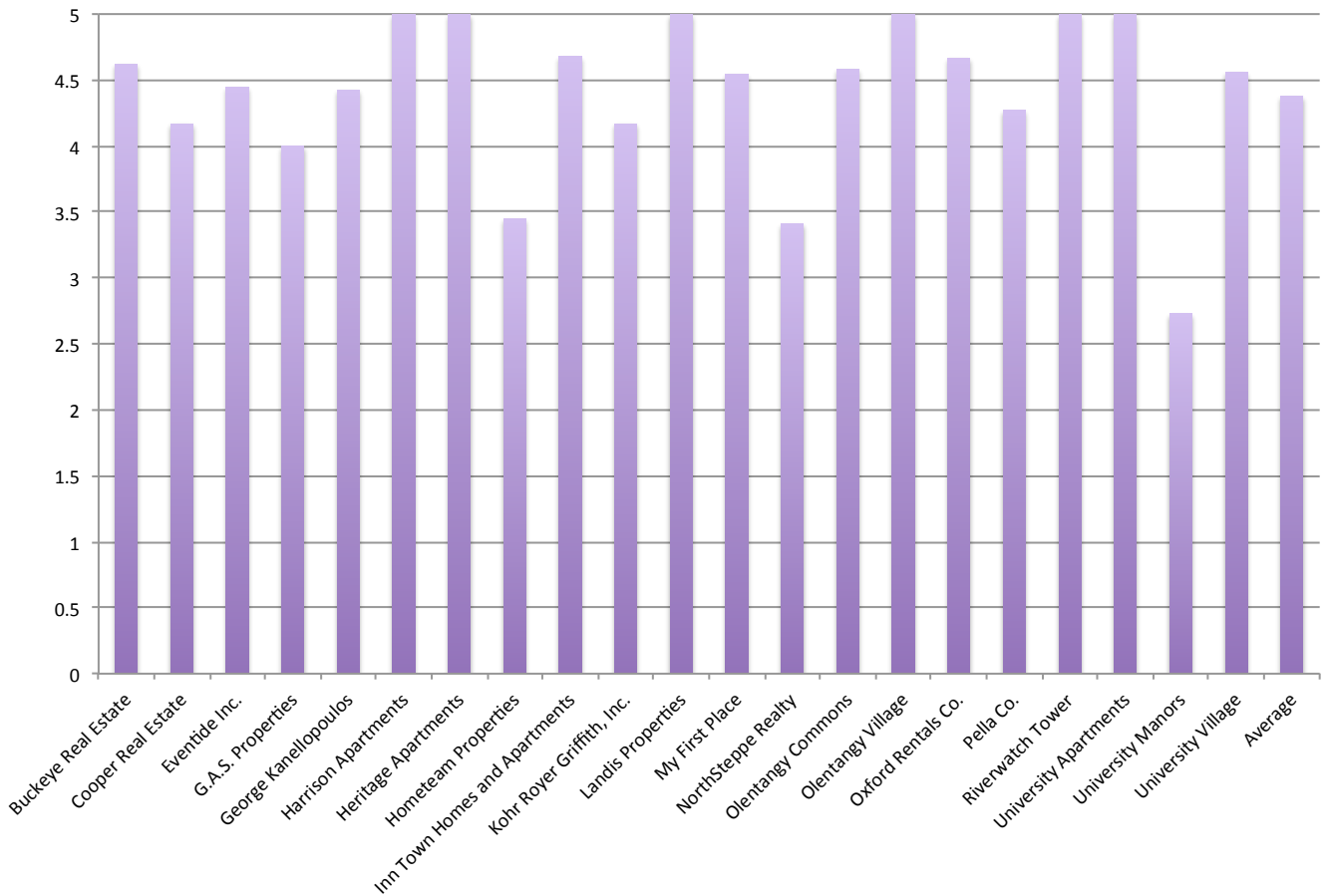
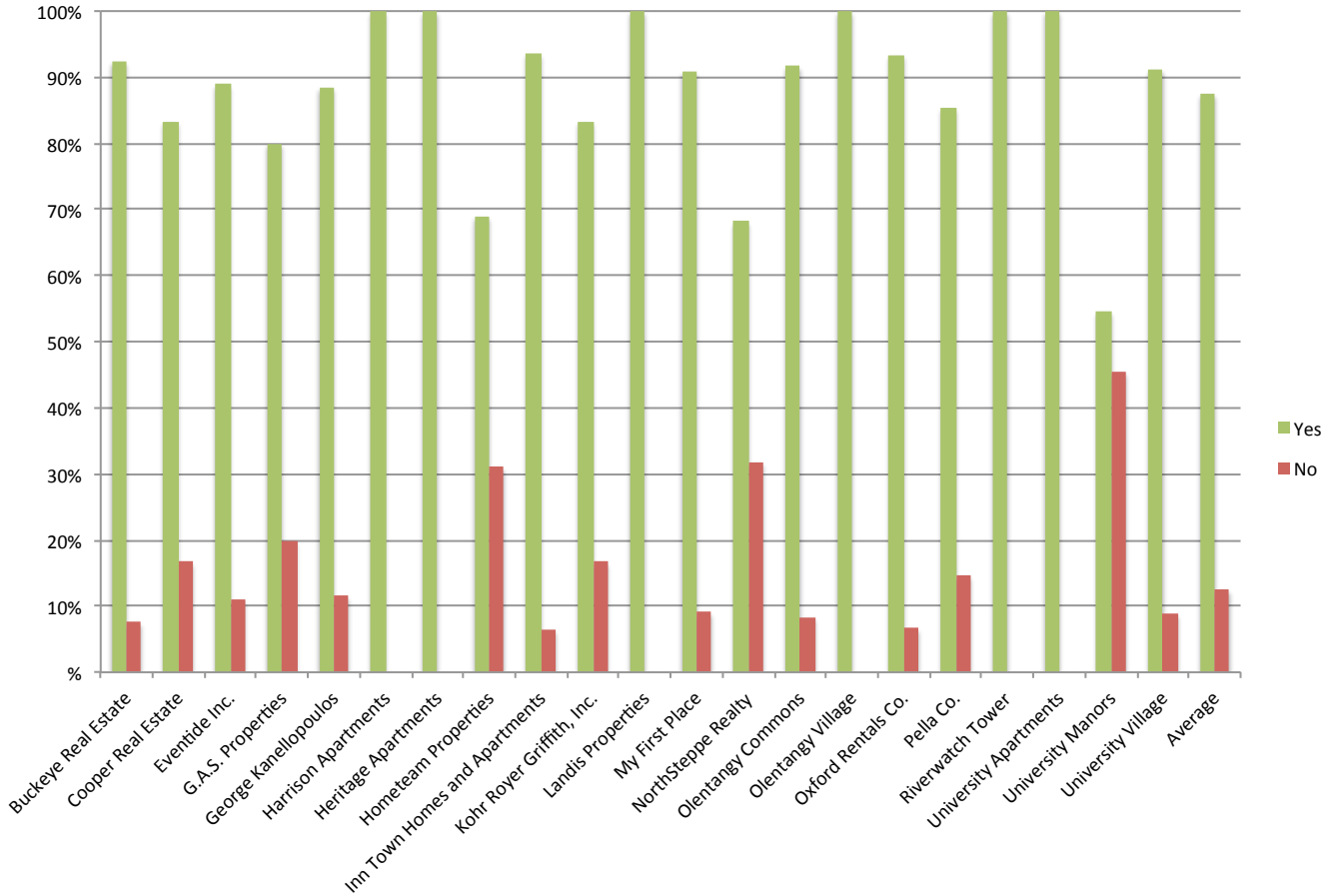
What utilities were included in your rent?



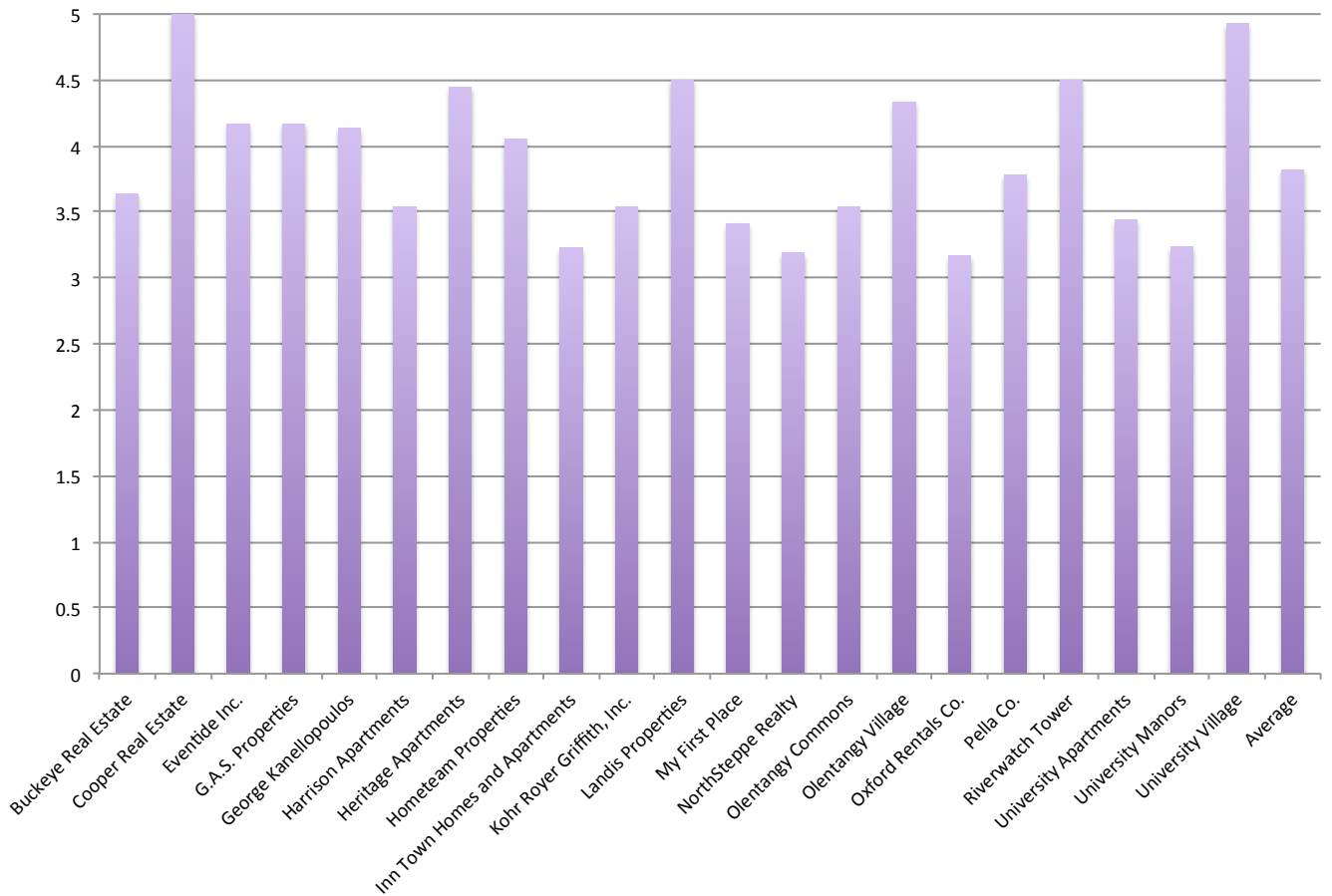
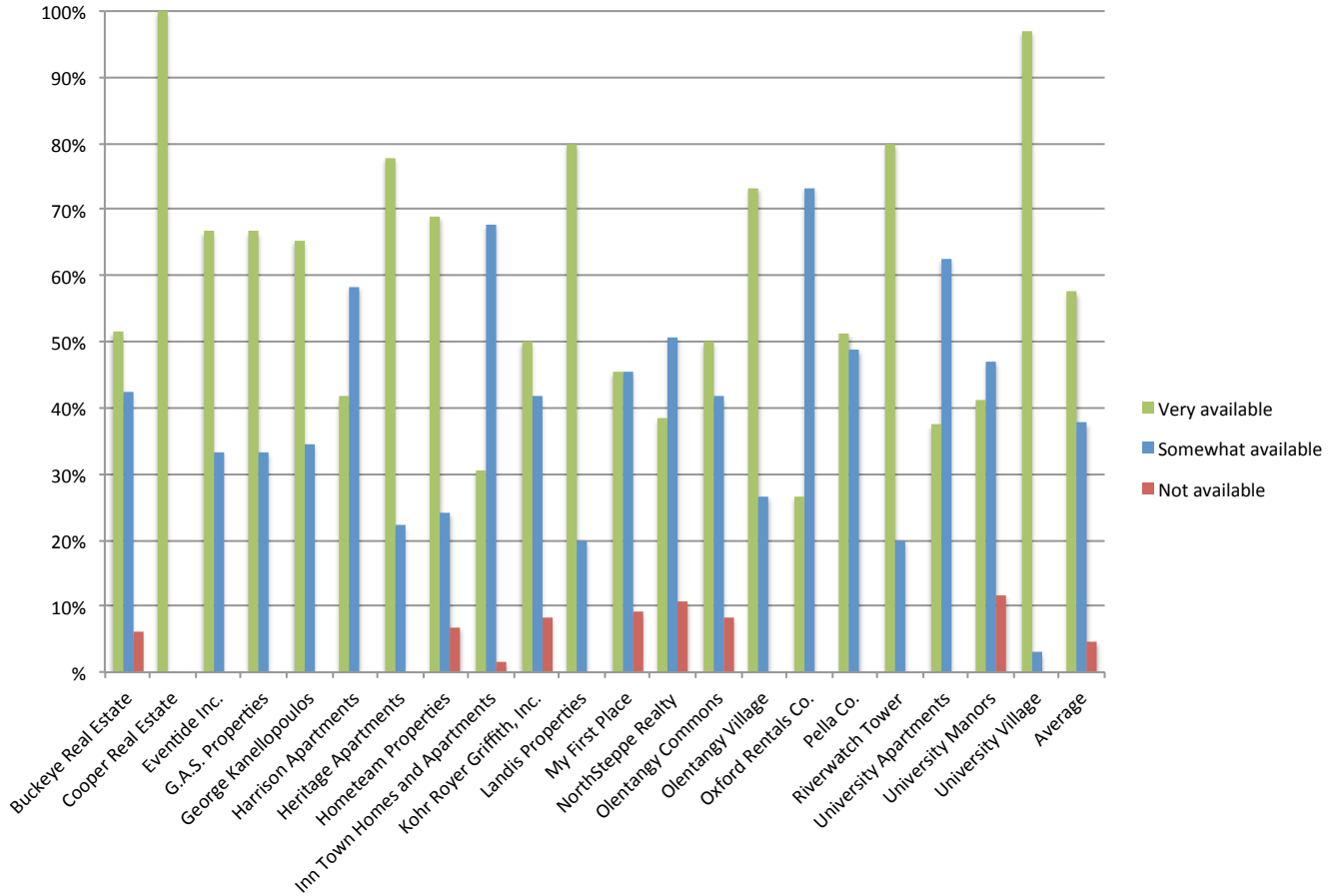
How do you feel your rental costs (including utilities) compare to similar properties in the area?



