

RENTER'S GUIDE

2015-2016

Presented by:

OHIO STATE



UNDERGRADUATE
STUDENT GOVERNMENT



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Dear OSU Student,

Thank you for reading the 2015-2016 edition of the Ohio State University Renter's Guide. This publication has been provided by the Undergraduate Student Government's Student Affairs Committee 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 Off-Campus and Commuter Student Services, located in room 3106 of 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 September 2015 to undergraduate students living in the 43201 ZIP code. The sample included 2,000 undergraduate students. The survey yielded 475 responses or approximately a 24% 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 nor 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 Student Legal Services (studentlegal.osu.edu) or another attorney service.

Summary of Data

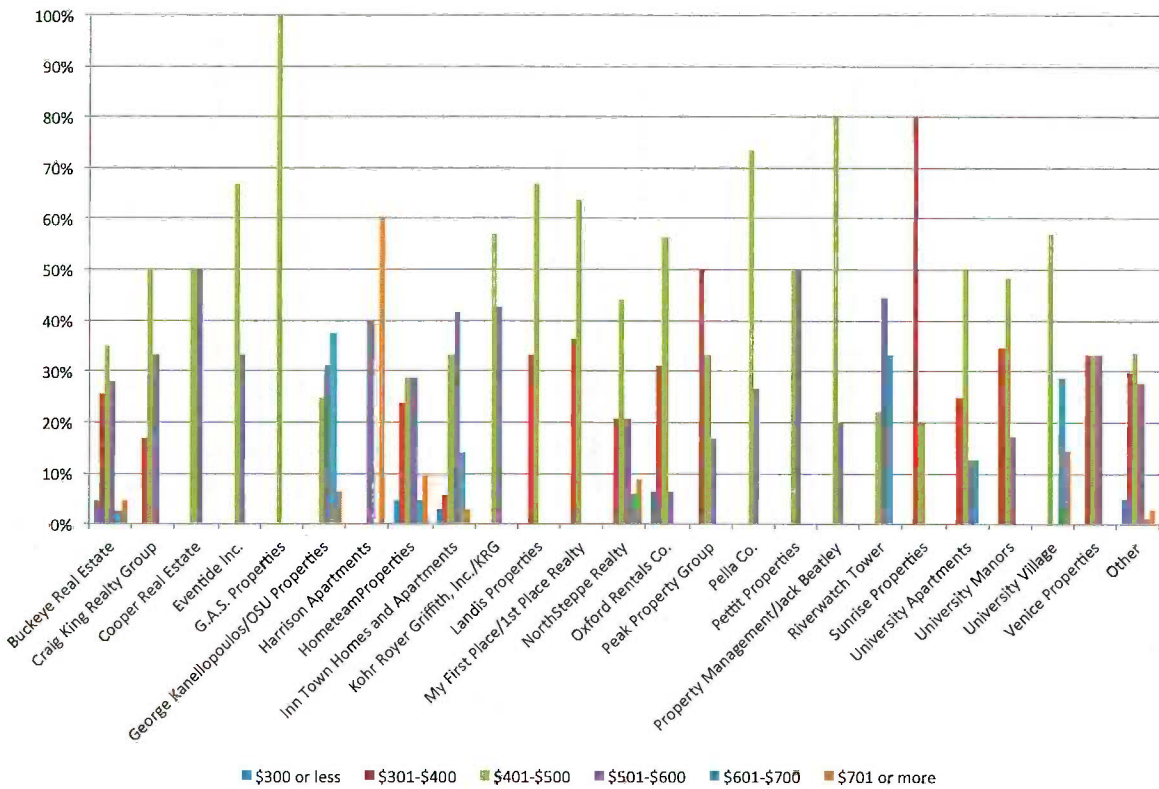
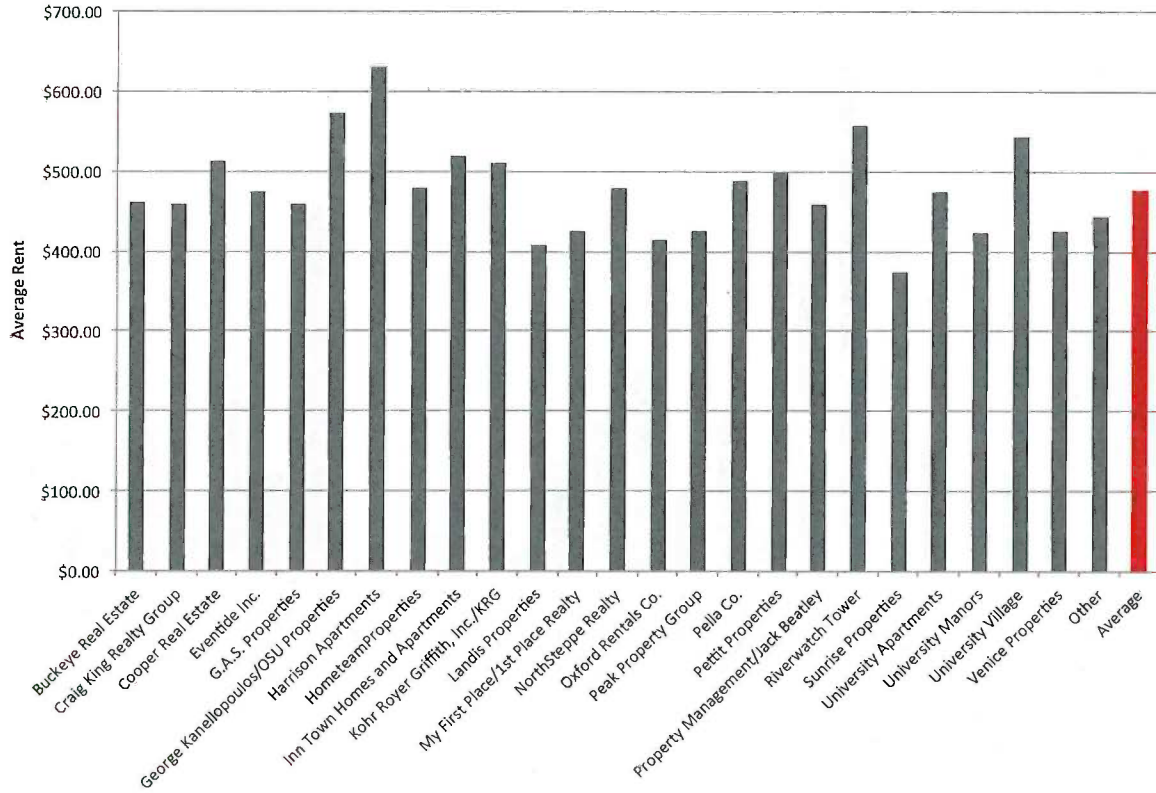
Landlord	Percent
Buckeye Real Estate	10.1%
Cooper Real Estate	1.9%
Craig King Realty Group	1.3%
Eventide Inc.	0.6%
G.A.S. Properties	1.9%
George Kanellopoulos/OSU Properties	3.4%
Harrison Apartments	1.3%
HometeamProperties	4.4%
Inn Town Homes and Apartments	8.0%
Kohr Royer Griffith, Inc./KRG	1.5%
Landis Properties	0.8%
My First Place/1st Place Realty	2.5%
NorthSteppe Realty	8.0%
Oxford Rentals Co.	3.8%
Peak Property Group	1.3%
Pella Co.	3.6%
Pettit Properties	0.8%
Property Management/Jack Beatley	2.5%
Riverwatch Tower	2.1%
Sunrise Properties	1.1%
University Apartments	2.1%
University Manors	6.5%
University Village	1.7%
Venice Properties	0.6%
Other	28.8%
Total	100.63%

For each question in this guide, there is a graph that summarizes the data collected from the Renter's Guide survey. Under each of those graphs is a breakdown graph that shows the percentage of respondents that selected each answer.