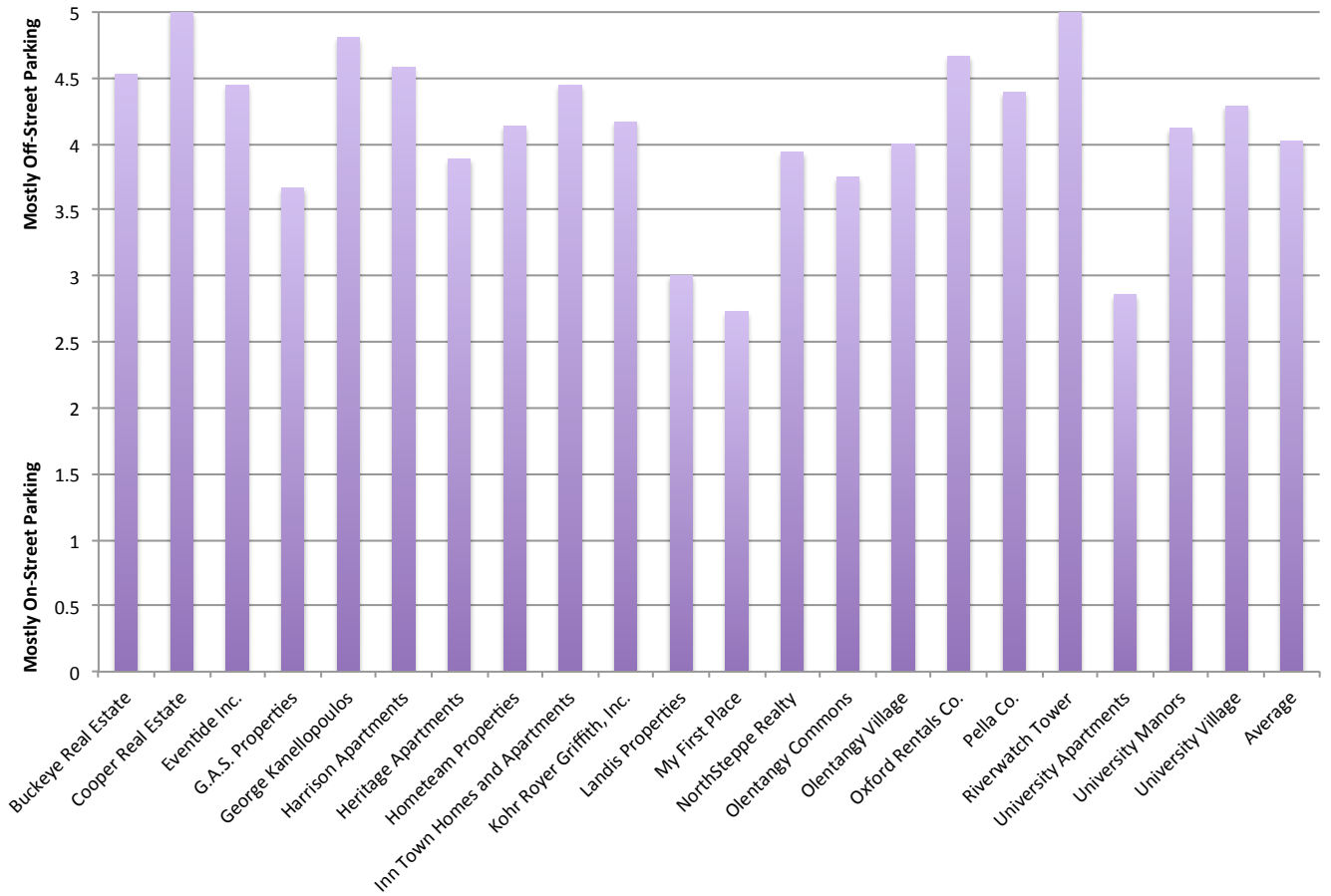
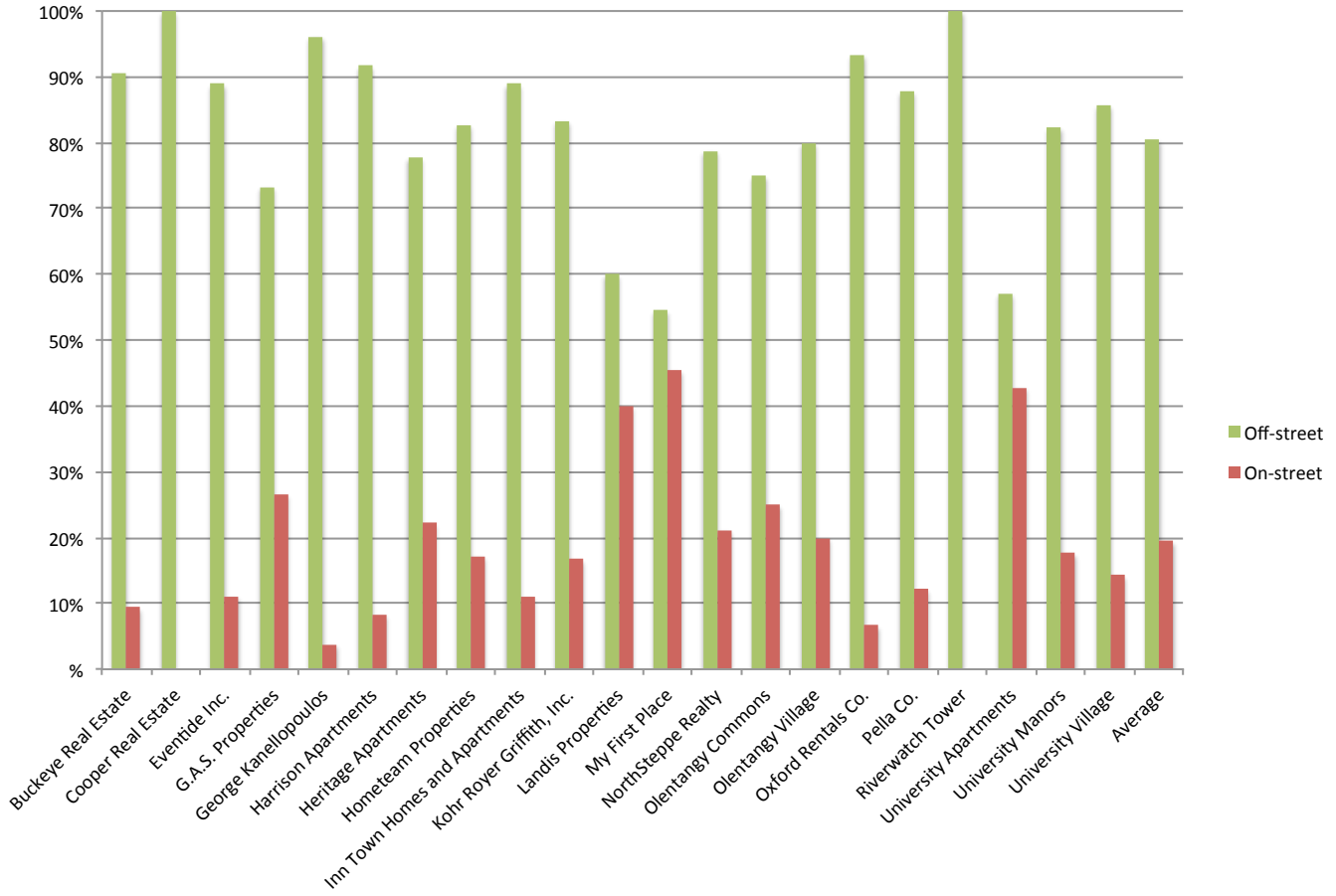
Do your appliances generally function properly on a consistent basis?



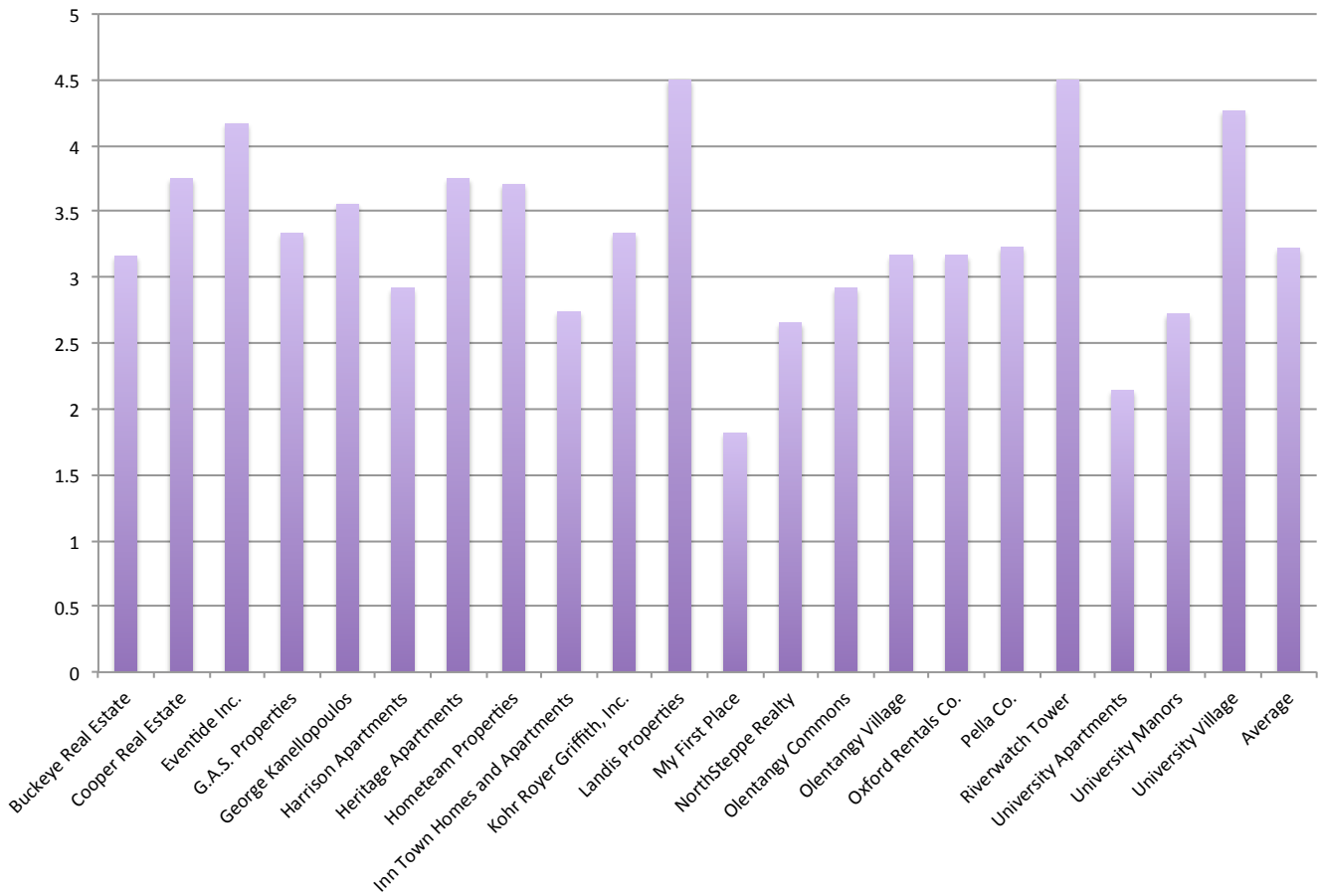
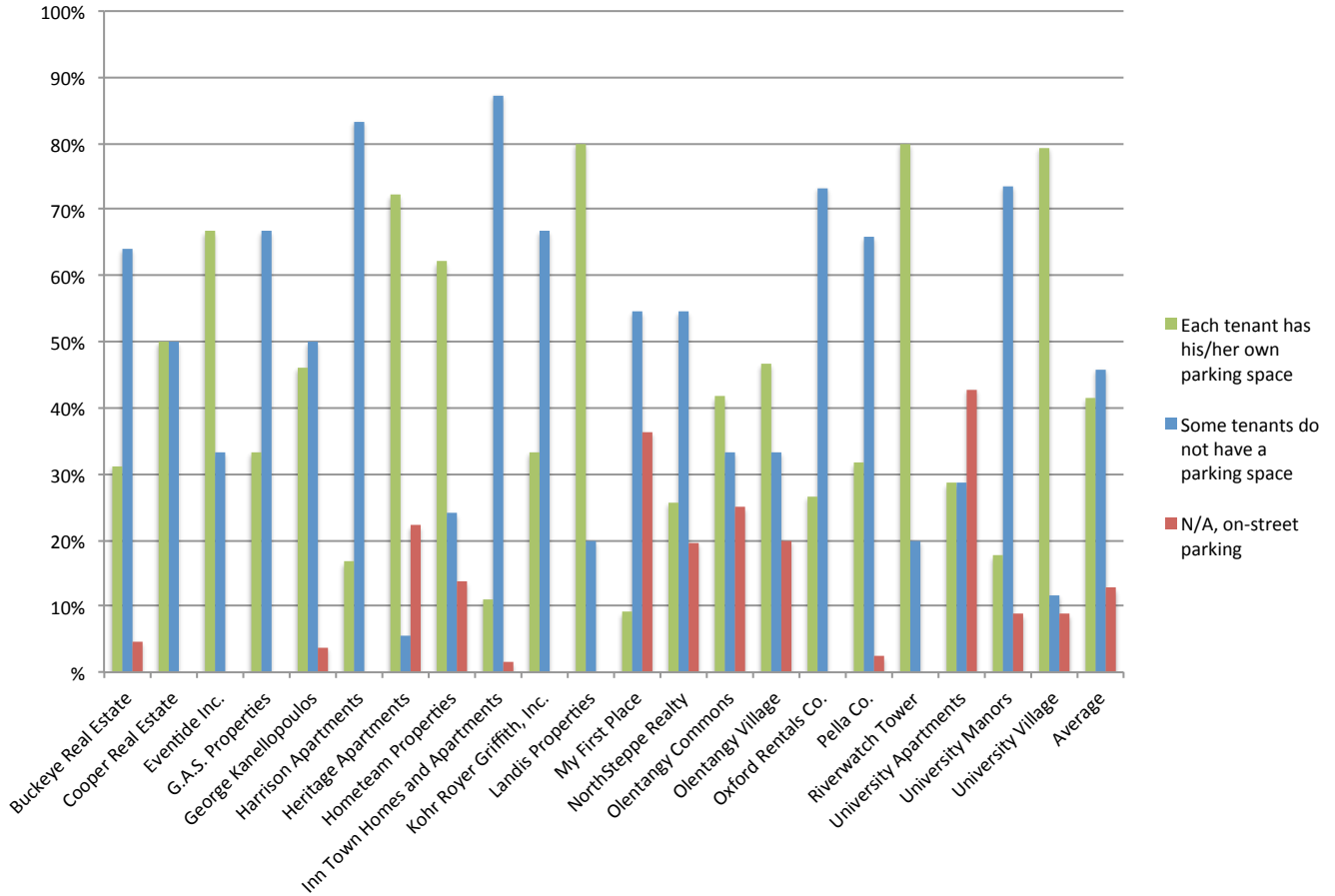
How available is parking at your rental property?



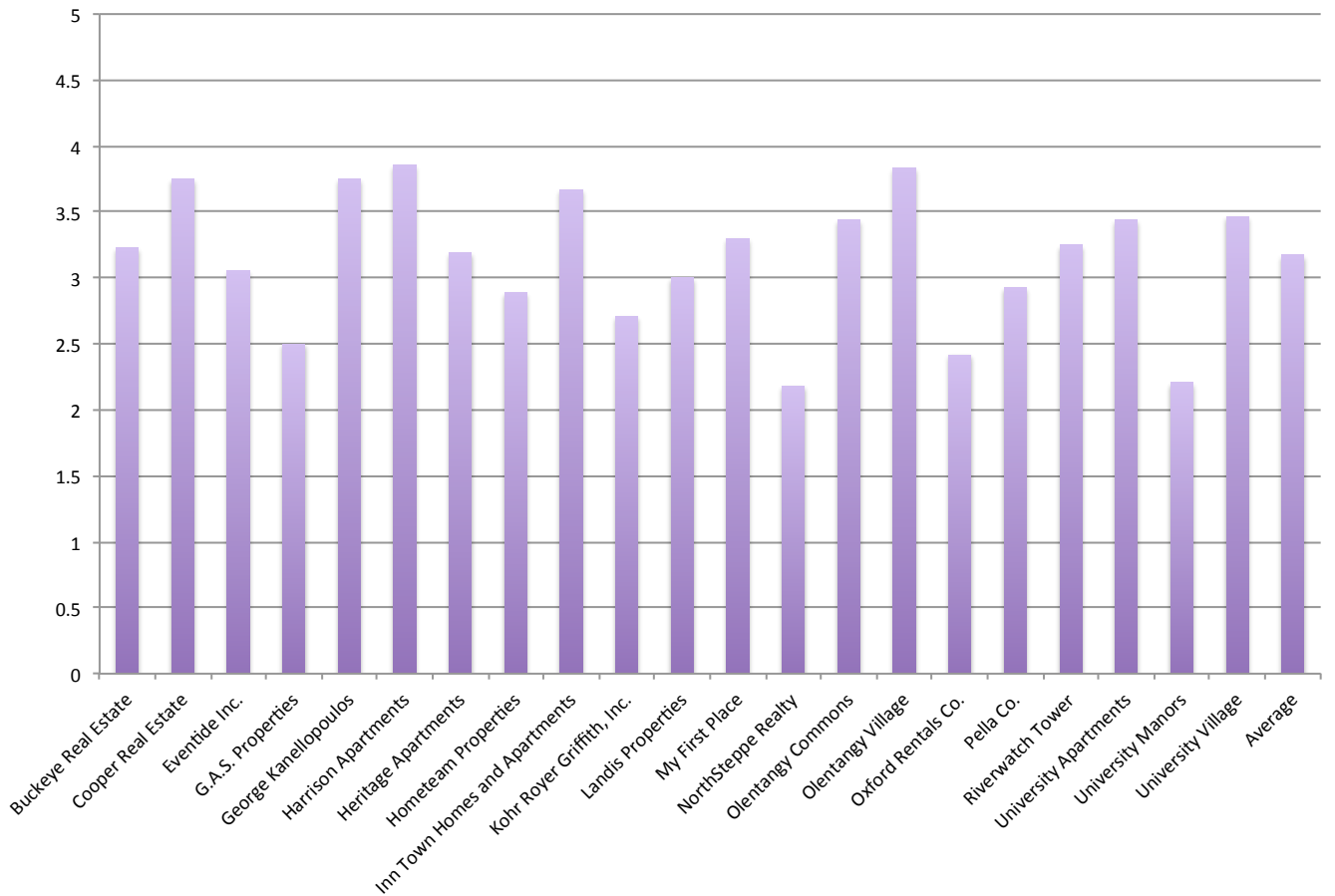
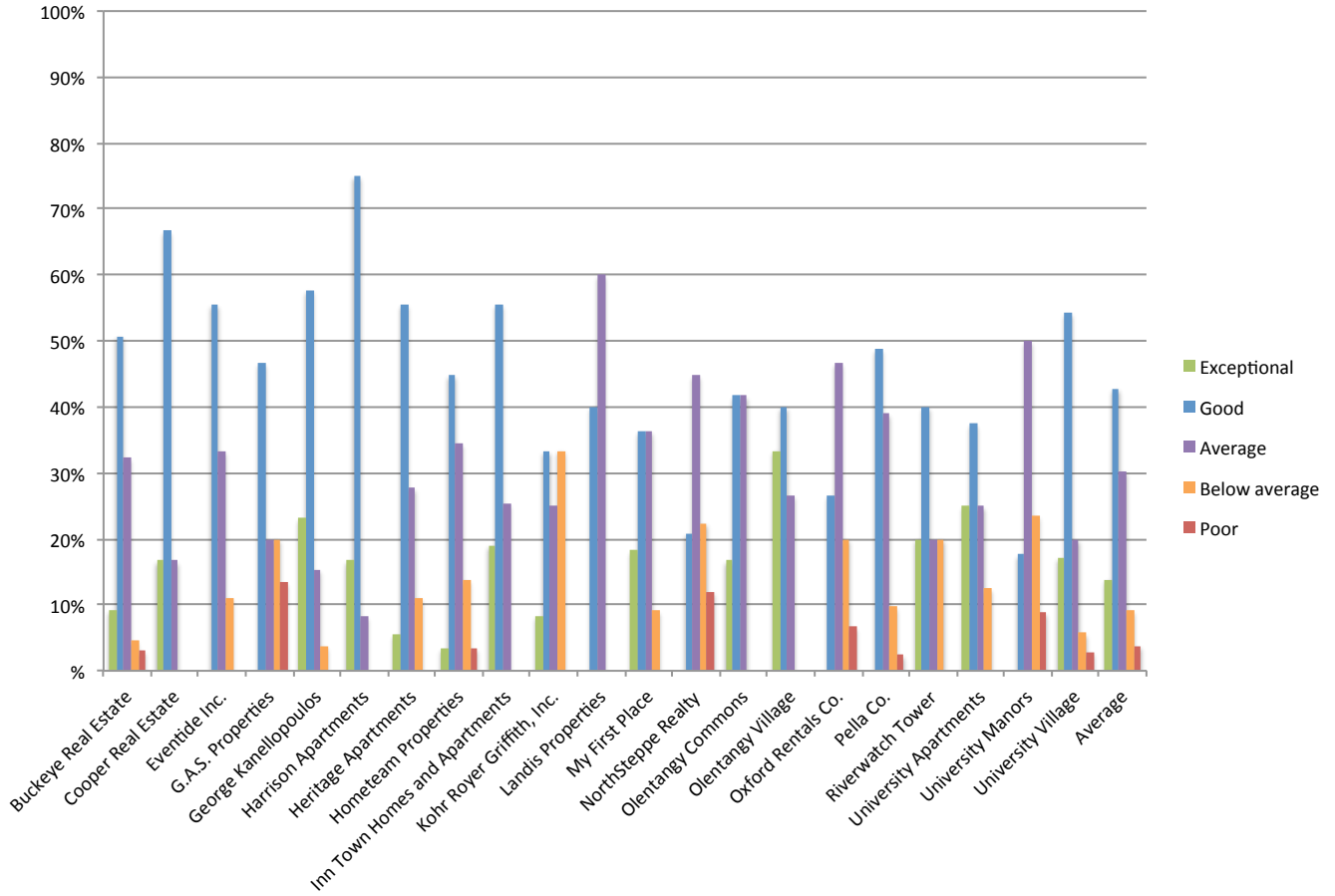
Is your parking on-street or off-street parking?