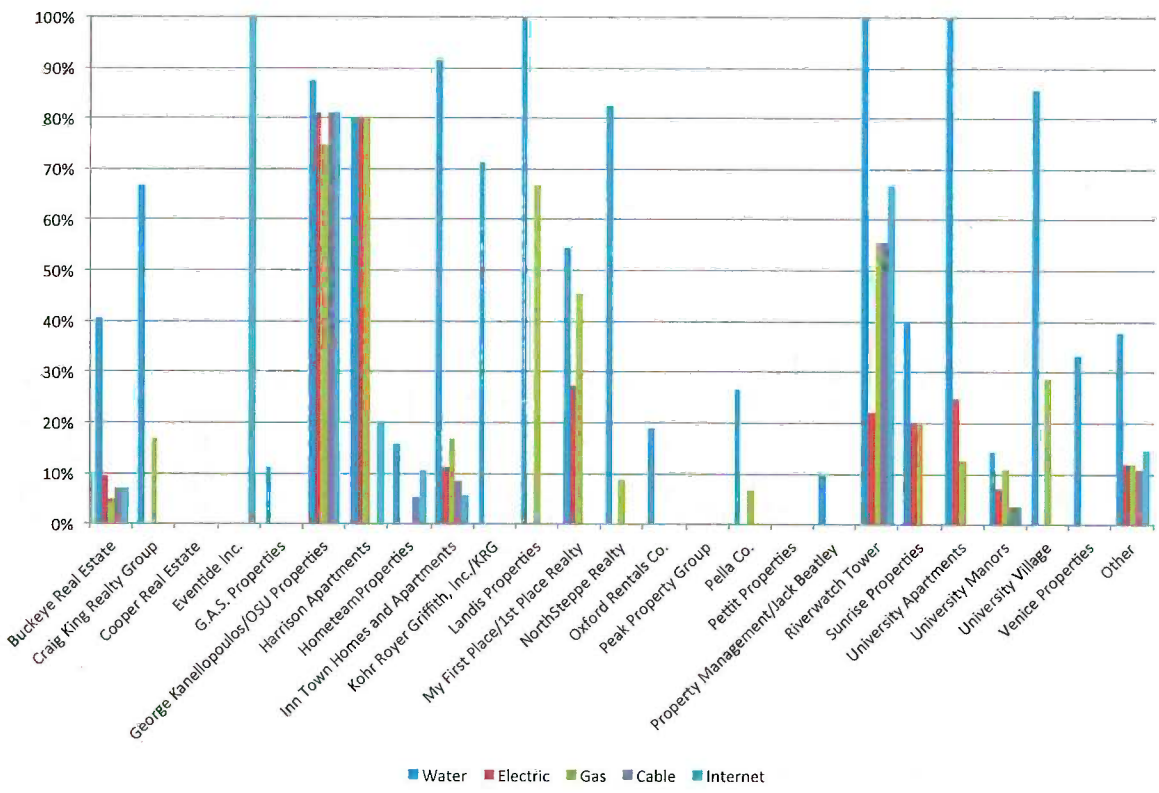
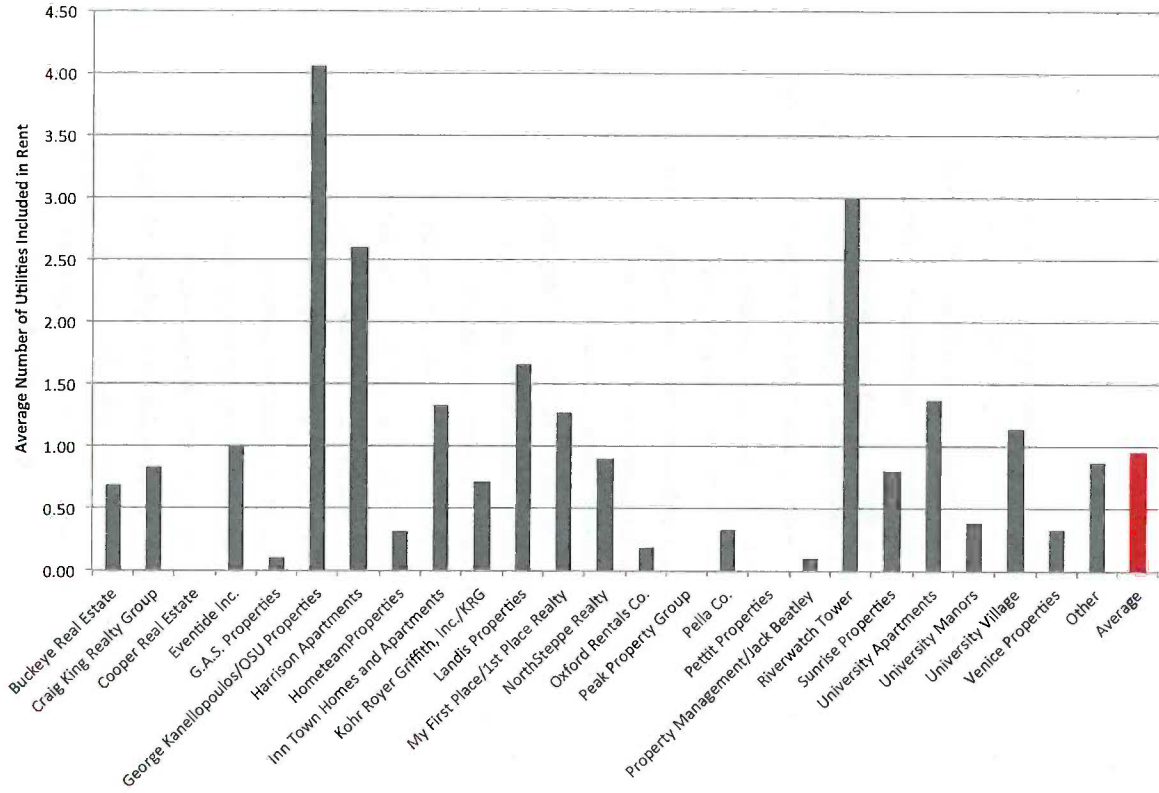
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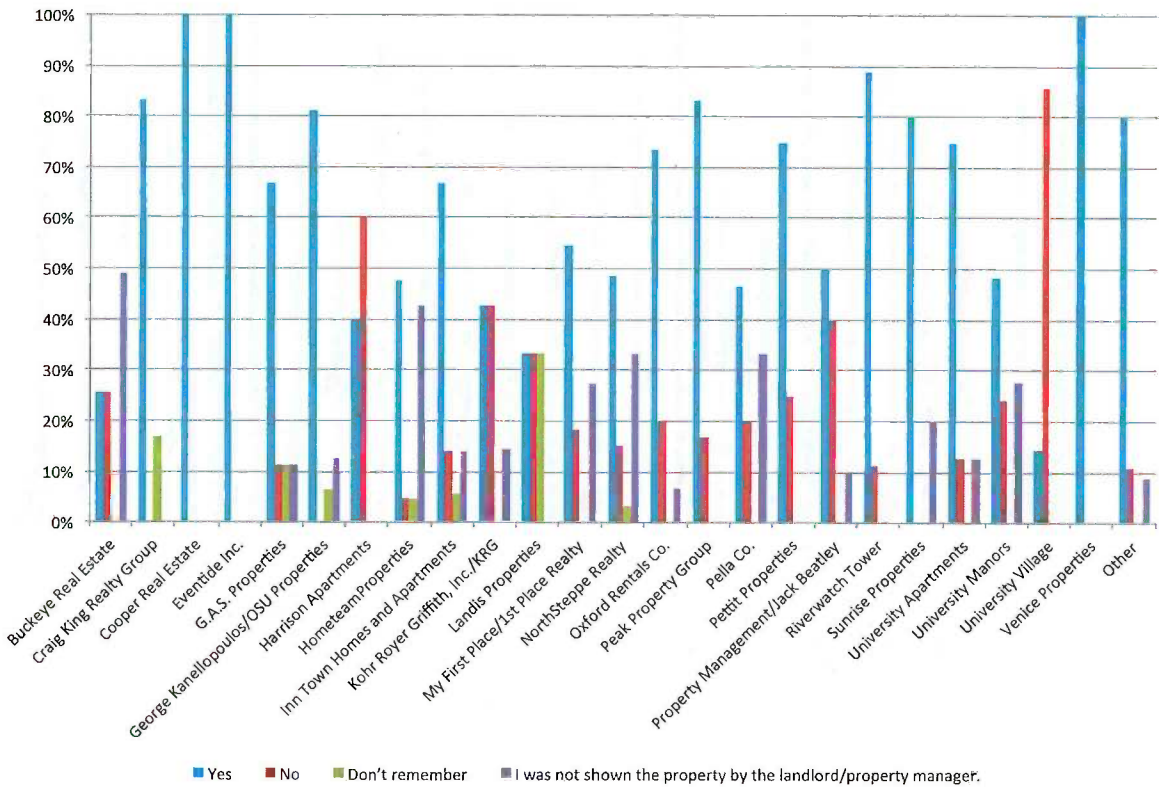
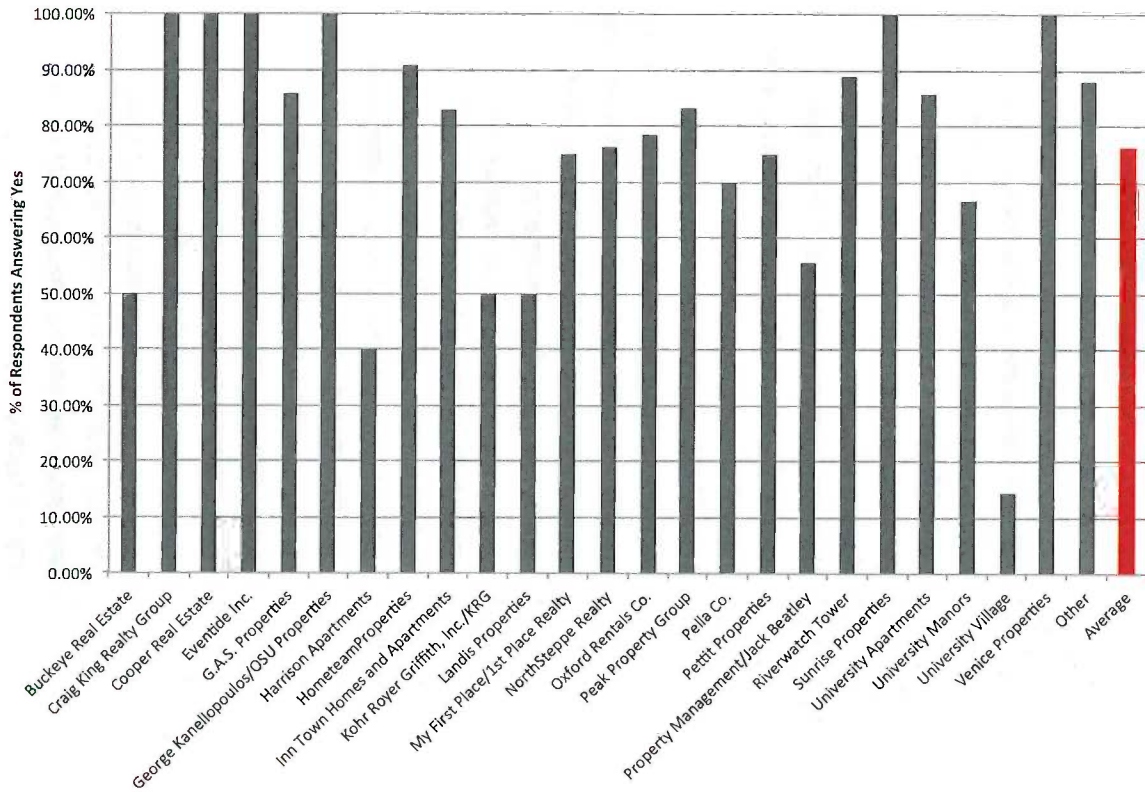
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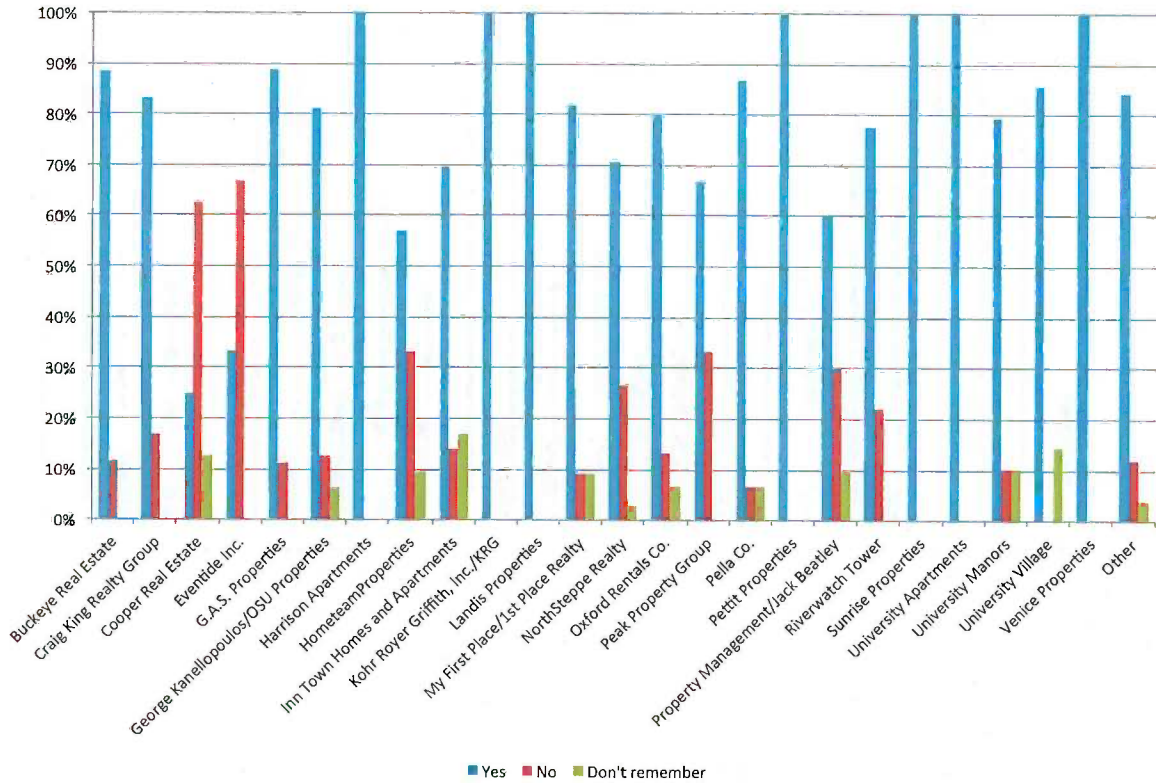
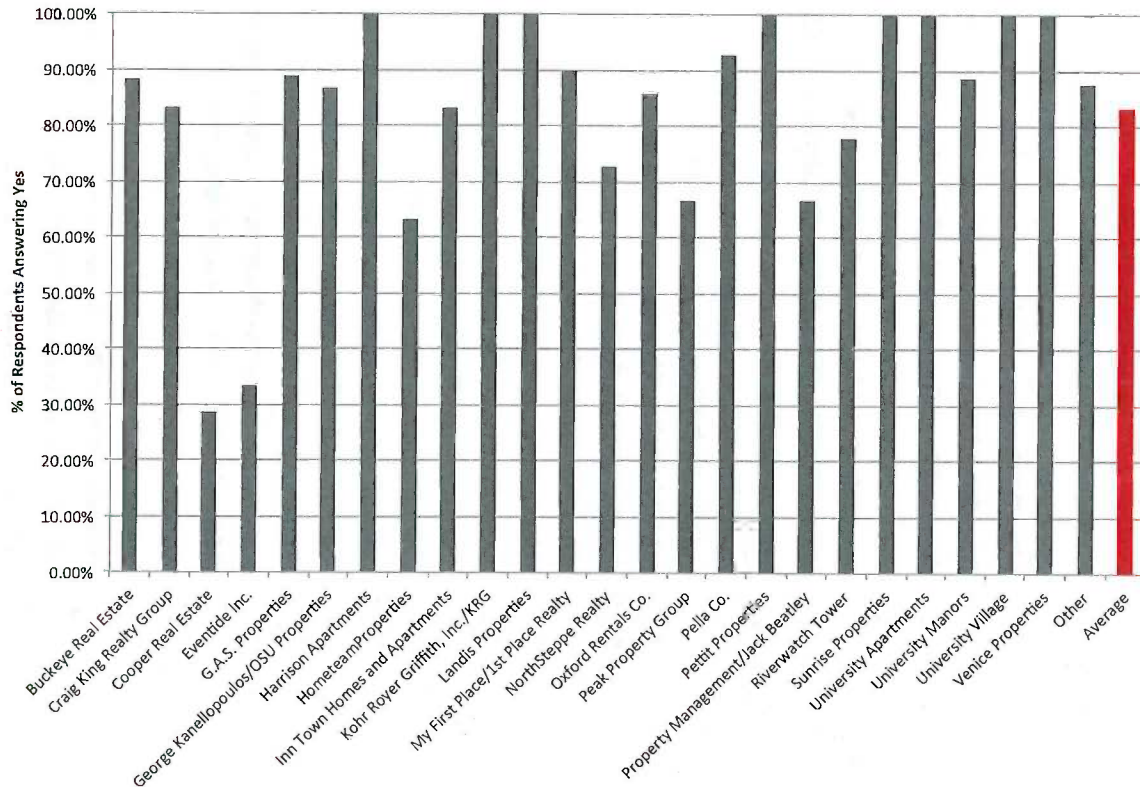
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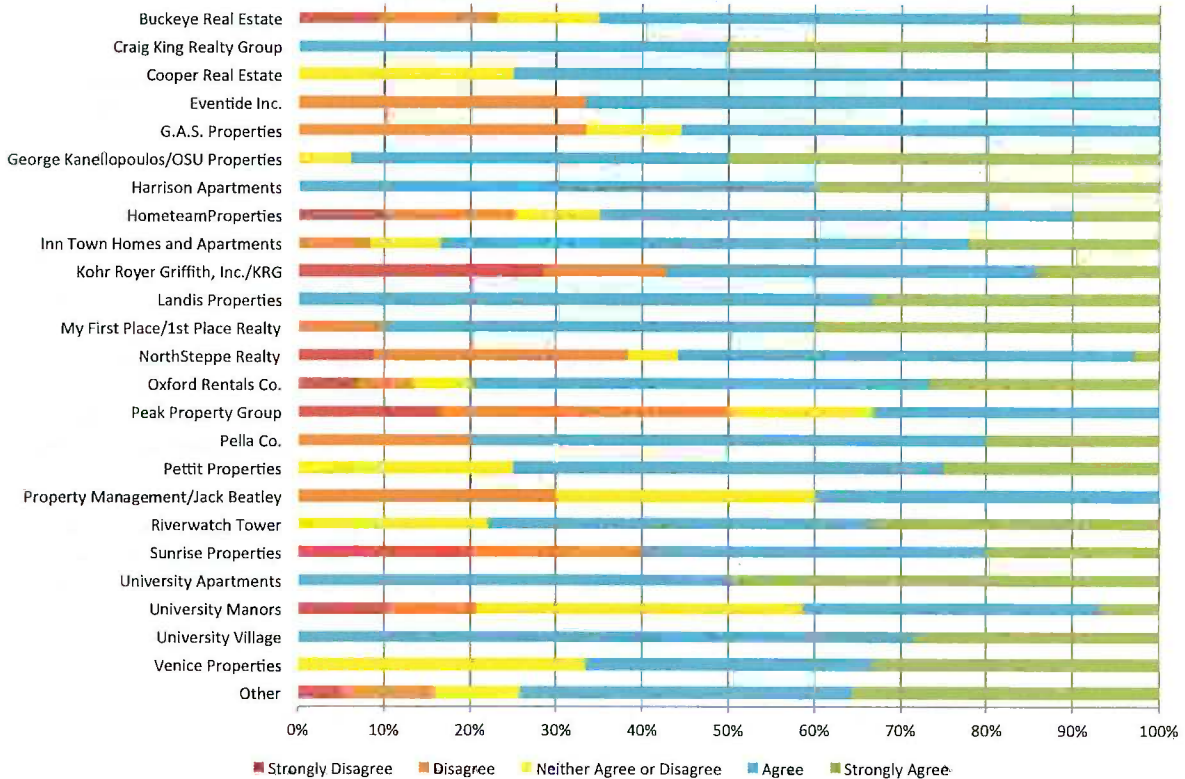
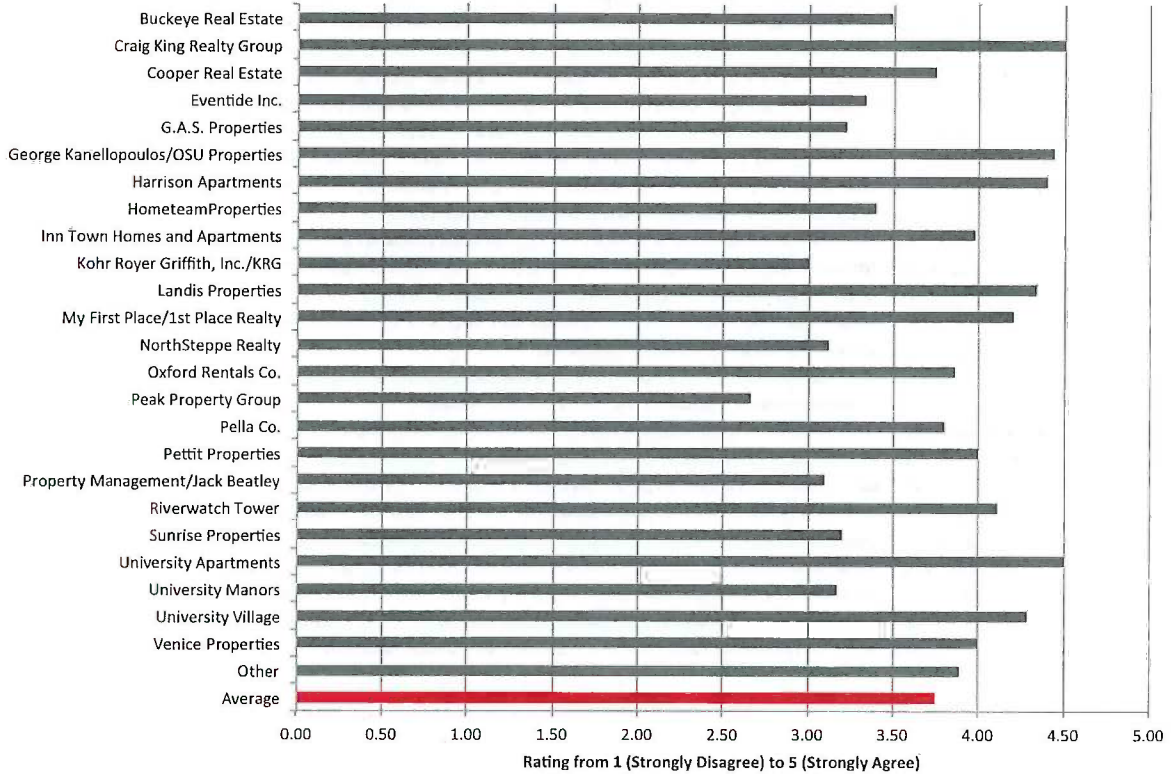
Did your landlord/property manager show you the exact unit you would rent (rather than a model unit)?