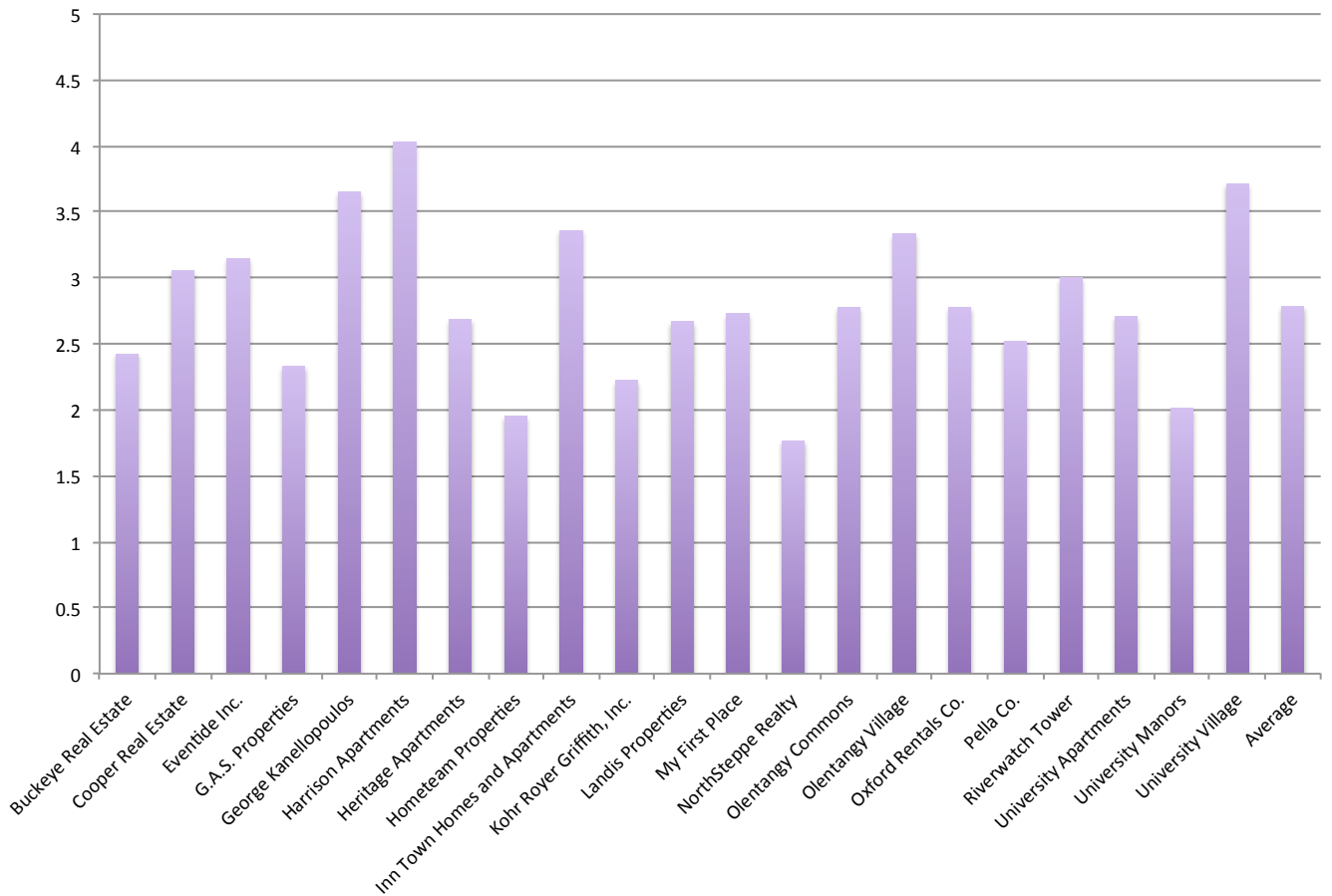
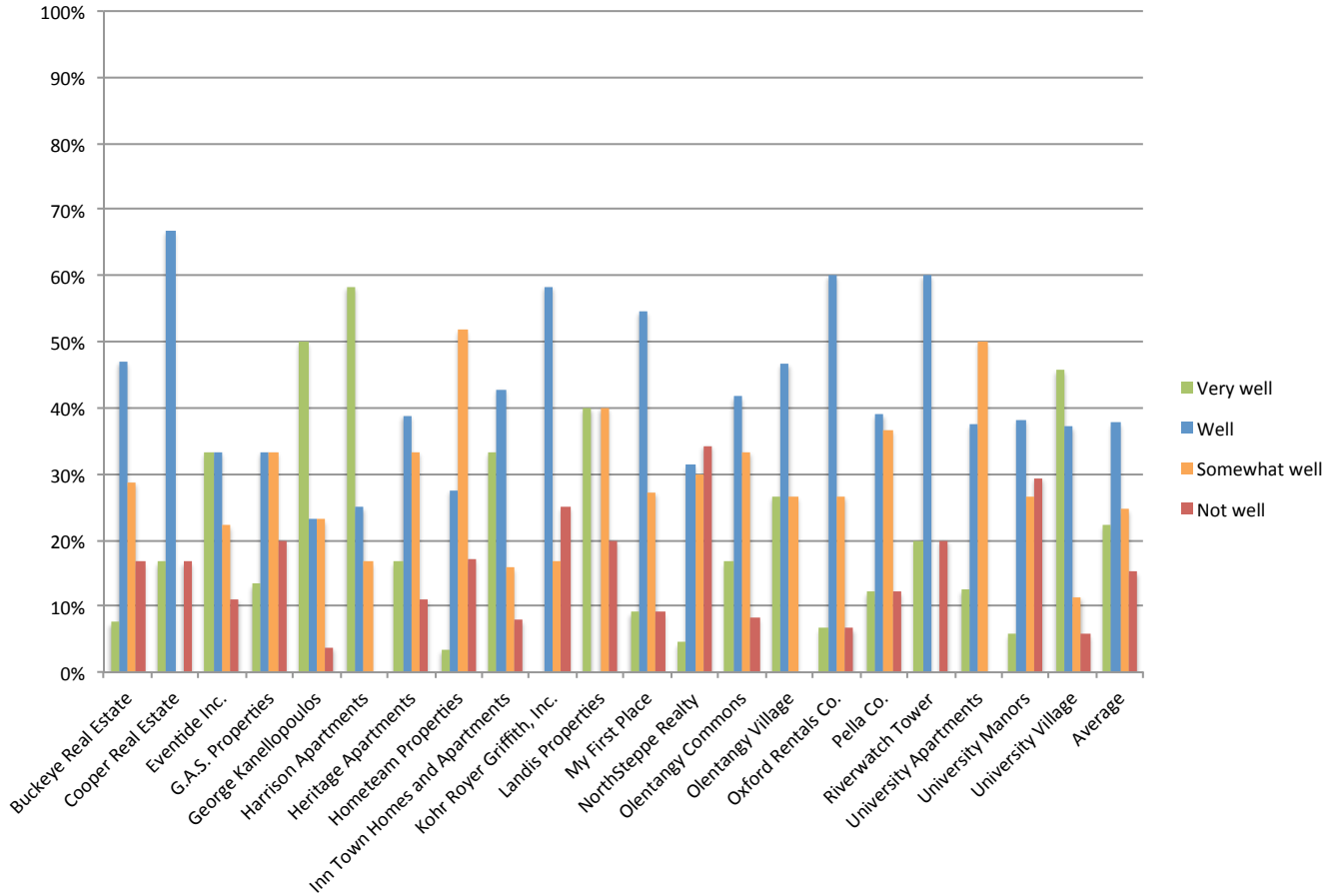
How many parking spaces are there in relation to the number of tenants?



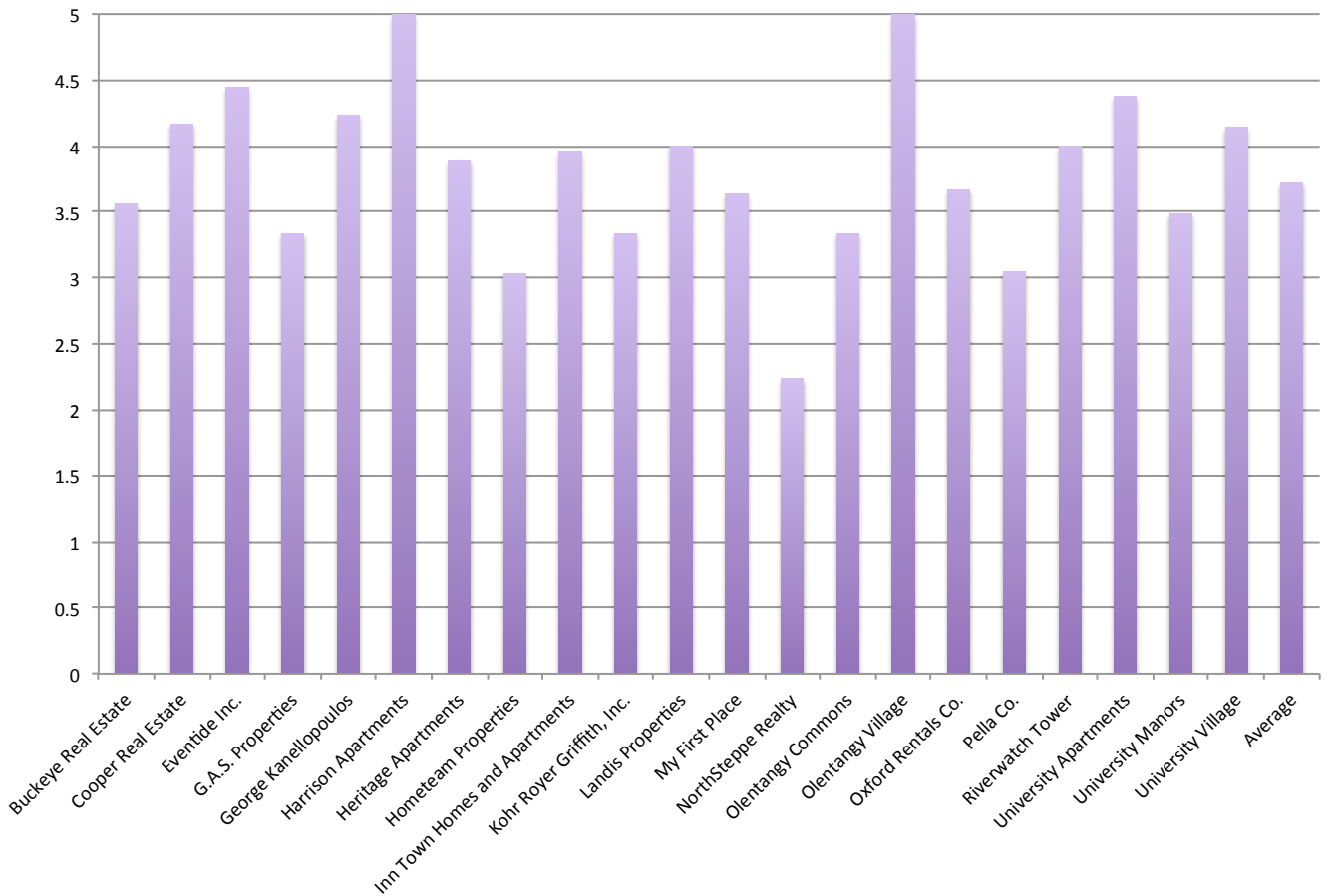
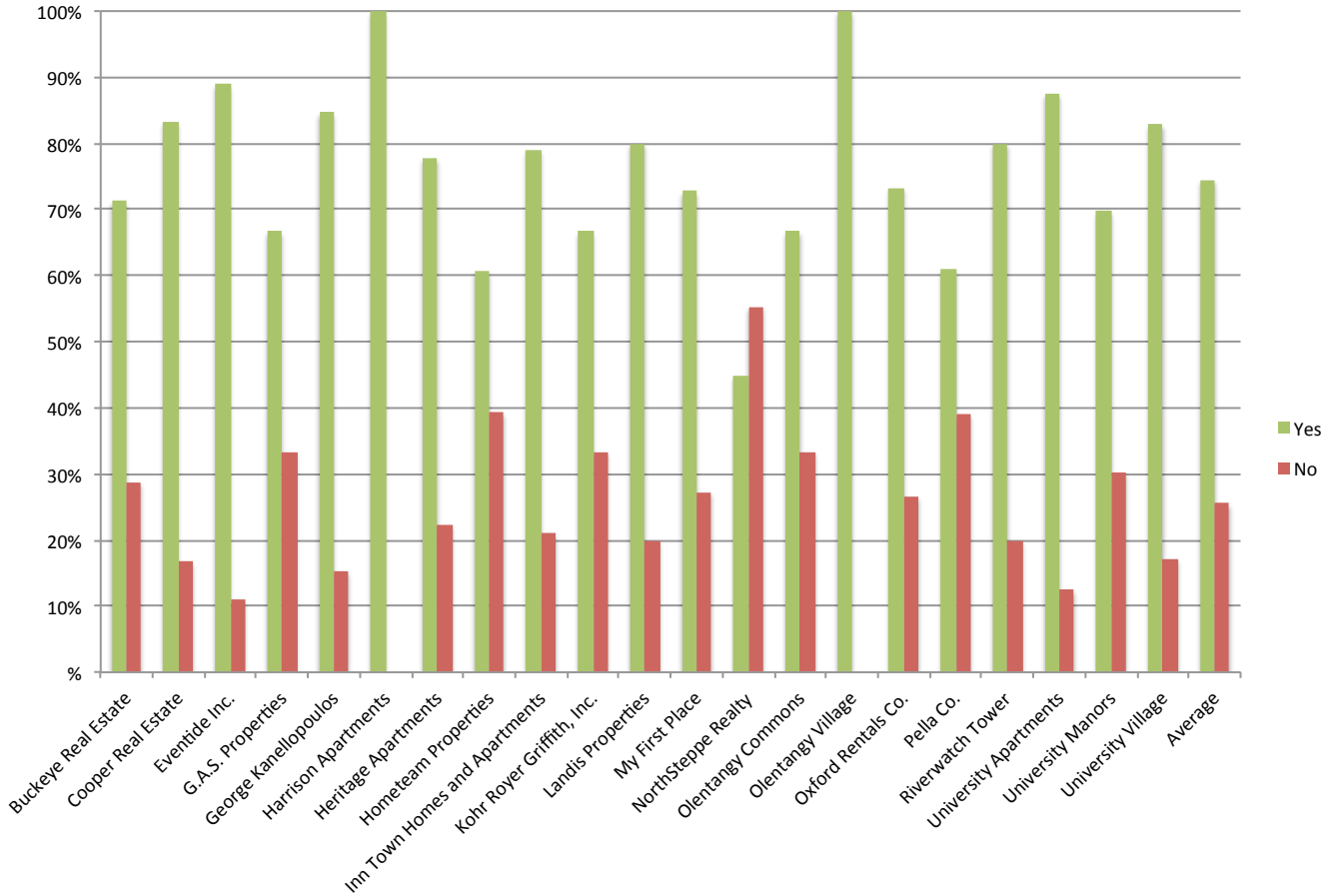
The overall condition of the property is:



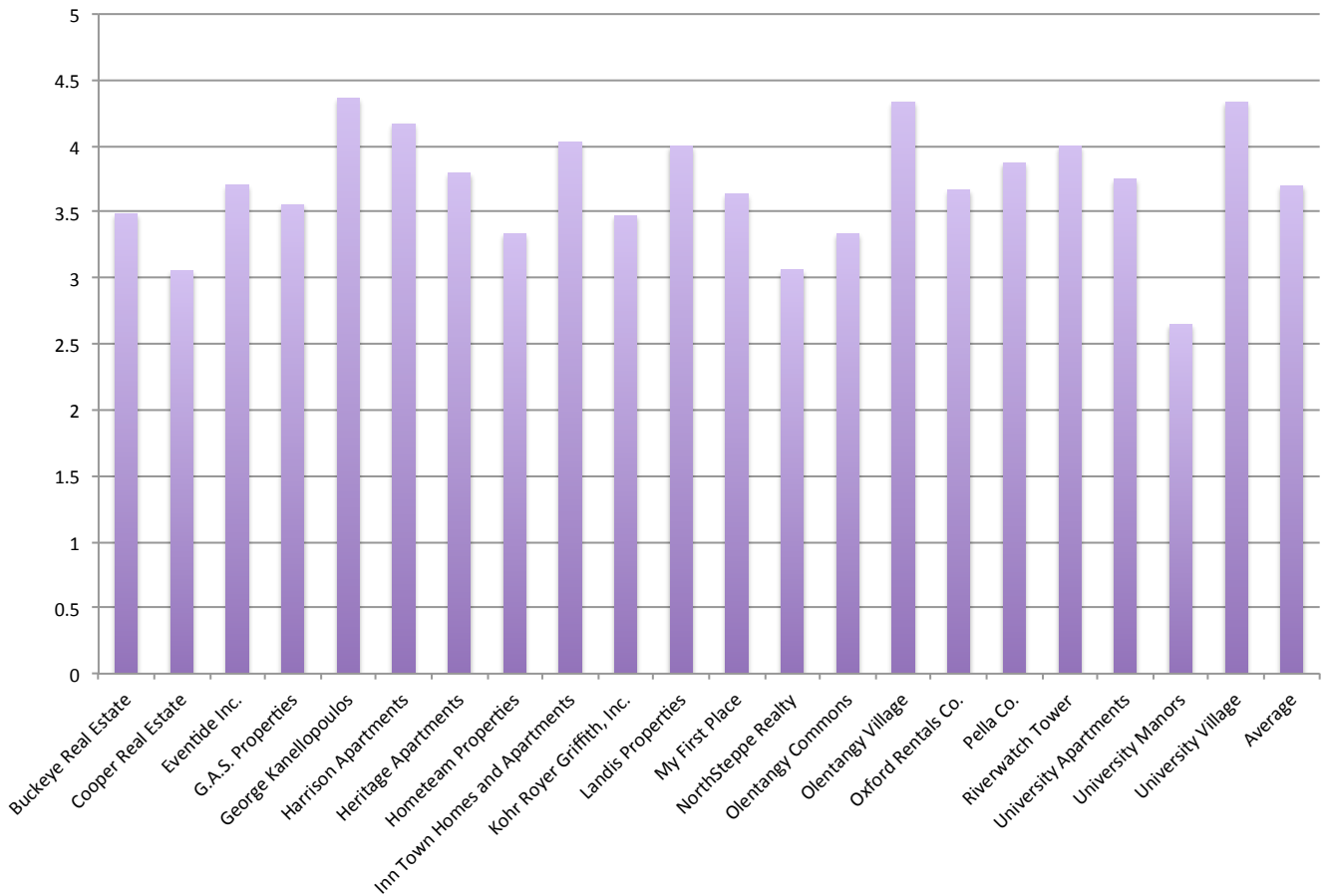
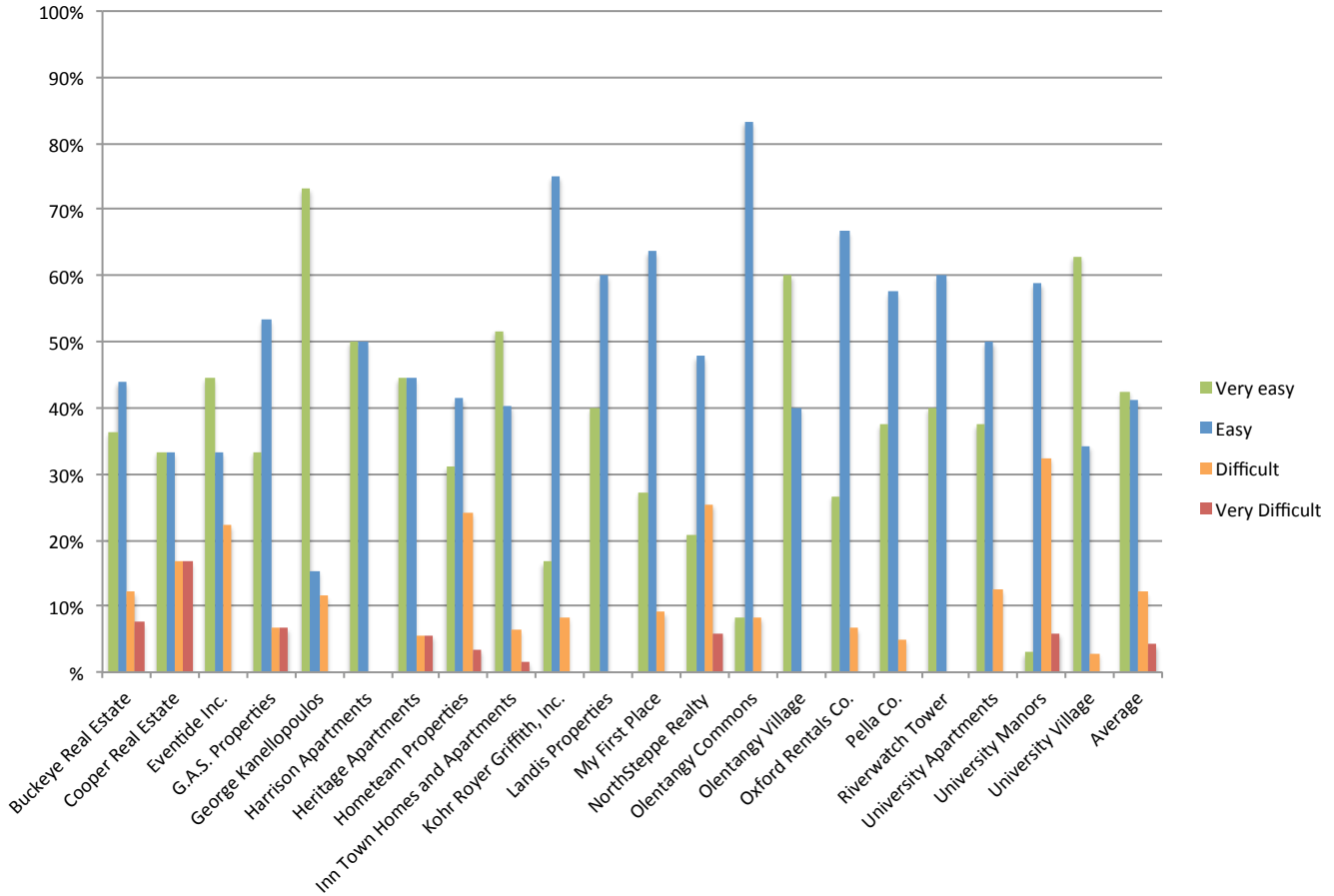
How well do you feel your realtor maintains the exterior of your unit (e.g. adequate lighting)?