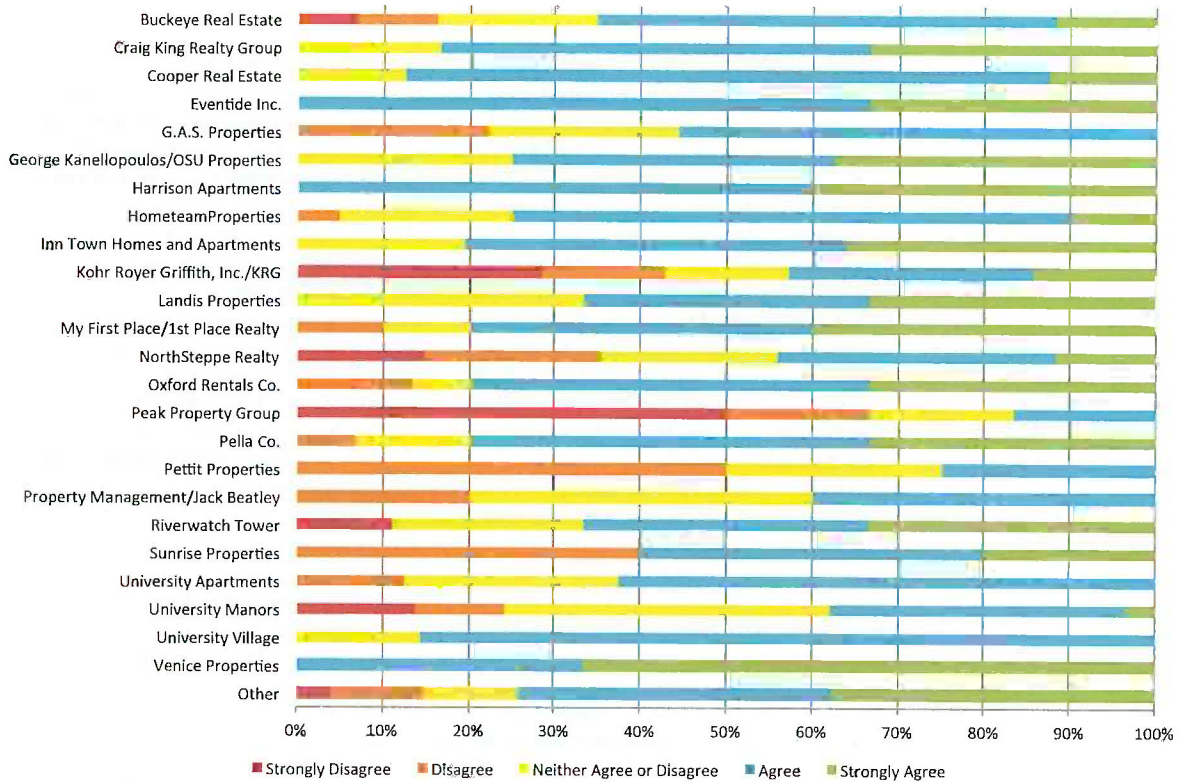
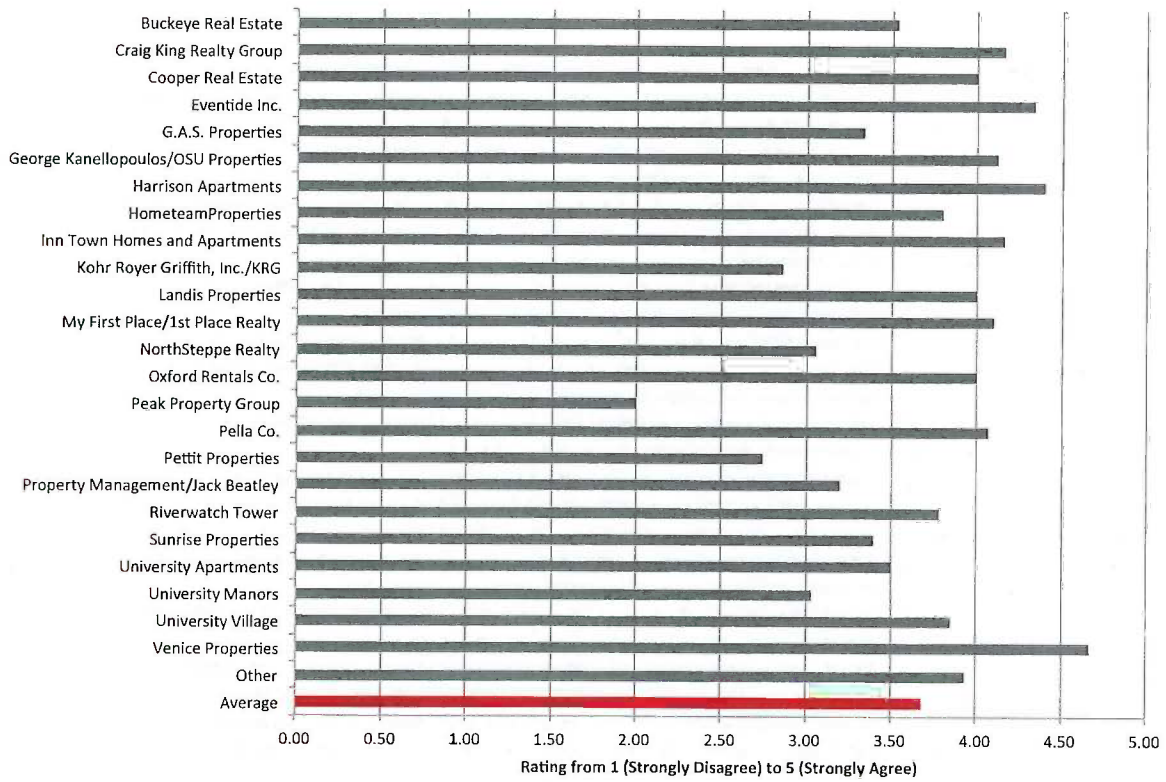
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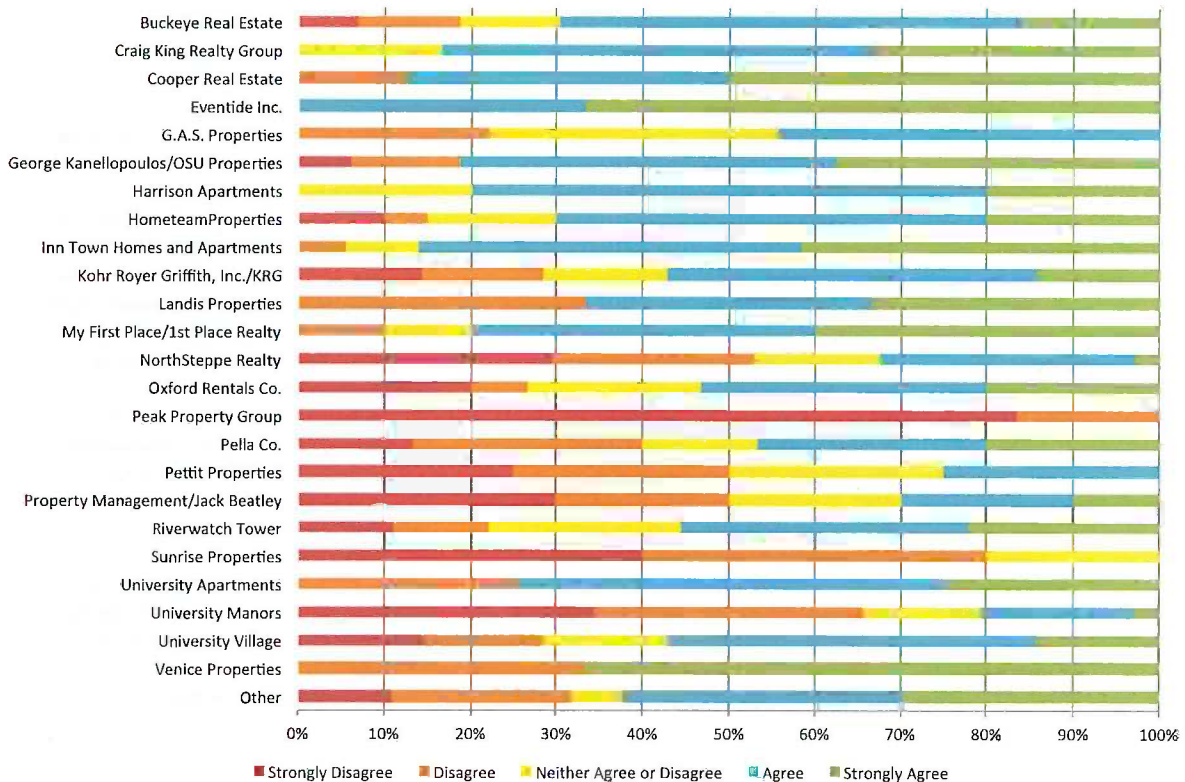
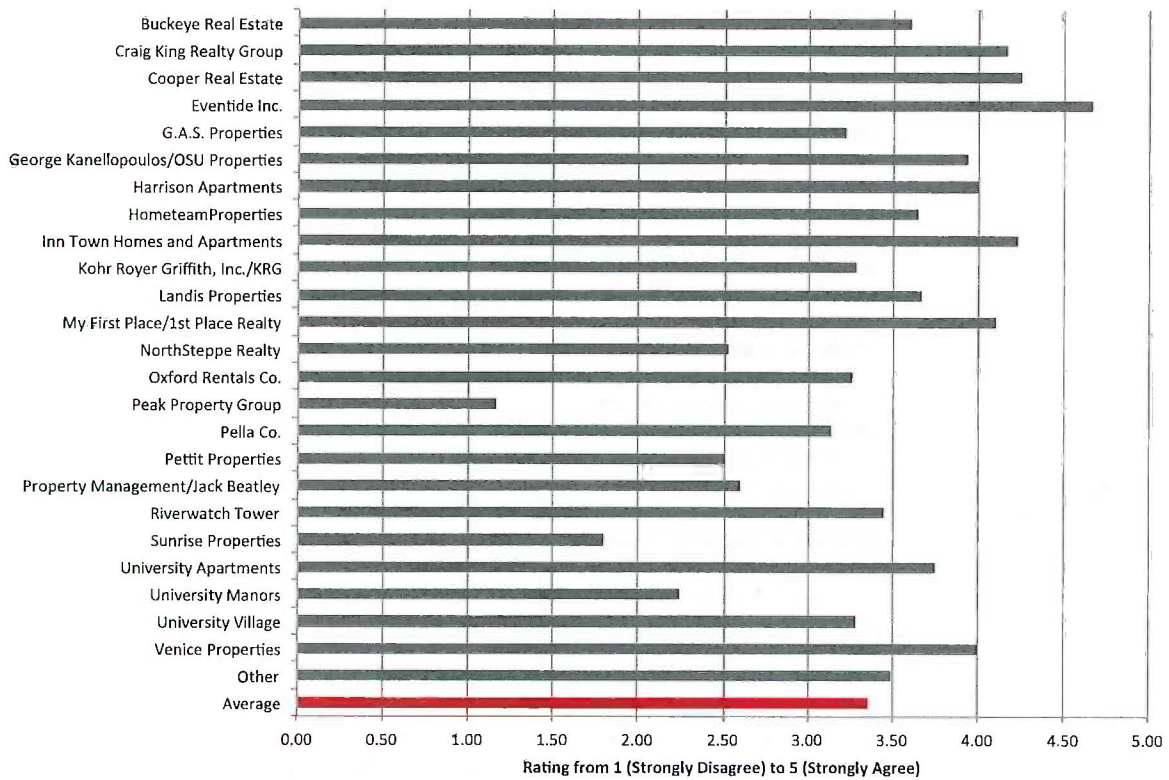
My landlord/property manager clearly described my lease (and all related documents) and all that they entailed.