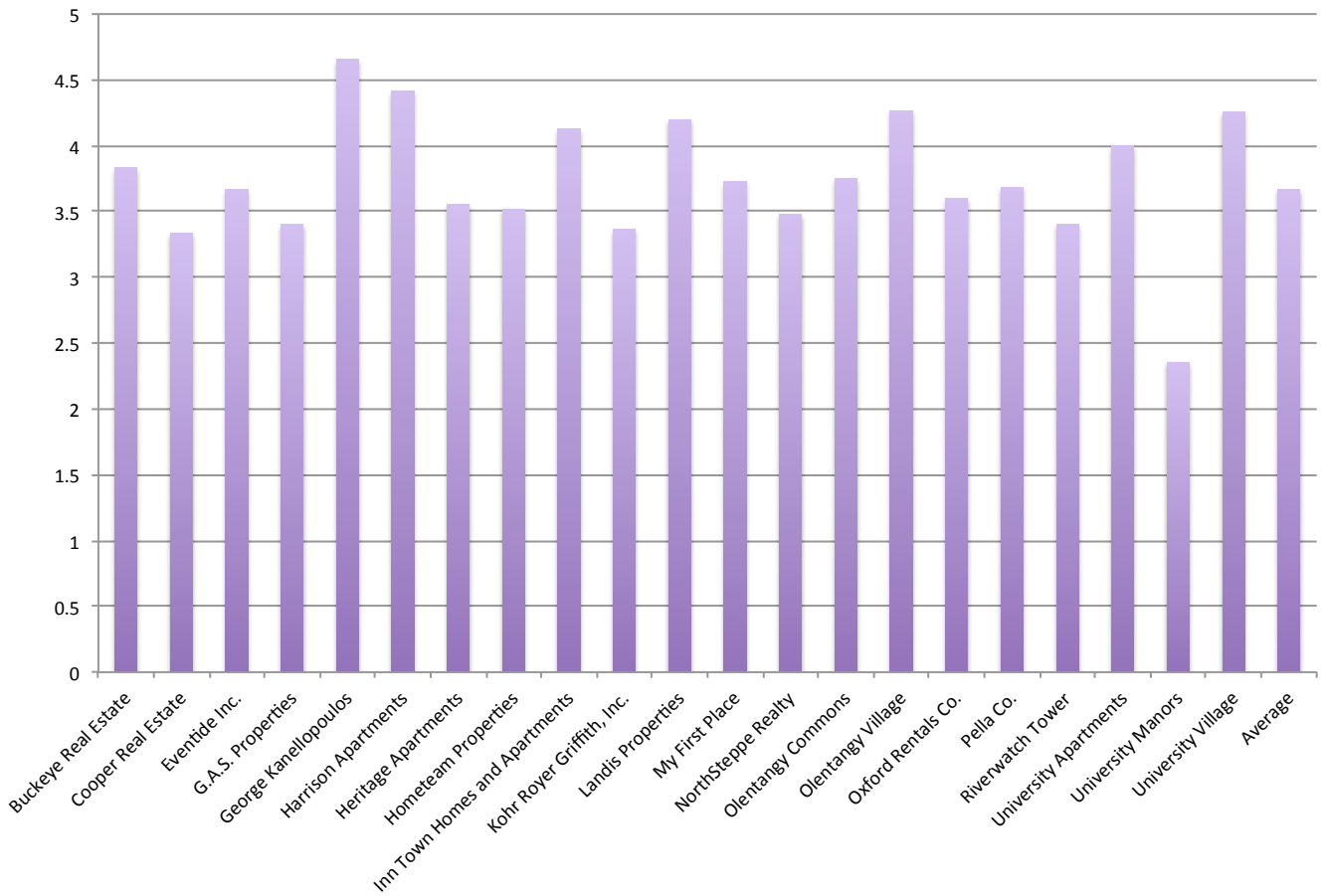
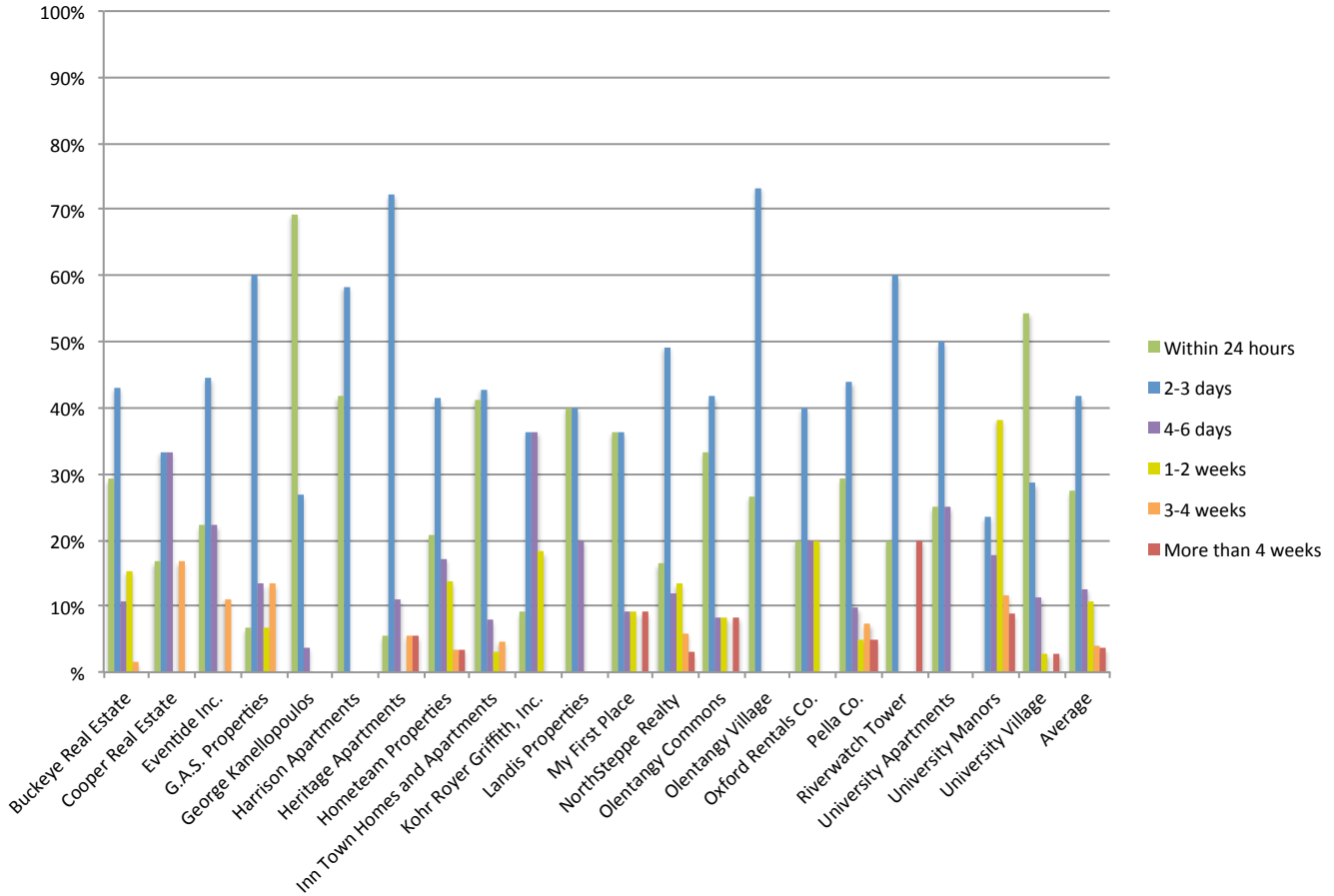
In general, does your realtor provide adequate safety measures for your rental property?



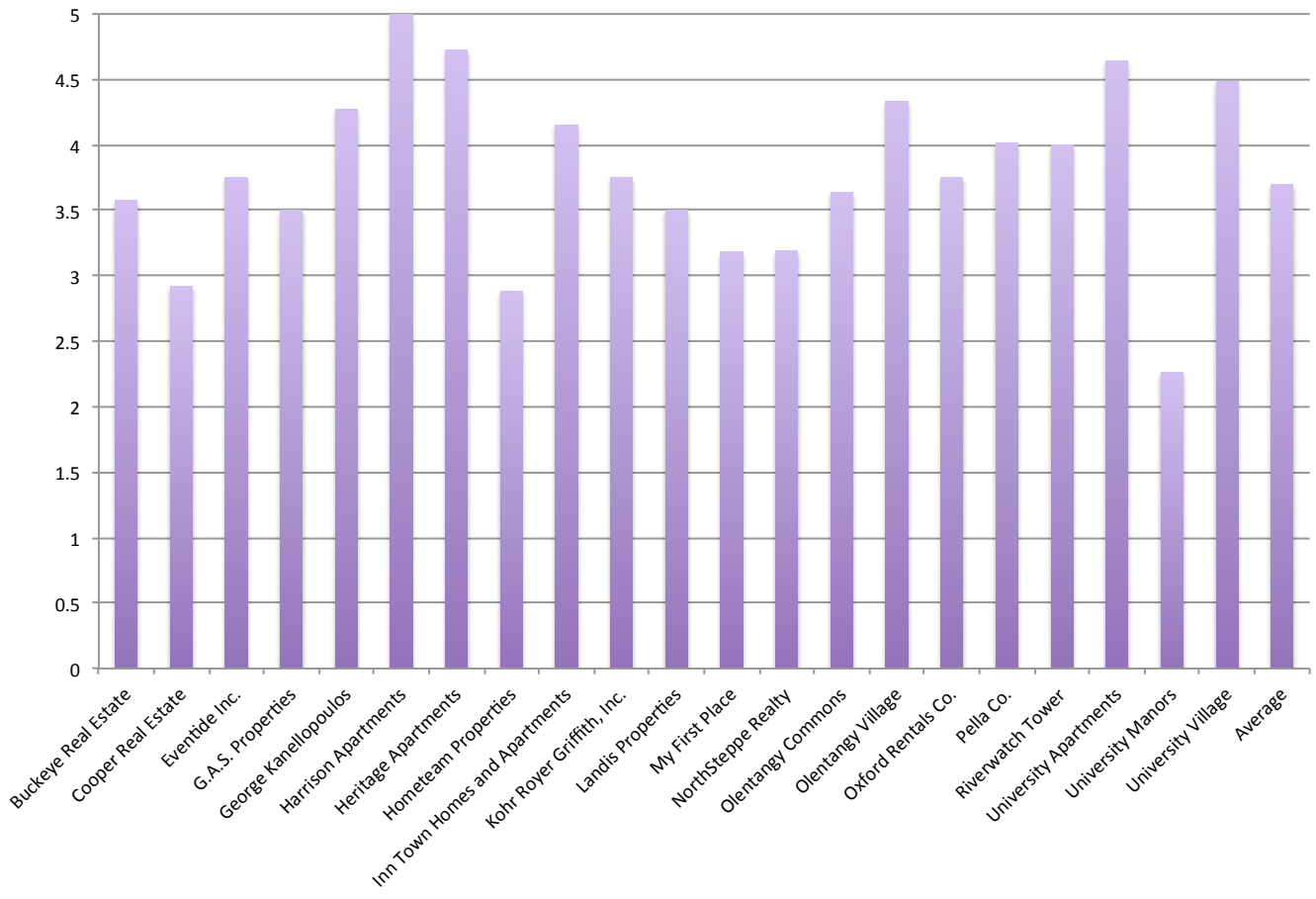
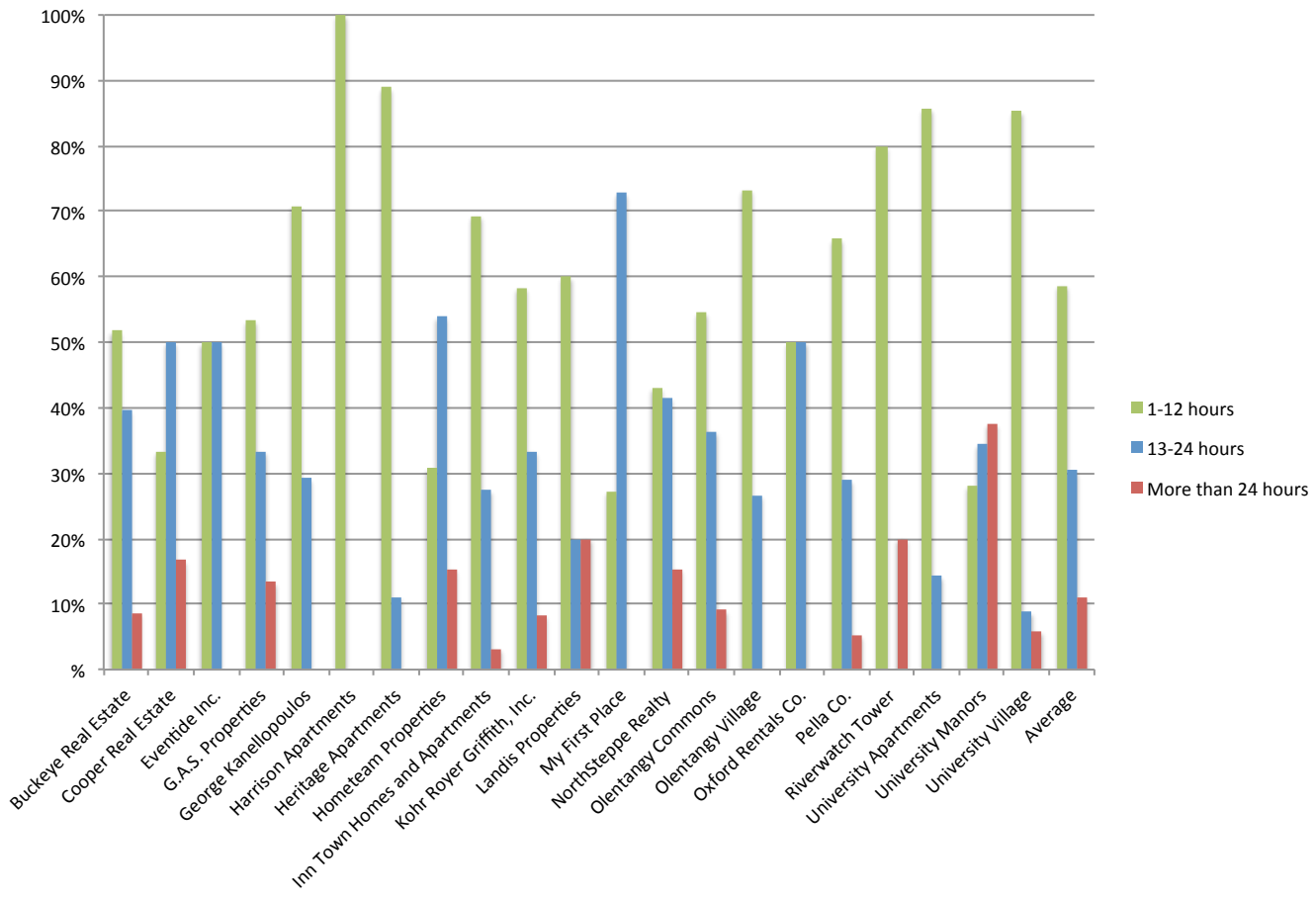
How easy is it to contact the realtor with concerns or requests?