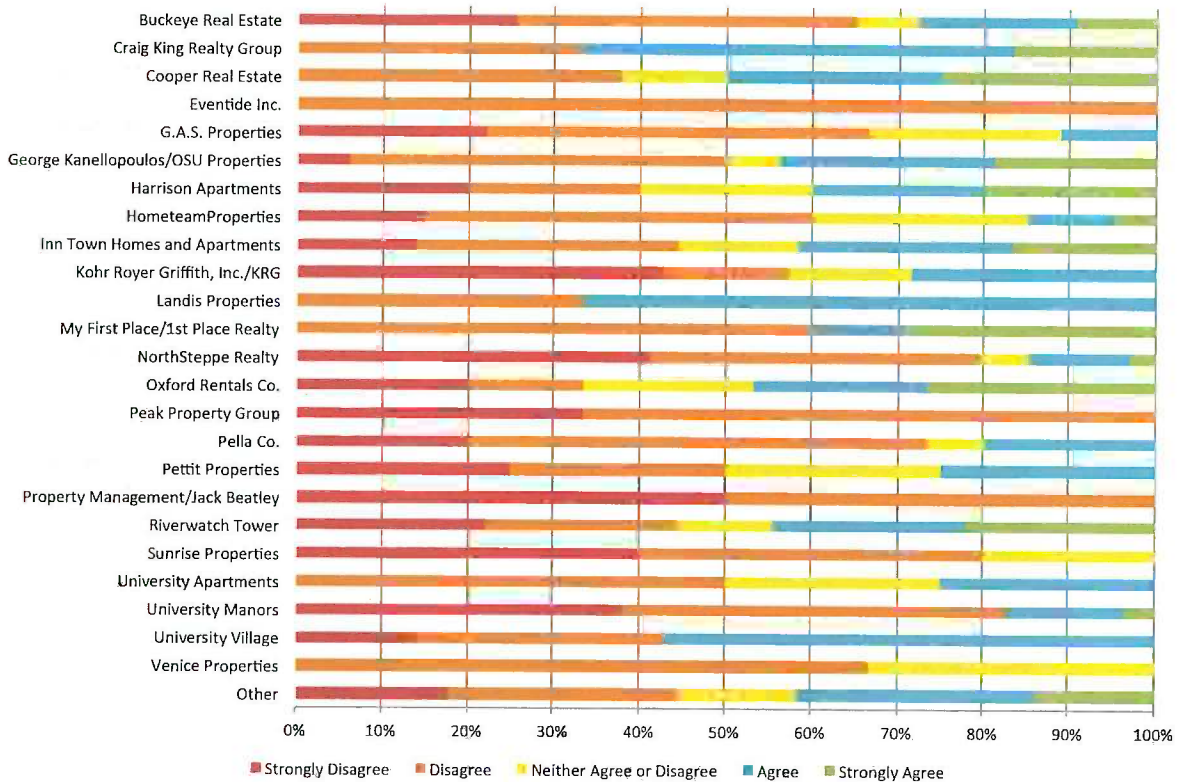
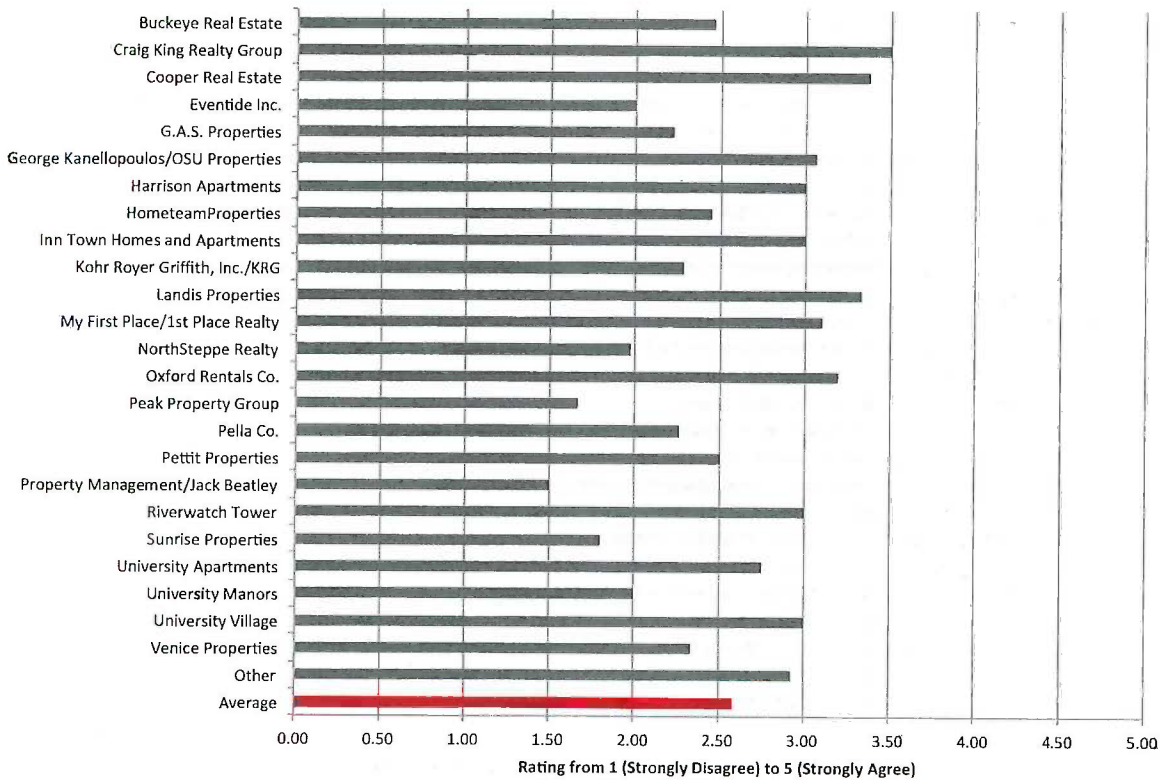
My landlord/property manager was cooperative during my move-in.



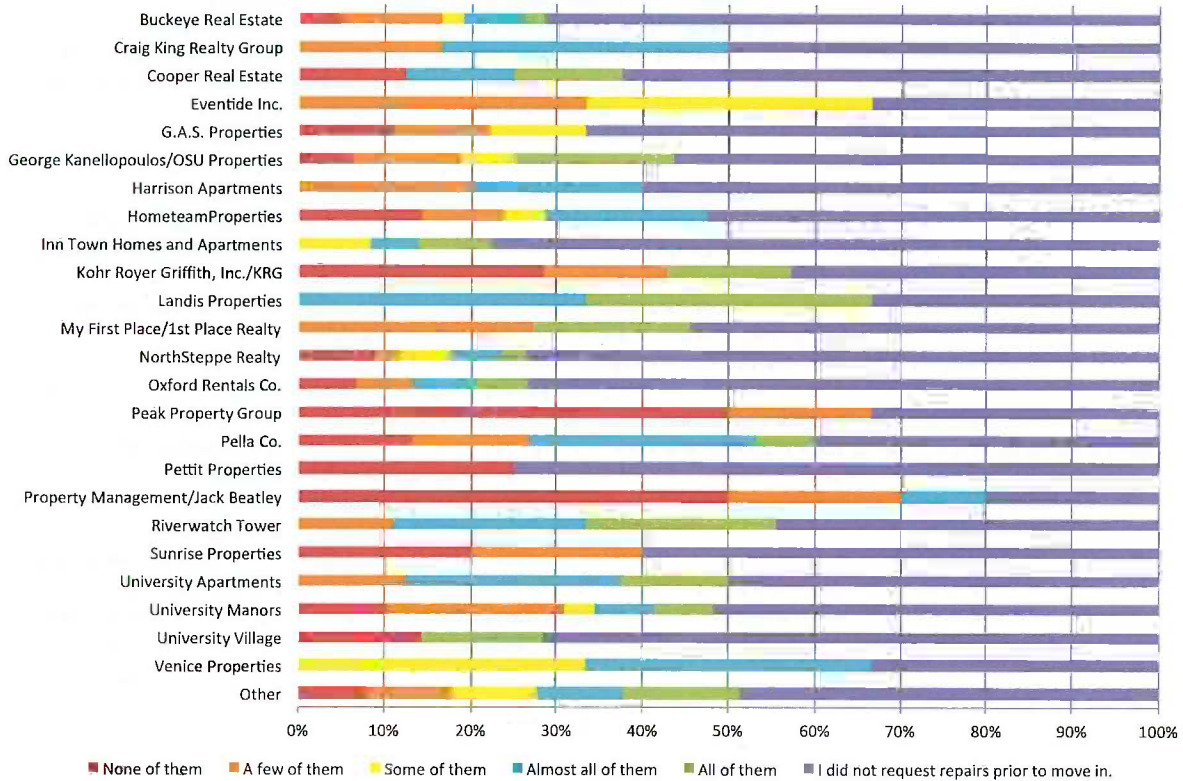
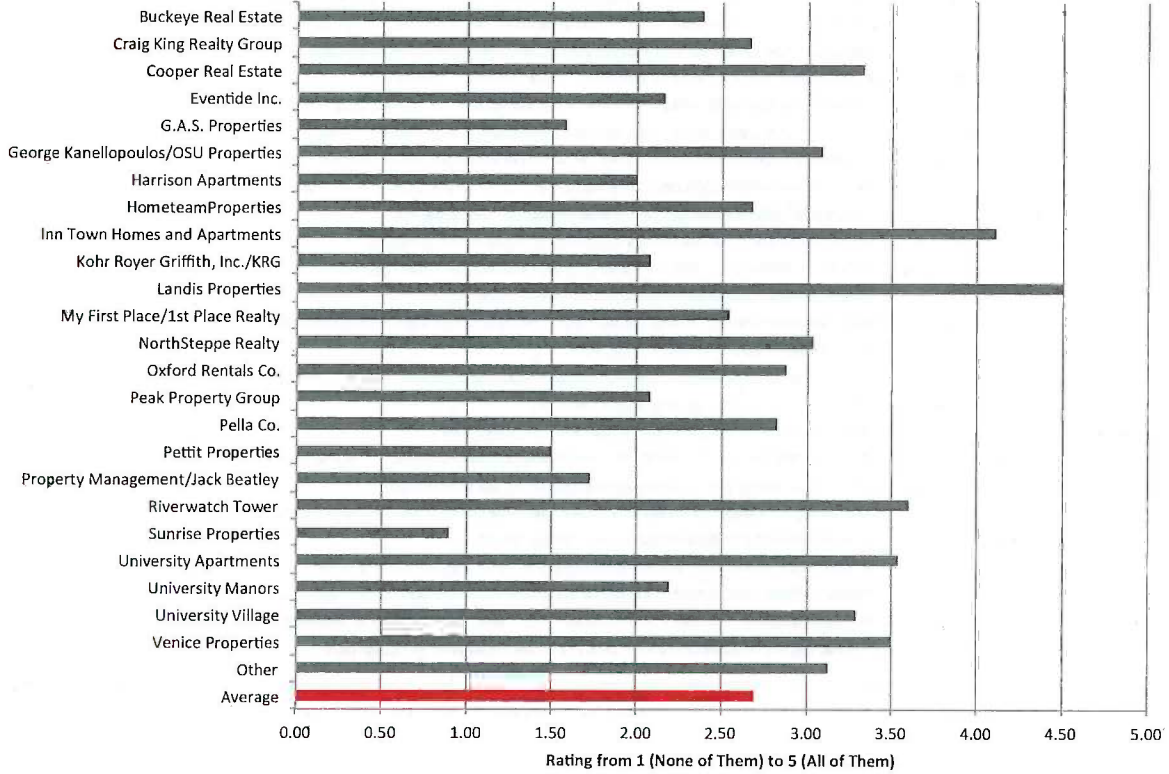
My rental property was clean at the time of move-in.