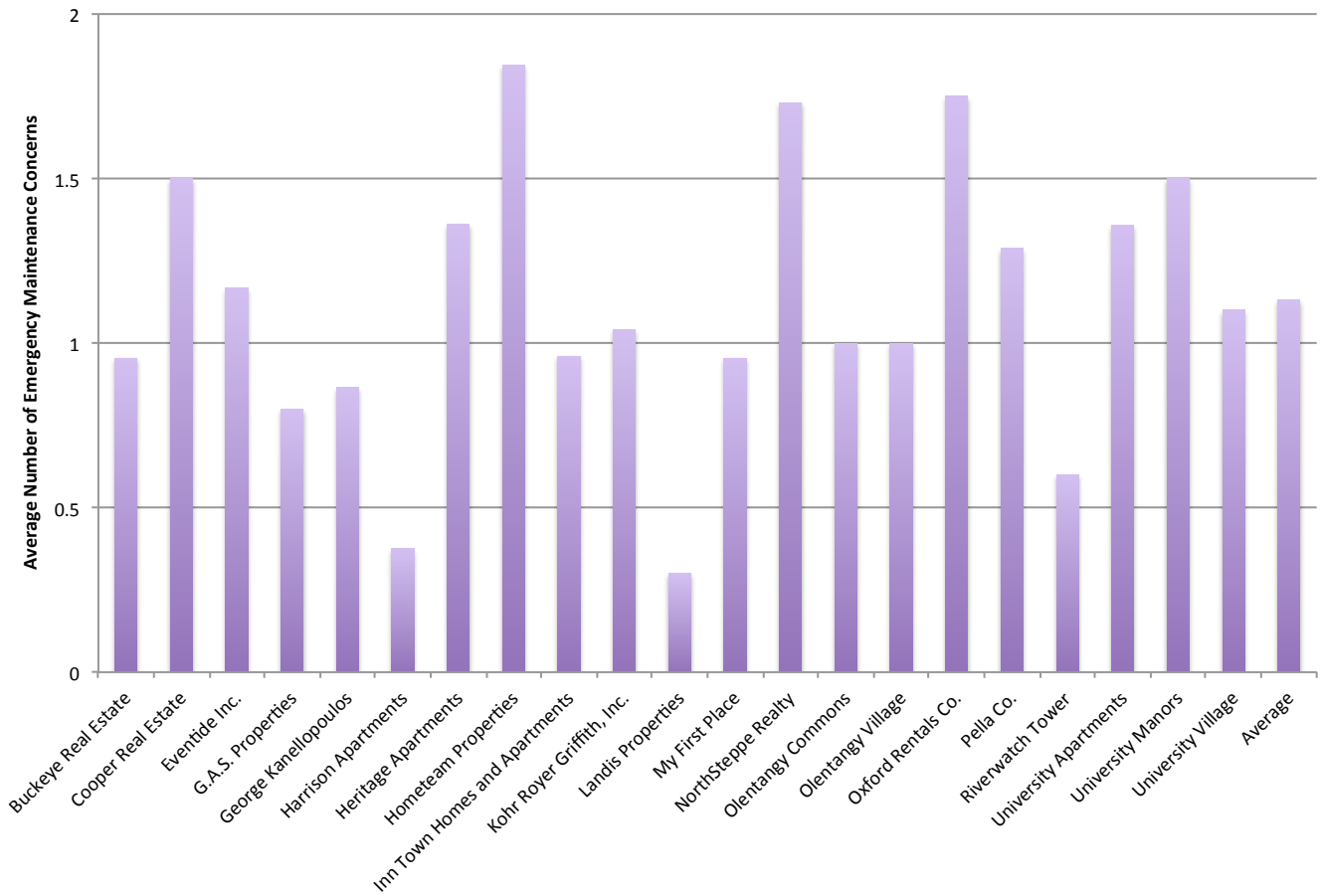
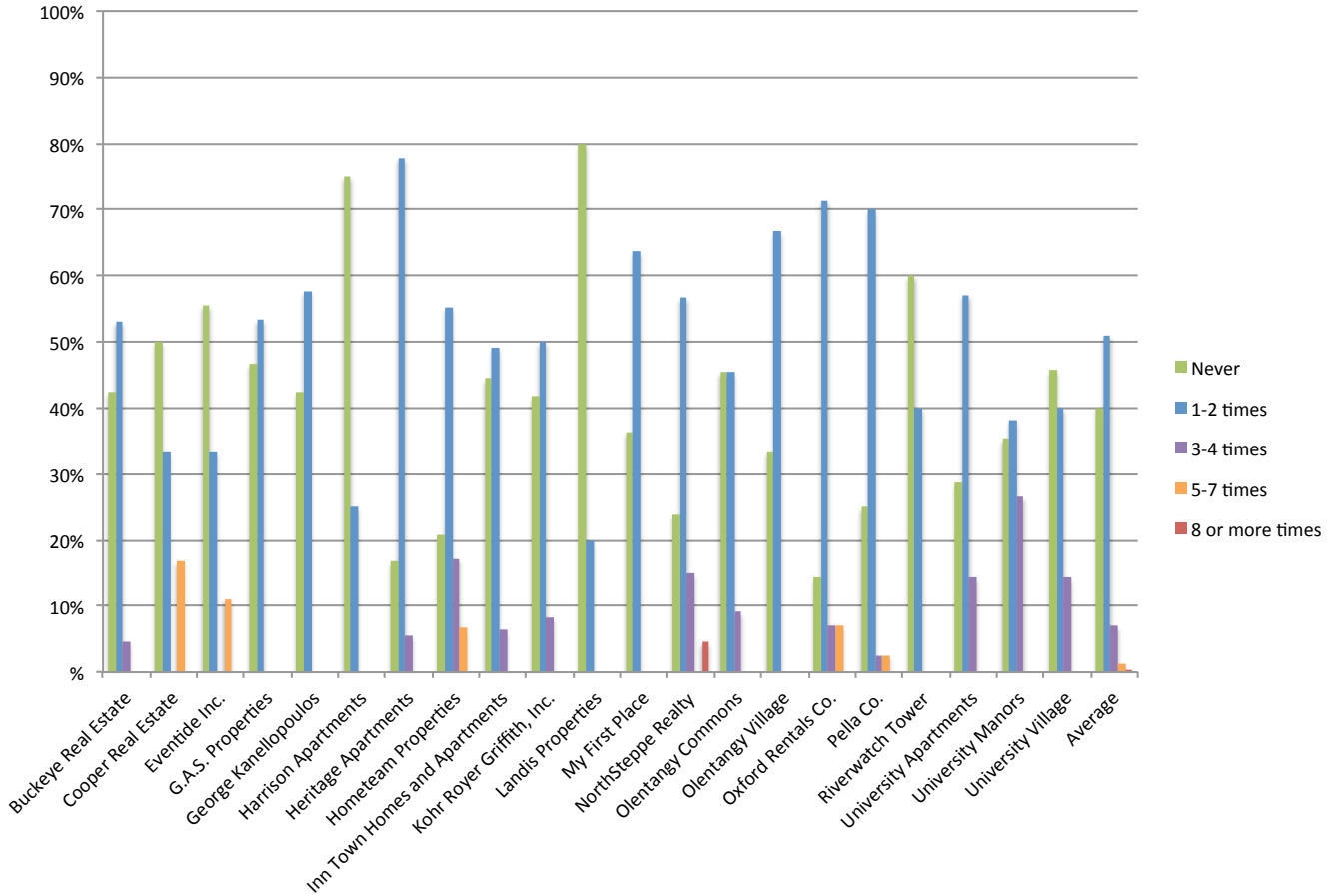
How soon does your realtor tend to general maintenance concerns?



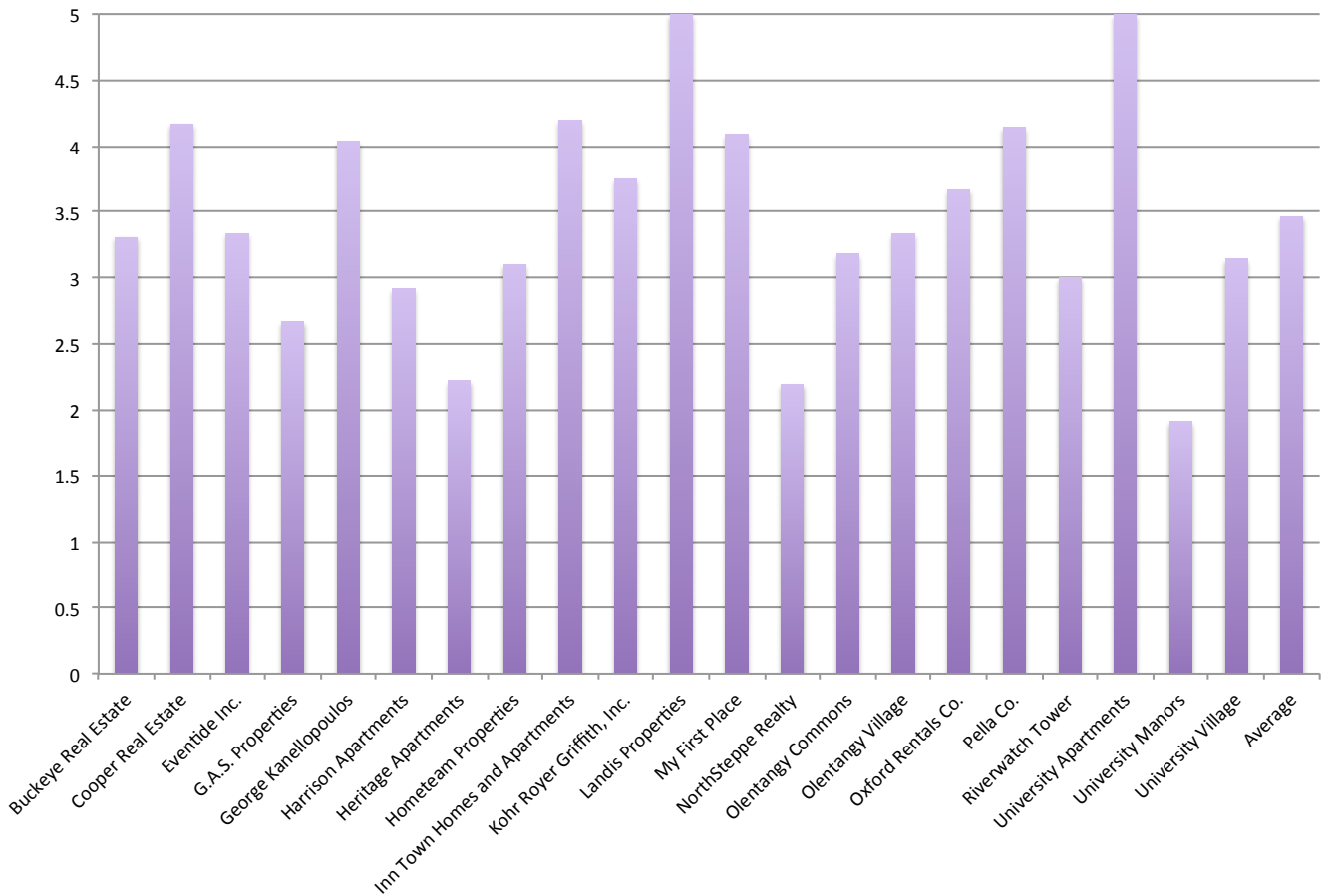
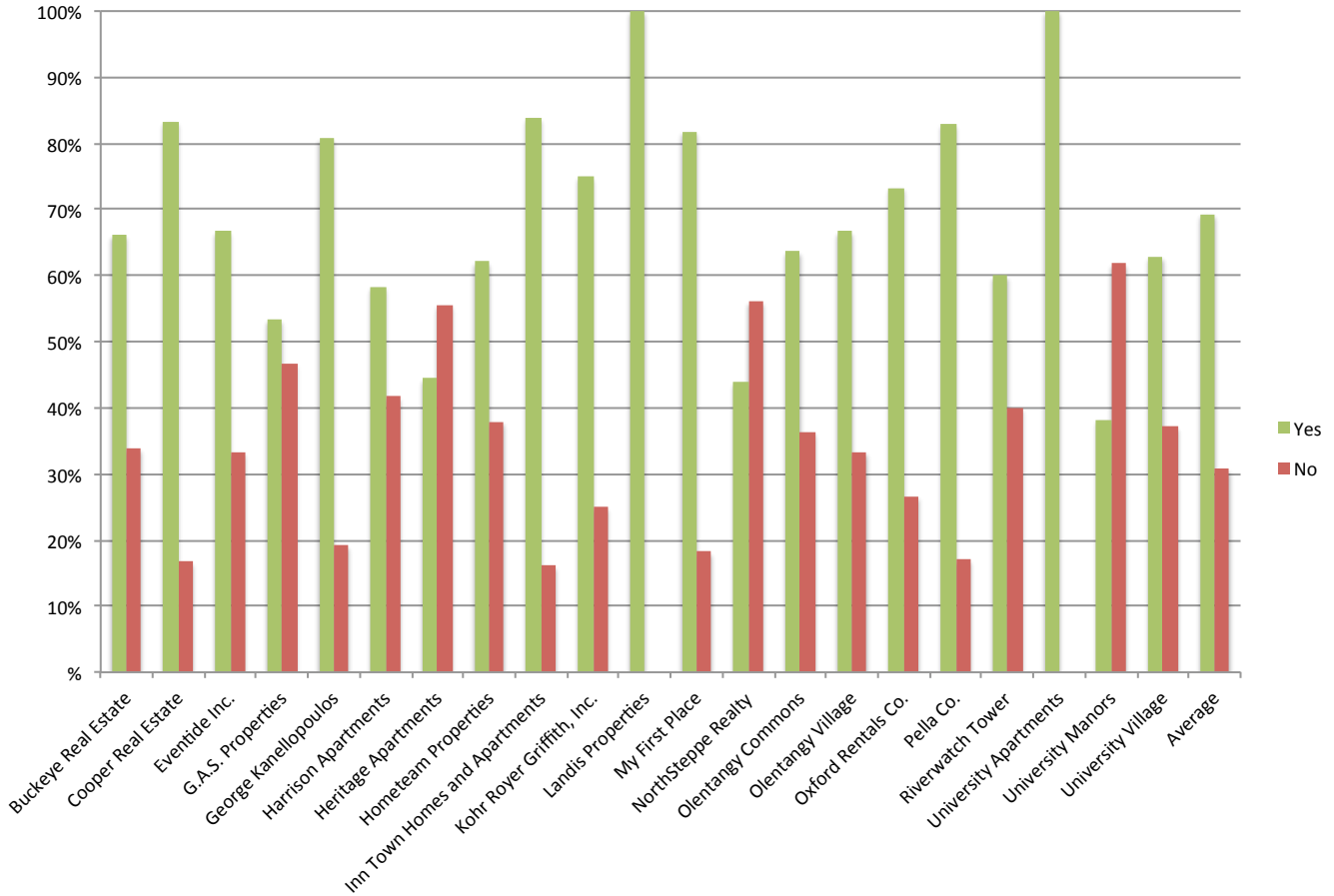
How soon does your realtor tend to emergency maintenance concerns?