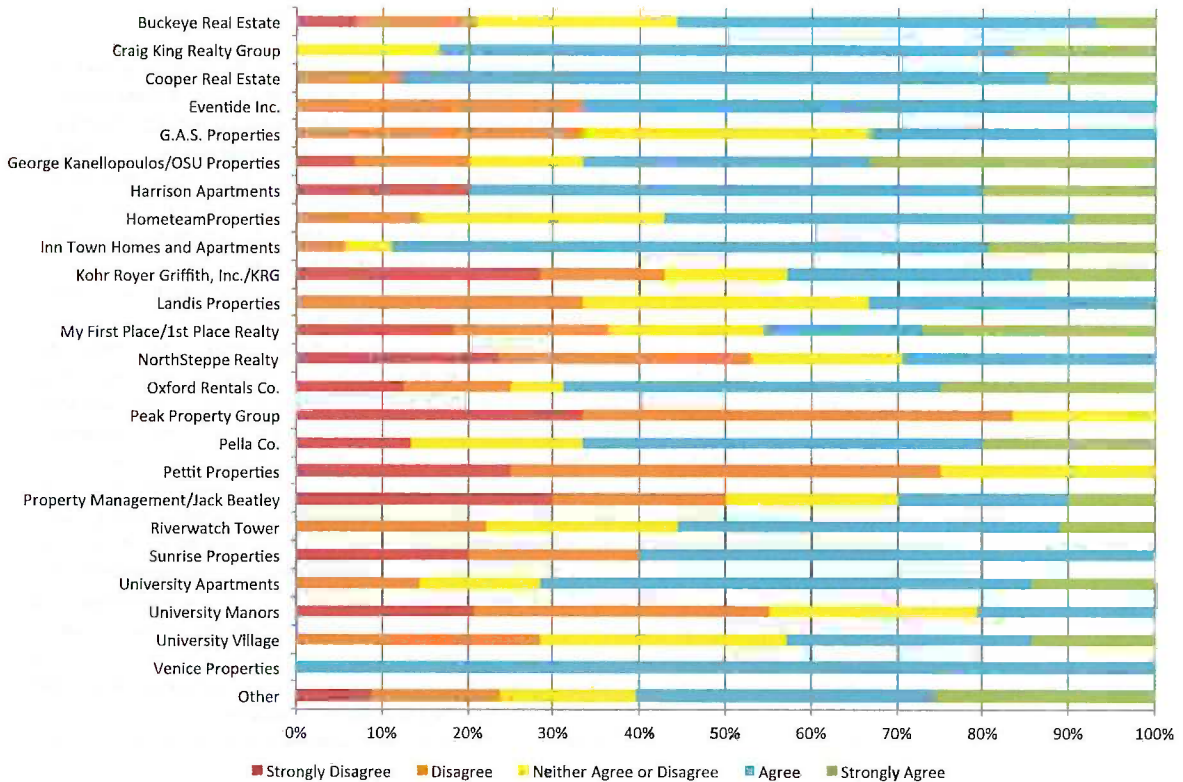
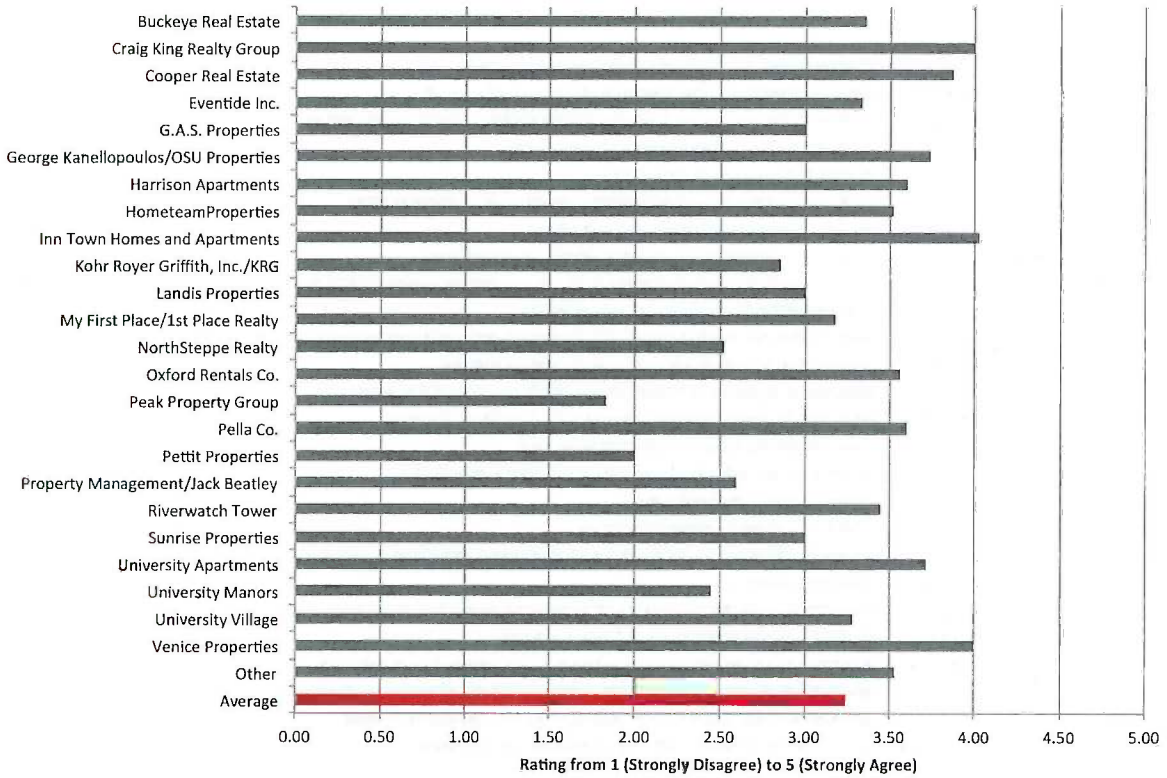
My rental property did not need repairs at the time of move-in.



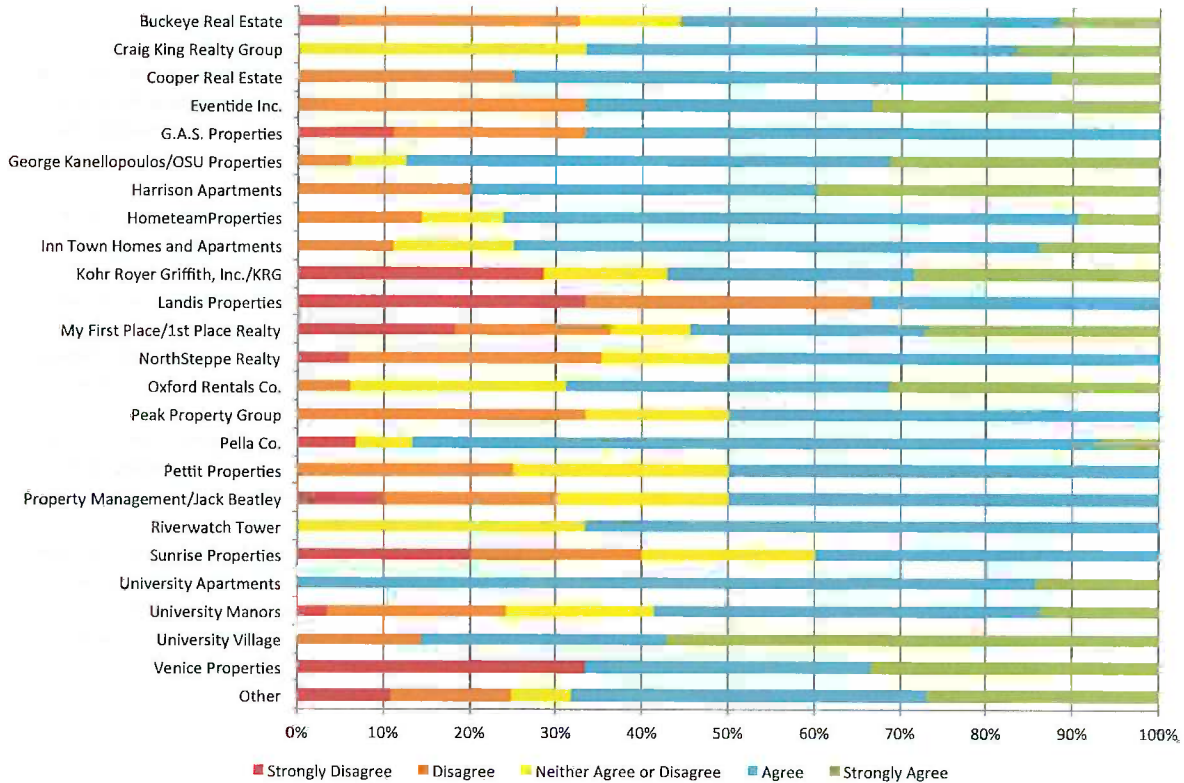
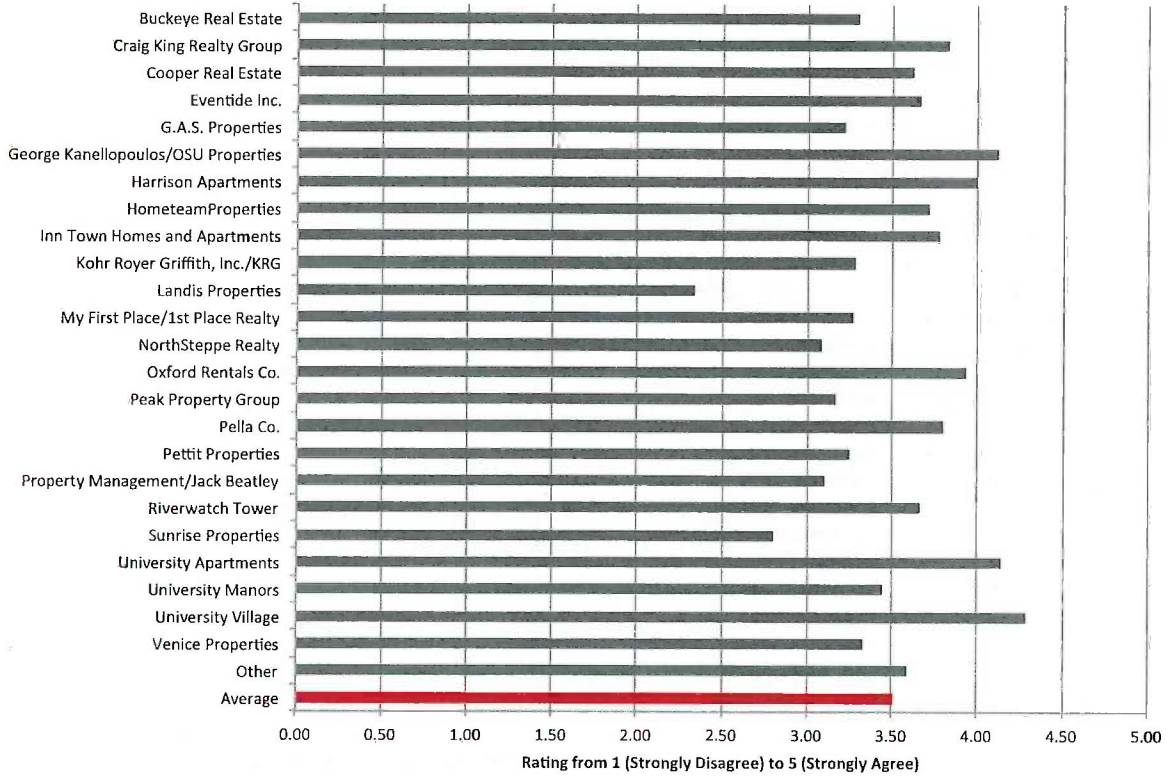
If your landlord/property manager agreed to complete repairs prior to your move in, how many were completed on time?



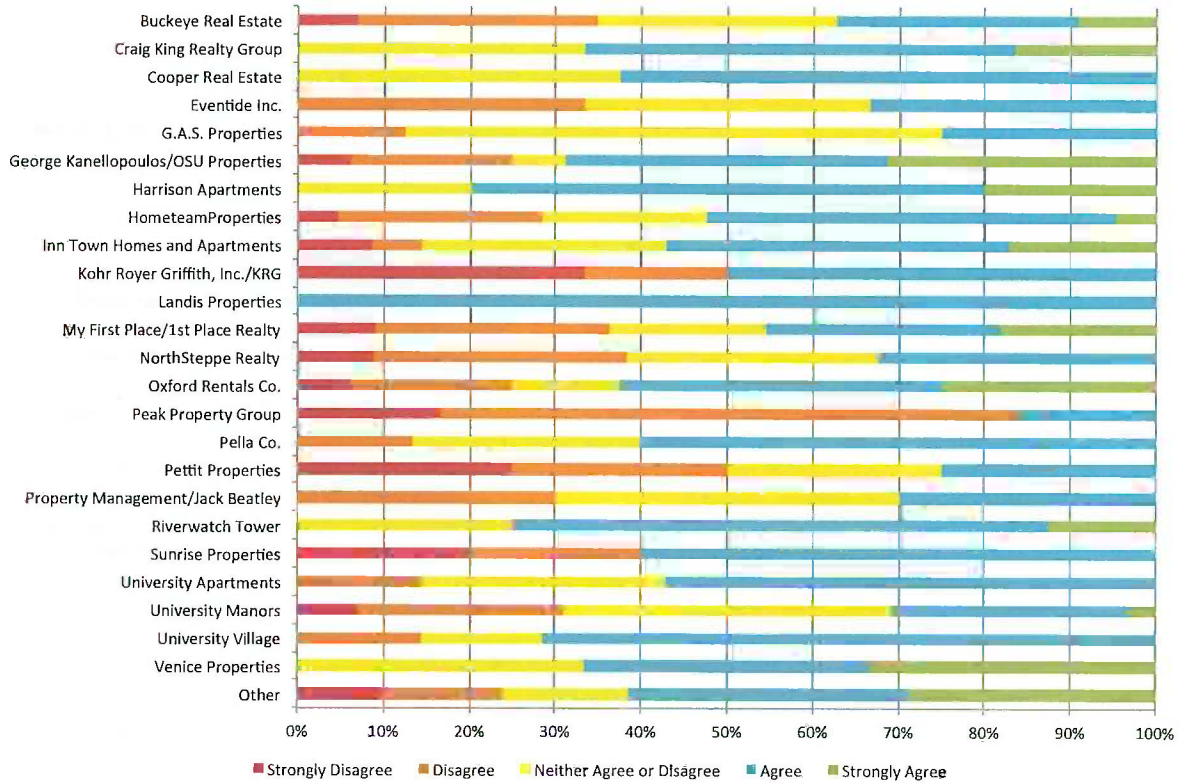
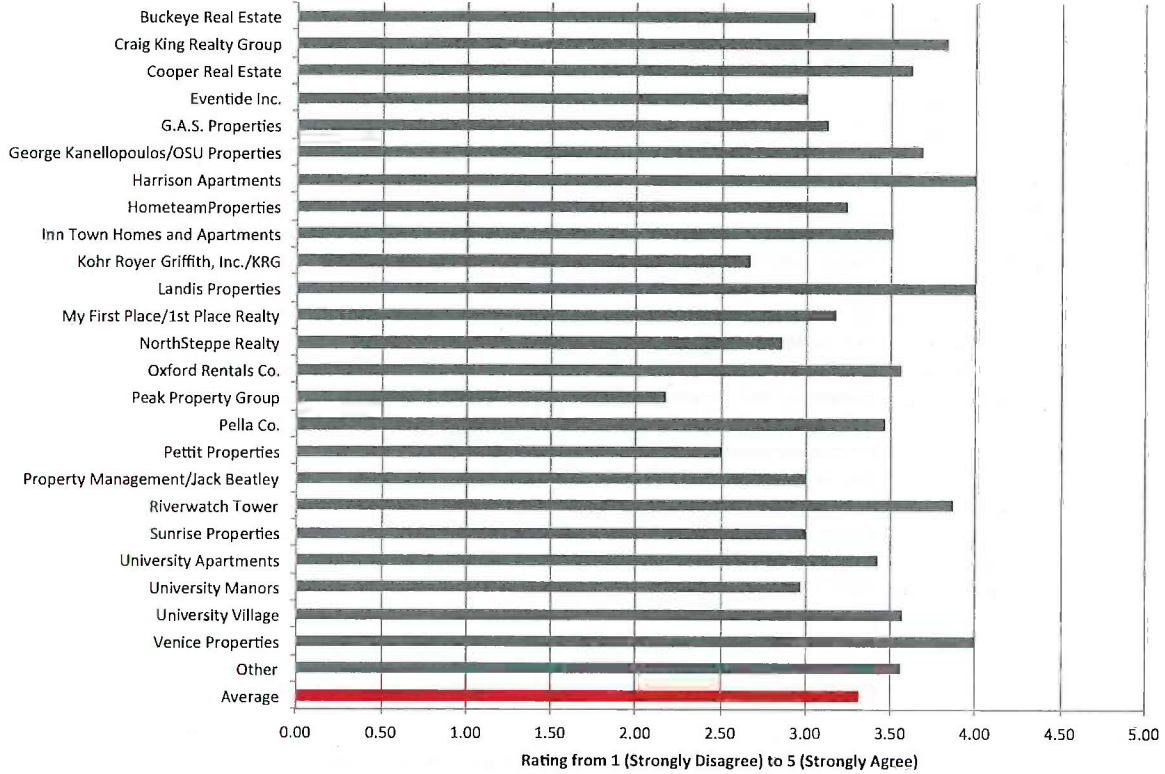
I was satisfied with the overall condition of my property.



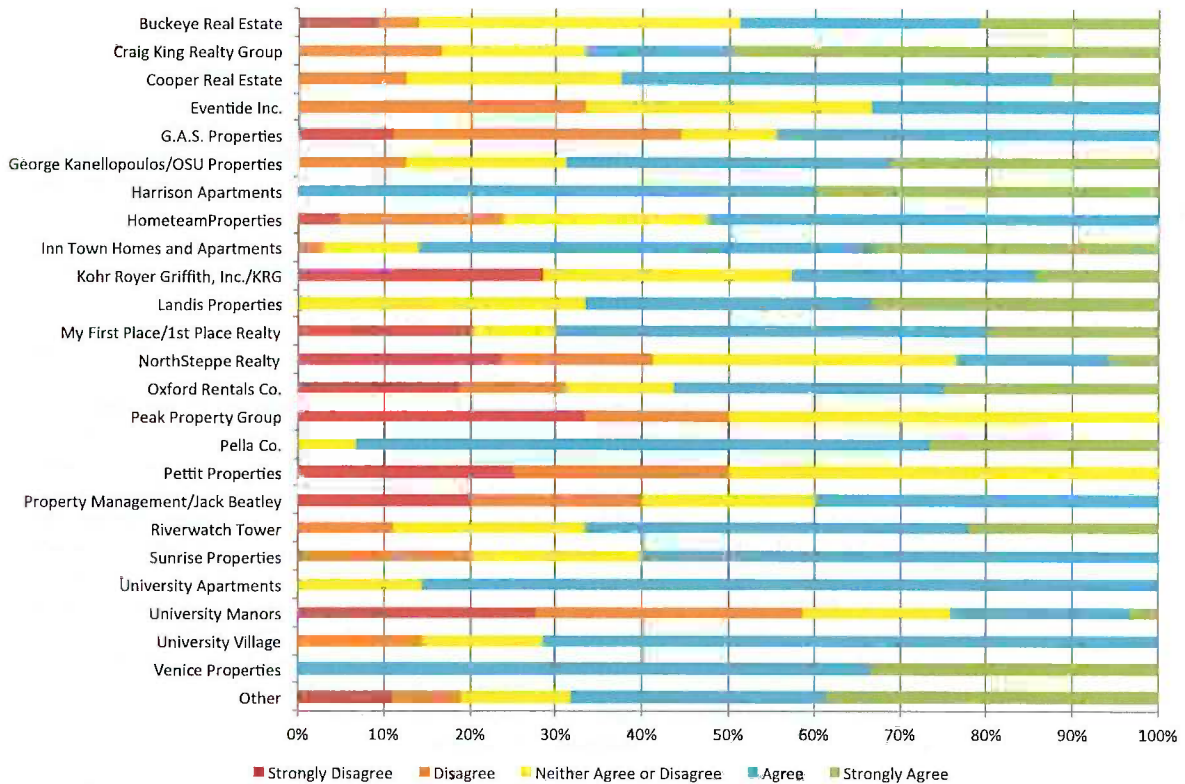
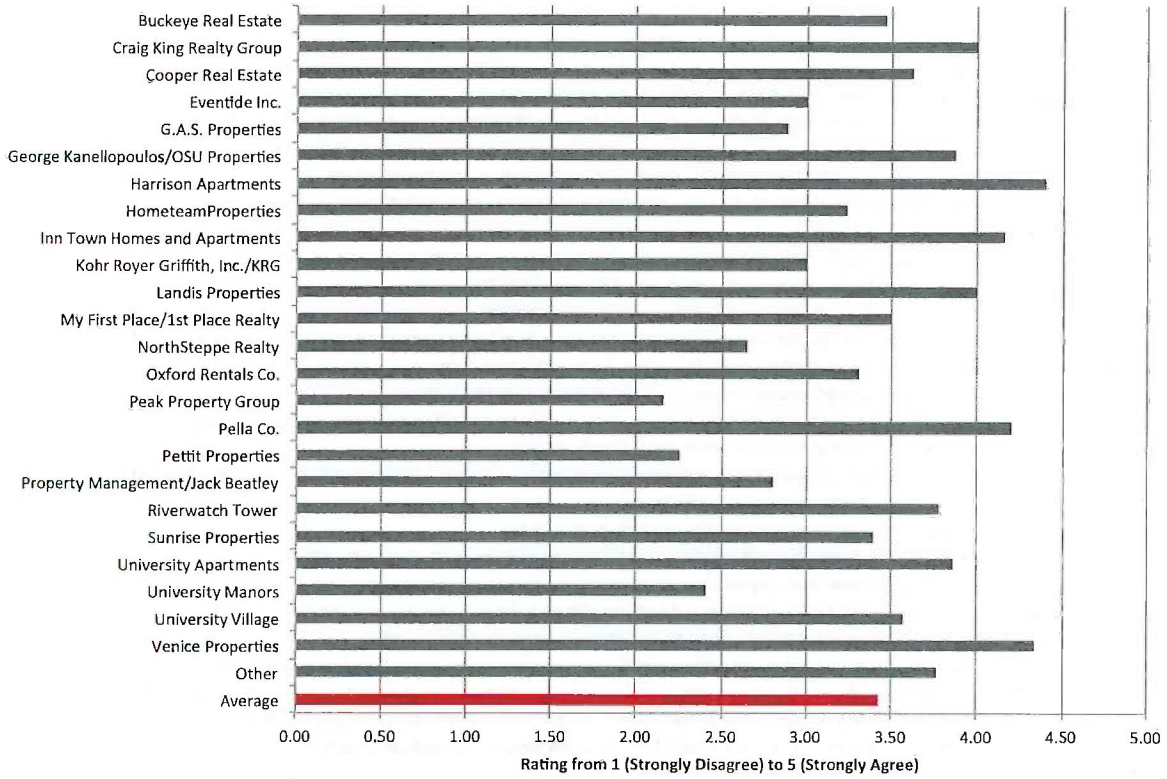
My landlord/property manager properly maintained the exterior of my rental unit.