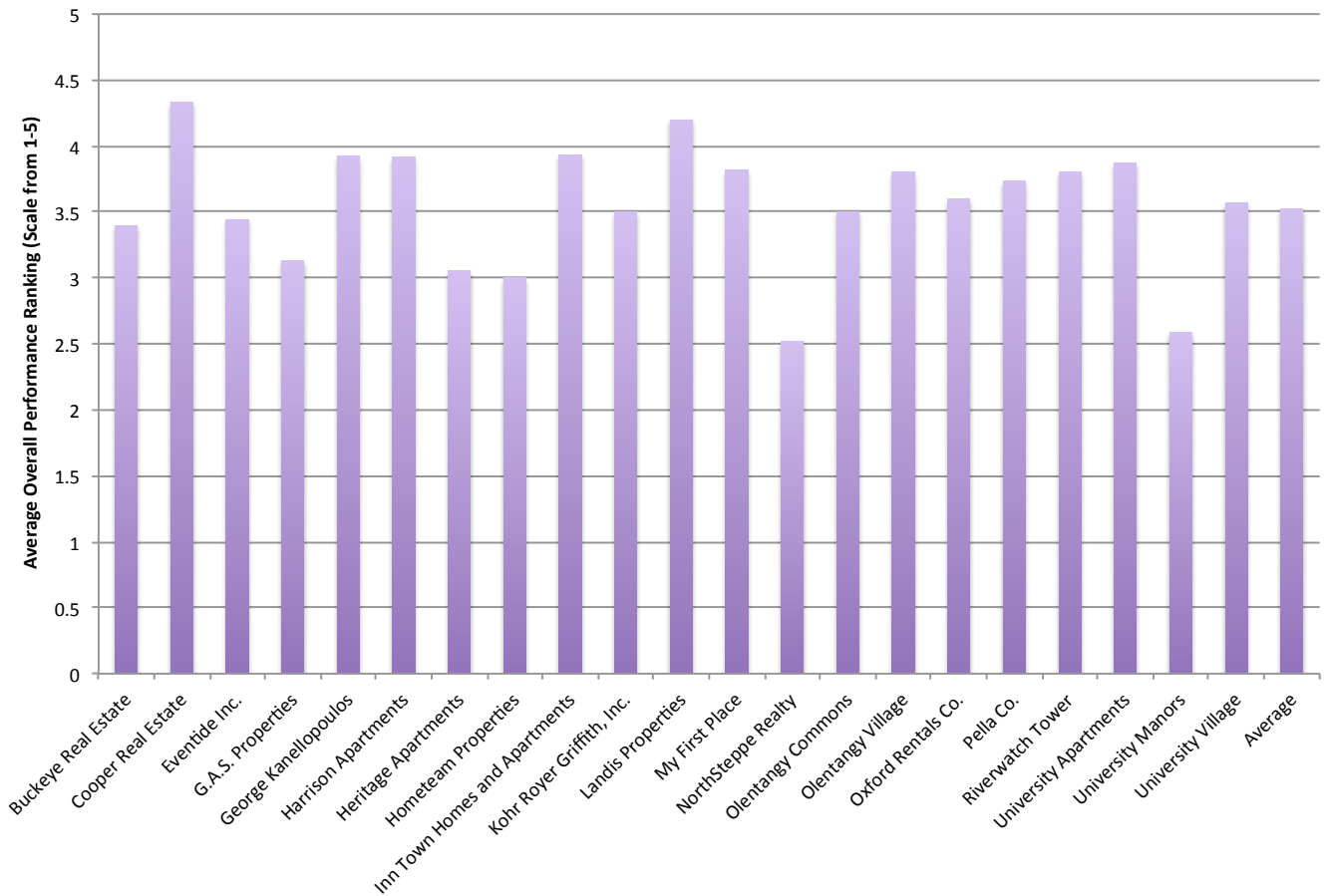
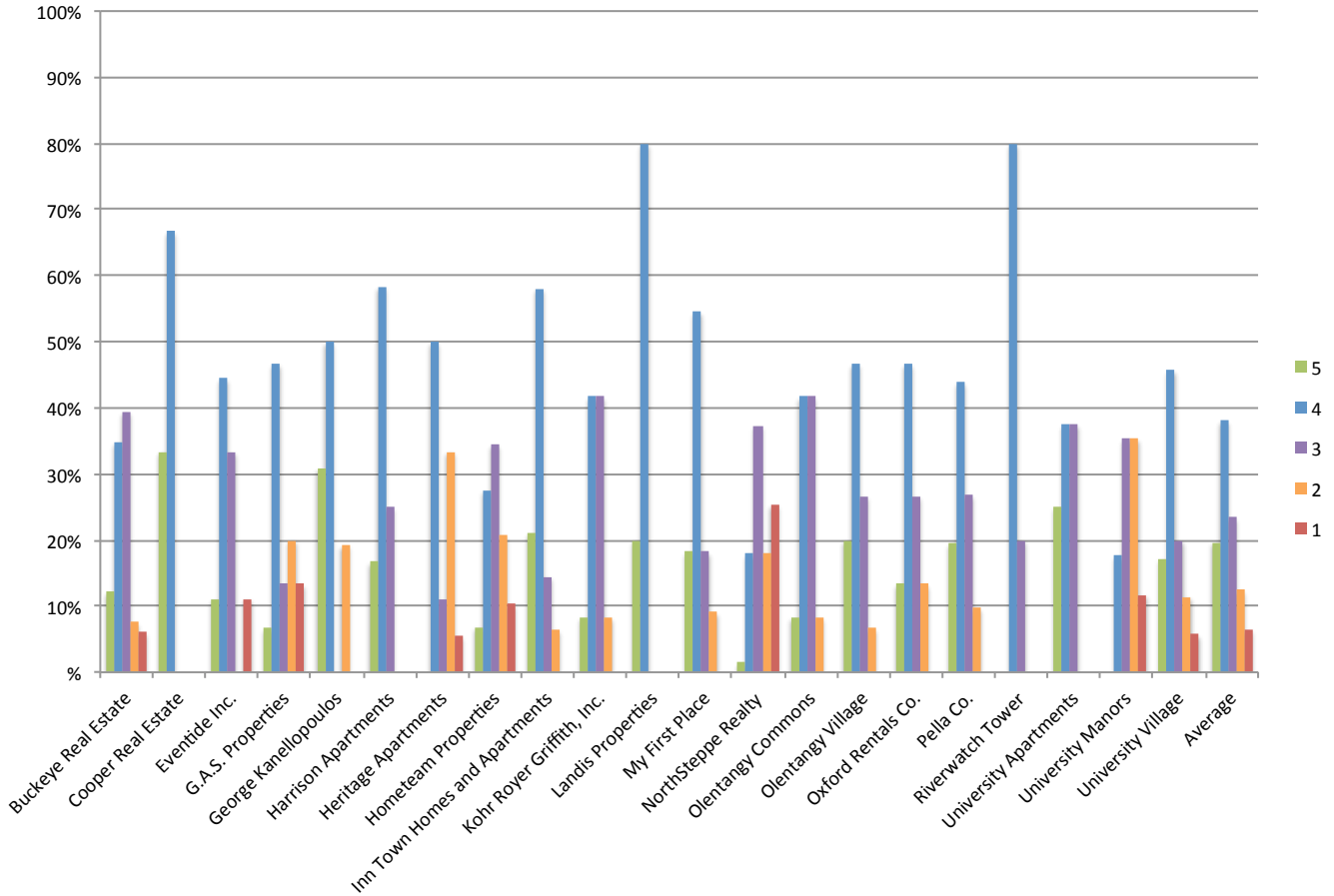
How often did you have emergency maintenance concerns during the last year?



Would you rent from your current realtor in the future?



Please rate the overall performance of your realtor with 1 = worst and 5 = best.





Student Life's Neighborhood Services and Collaboration is a central resource center in terms of off-campus housing and off-campus living at The Ohio State University. NSC works with students, permanent residents, local area landlords, university officials, local municipal representatives, and various other community stakeholders to promote a positive quality of life in the University District and Columbus areas. NSC works towards educating students on the basics of off-campus living, important life skills, how to stay safe, party smart, and be a responsible neighbor and Buckeye in the community.

Utilize Neighborhood Services and Collaboration's:

- Online housing search
- Online roommate search
- Off-Campus Living Guide (comprehensive guide to living off-campus)
- *Free* window/door alarms
- *Free* safety timers
- Annual Off-Campus Housing Fair (Performance Hall of the Ohio Union)
- Roommate Fairs (held once each semester)

NSC senior director Willie Young can be found walking and driving the University District neighborhoods on Friday and Saturday nights building positive relationships with our off-campus students and offering advice on any safety concerns he may see along the way. An added bonus – if you're a trivia buff, Willie Young is your man! He loves challenging students with his vast array of trivia knowledge.

Learn more about NSC's new Off-Campus Housing Excellence Program by visiting offcampus.osu.edu. This new initiative promotes safe, secure, and sustainable off-campus housing.

If you are living off-campus, whether it is in the University District or any other area, let Student Life's Neighborhood Services and Collaboration be part of your off-campus living experience!

Please contact us at:

3106 Ohio Union

1739 N. High Street, Columbus OH 43210

Phone: 614.292.0100

Email: offcampus@osu.edu

Website: offcampus.osu.edu

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LEGAL ADVICE
REPRESENTATION
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RESOURCES



STUDENT LEGAL SERVICES

HELP WHEN
YOU NEED IT
THE MOST



WHAT IS STUDENT LEGAL SERVICES?

SLS is a team of attorneys and legal professionals providing legal services to eligible Ohio State students regarding the legal issues students typically face.

*make an
appointment*

studentlegal.osu.edu
614.247.5853

TOP 5

THINGS SLS WANTS YOU TO KNOW ABOUT MOVING & LIVING OFF-CAMPUS

1. GET A LEASE REVIEW FROM SLS

A lease is one of the first legal contracts you will sign. Signing a lease means gaining a lot of responsibility. Leases can be confusing with unfamiliar terms and legal jargon. You should have your lease reviewed by SLS before you sign and become legally obligated. SLS will explain your rights and responsibilities, give you tips about getting your security deposit back, and answer your questions. Leases in Ohio are not standard and may vary from landlord to landlord so have each lease (or renewal) you sign each year reviewed.

2. HOUSE HUNTING

- View the unit you're renting, not just the model
- Get to know the neighborhood
- Talk to current tenants—why aren't they renewing? How much are utilities? Do they like their landlord?

3. DRAFT A ROOMMATE AGREEMENT

The Agreement can clarify how and who pays rent and utilities, special house rules, and other important information. Contact SLS for a sample Roommate Agreement!

4. SECURITY DEPOSITS

Before you move in, document the condition of your housing using a move-in checklist and by taking pictures and/or video of *ANY* damage in the unit. This documentation helps ensure that the landlord cannot charge you for damages that existed prior to your move-in. Keep copies of list and photos/video!

5. SLS IS HERE AFTER YOU MOVE-IN & COVERS OTHER LEGAL ISSUES

We can provide legal advice and representation regarding issues that arise after you move-in, like getting repairs or receiving your security deposit refund. We also assist students with other legal issues, including: criminal misdemeanors, traffic accidents and offenses, consumer transaction, credit or debt disputes / collections, marriage dissolution, employment agreements, wills, advance directives, notary services and much more.

MAKE AN APPOINTMENT
studentlegal.osu.edu
614.247.5853
Not sure if your issue is covered?
CALL US!

OHIO STATE



UNDERGRADUATE
STUDENT GOVERNMENT

*to learn more about USG
resources and initiatives, check out*

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