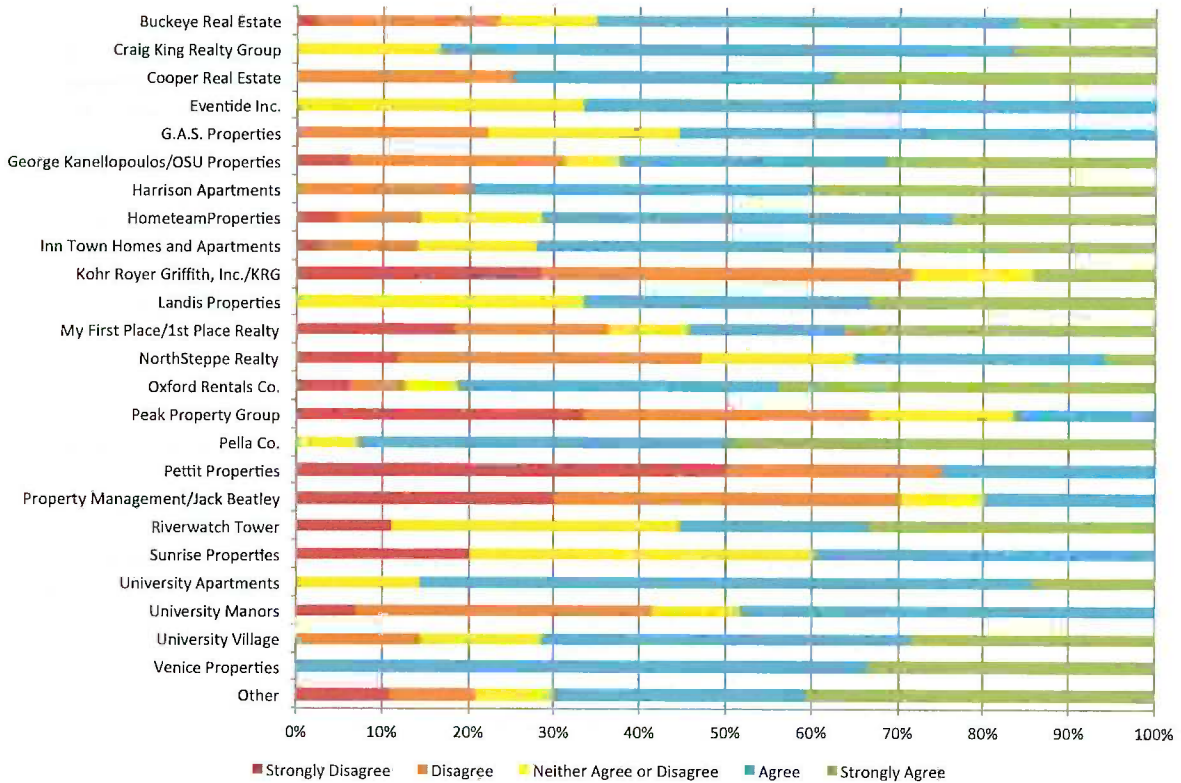
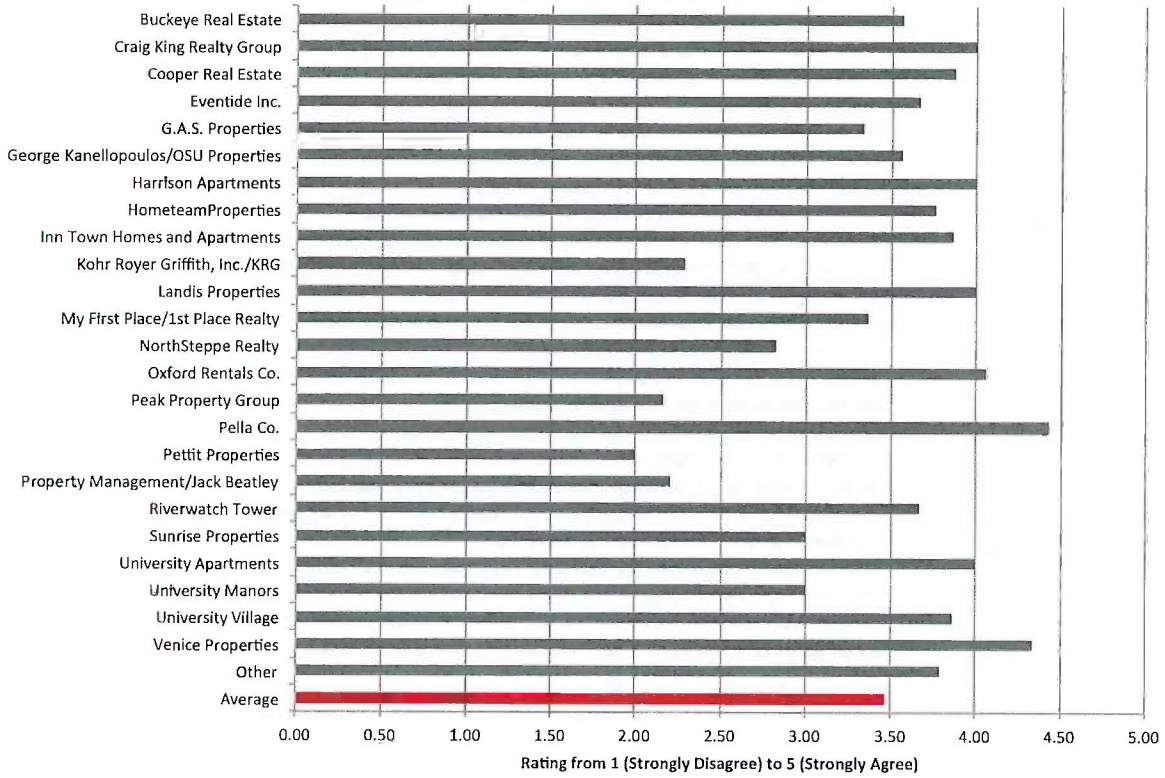
My landlord/property manager provided adequate safety measures for my rental unit.



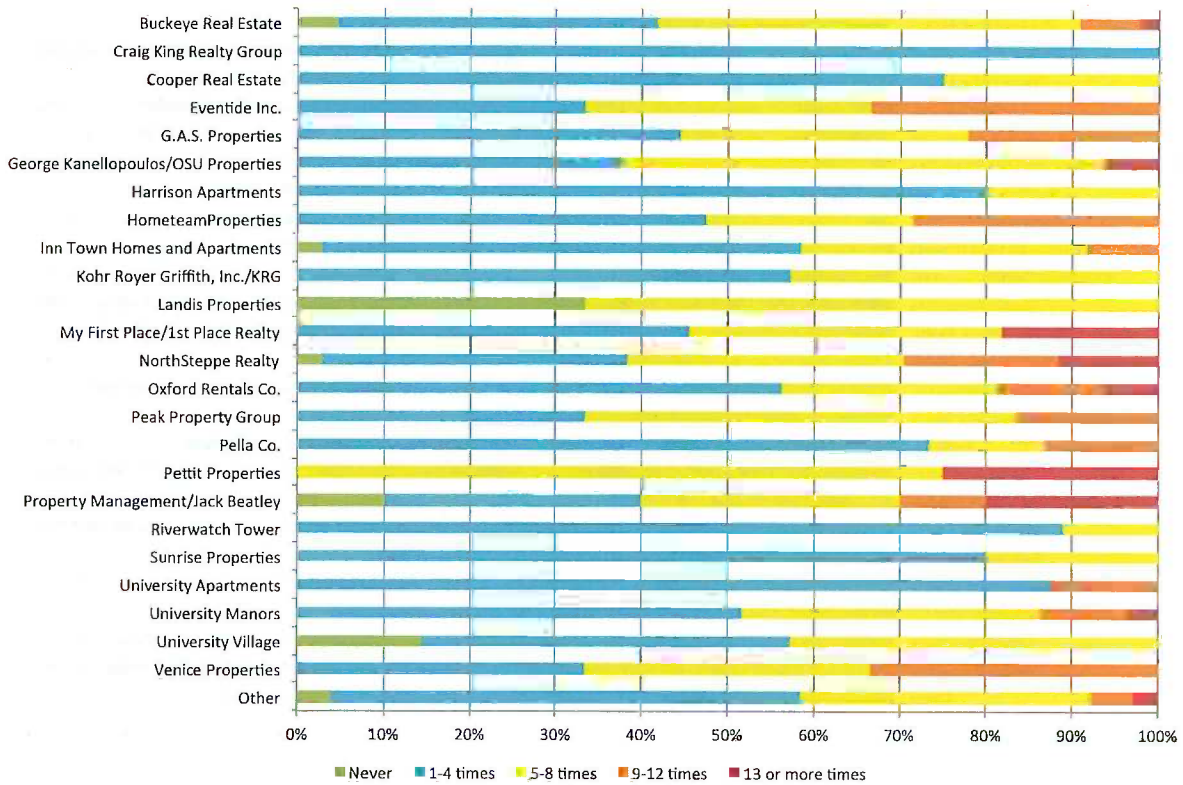
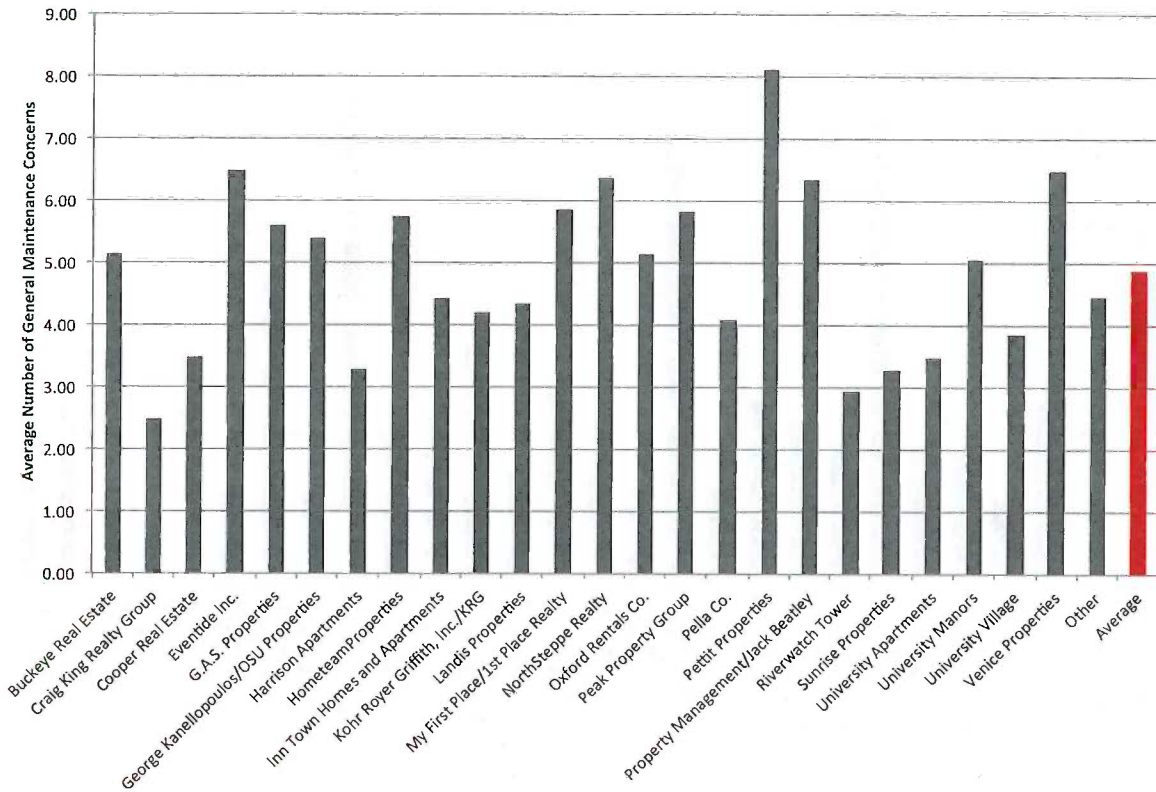
My landlord/property manager was professional and polite.



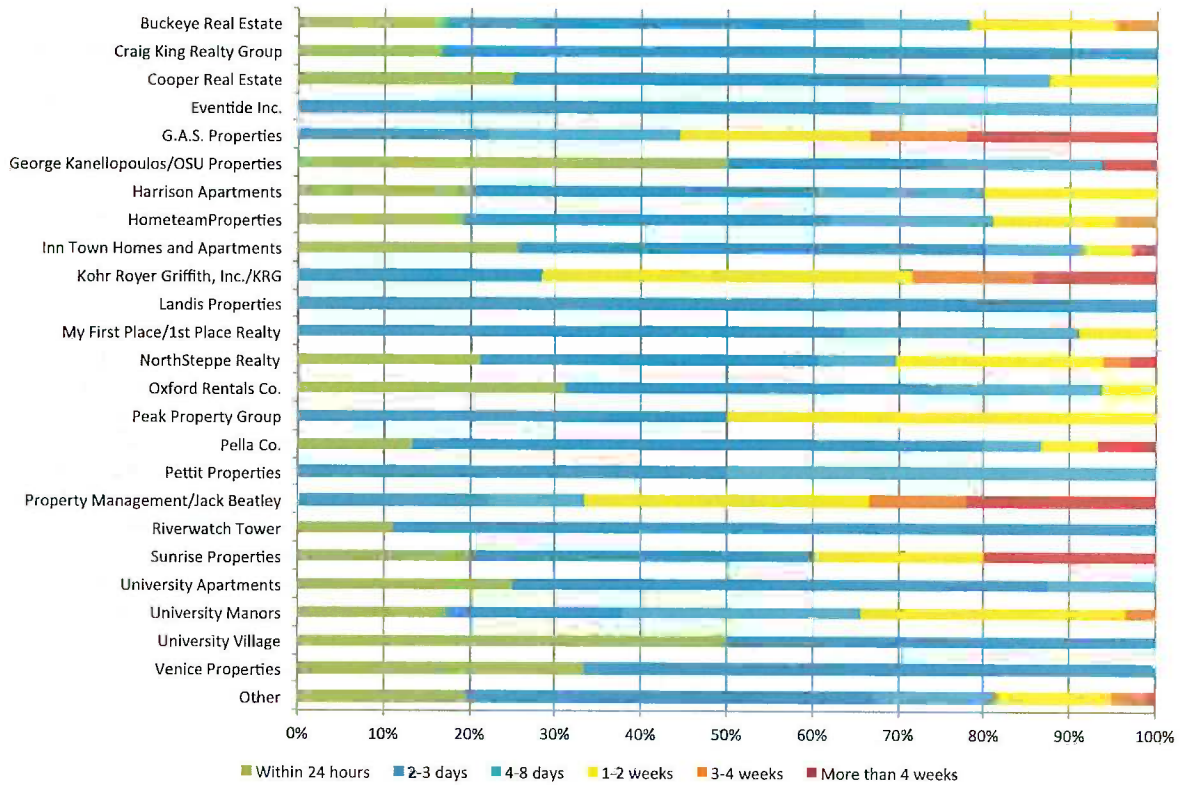
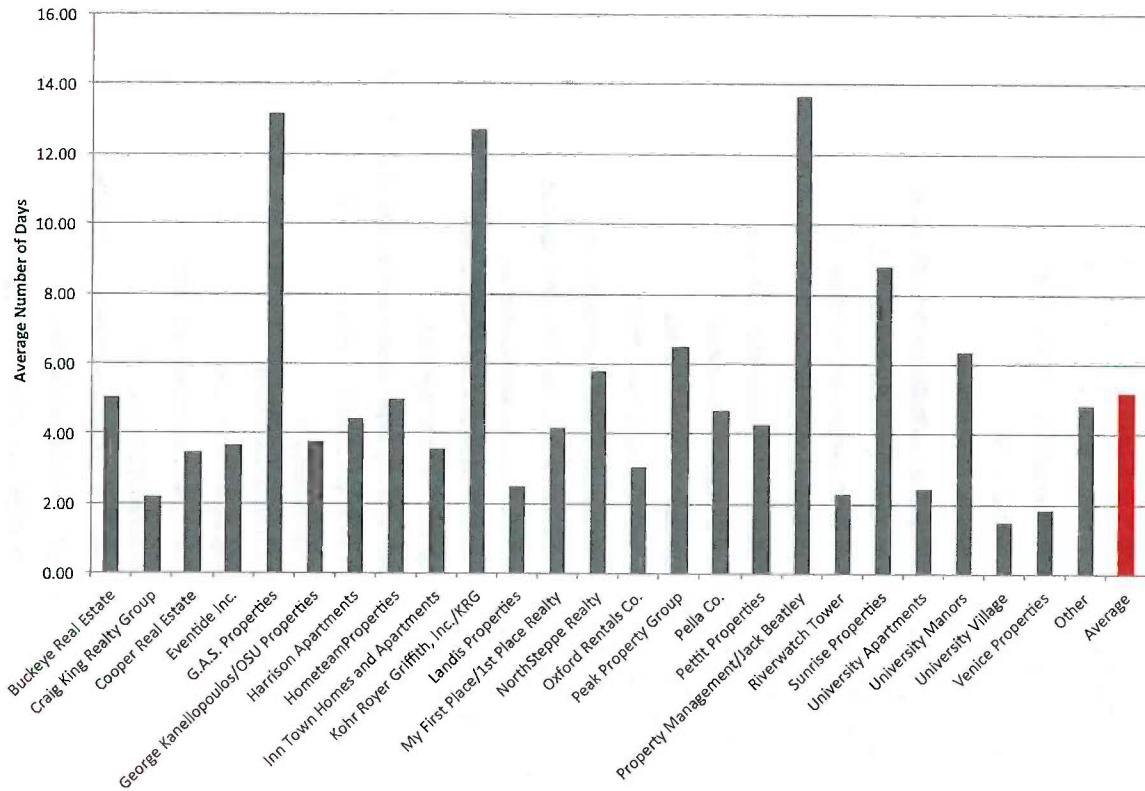
It was easy to contact my landlord/property manager with concerns or requests.



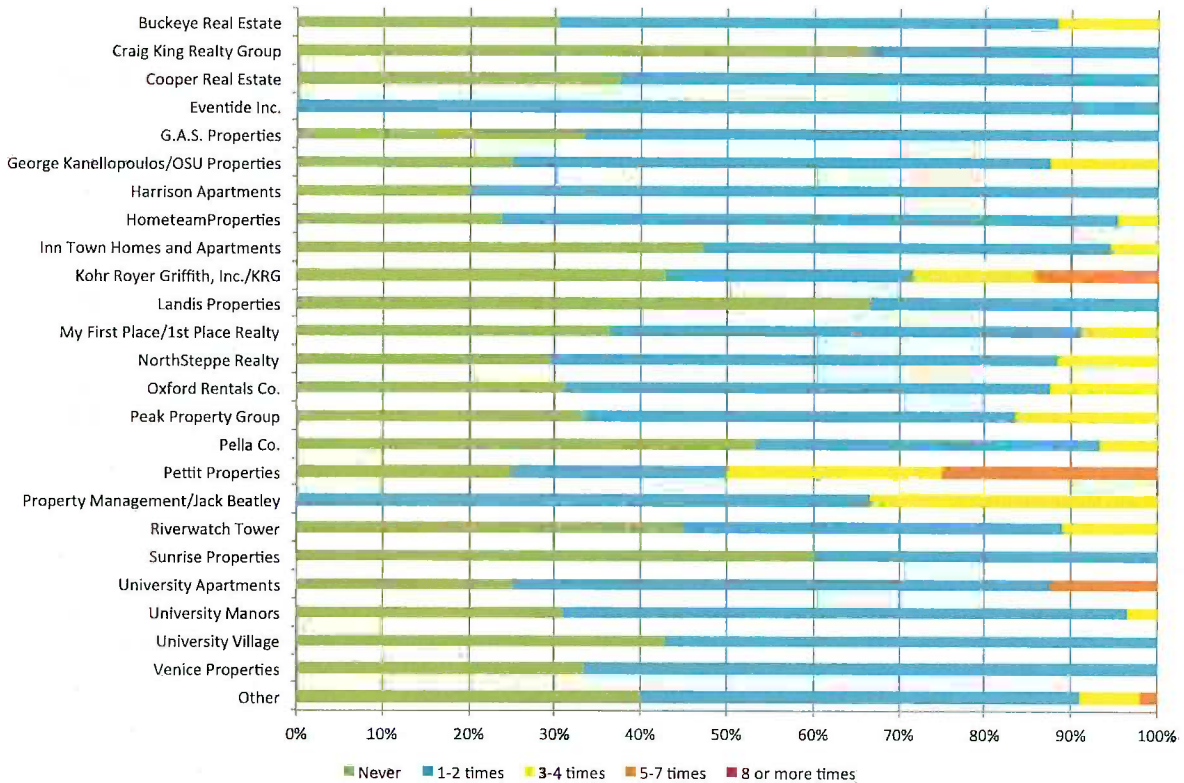
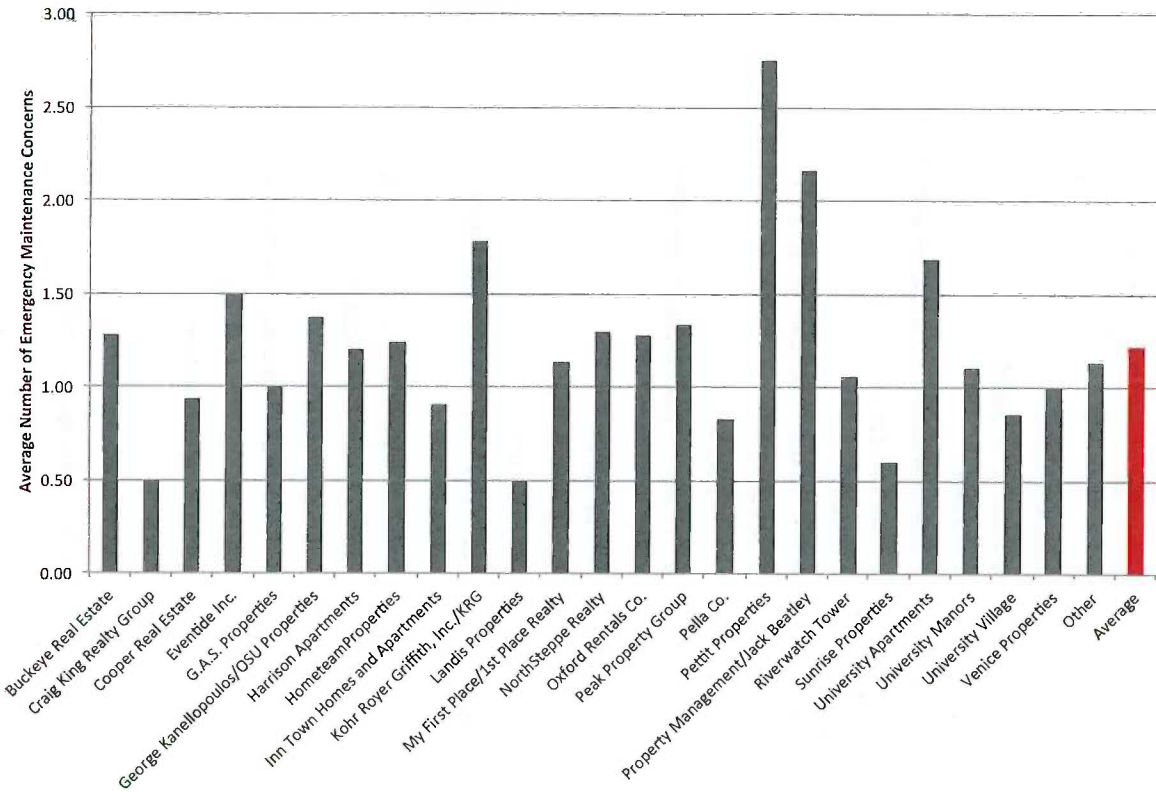
How often did you have general maintenance concerns during the past year?



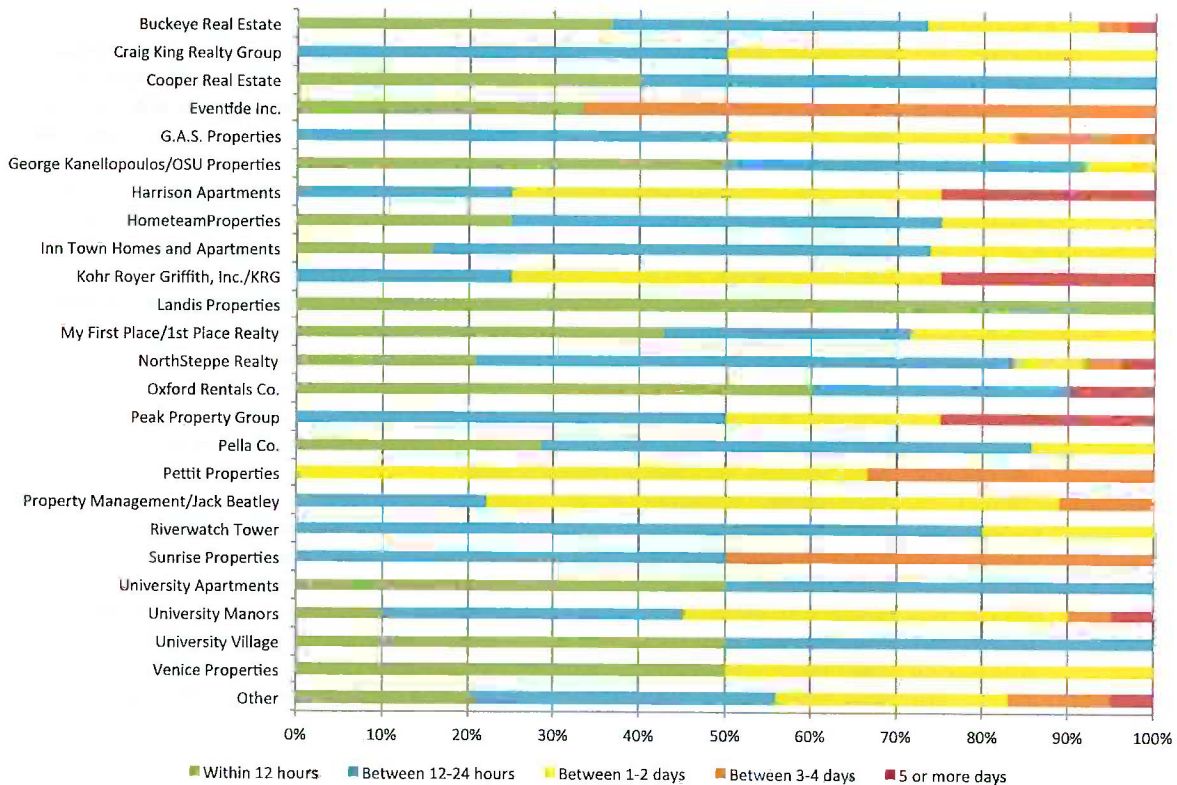
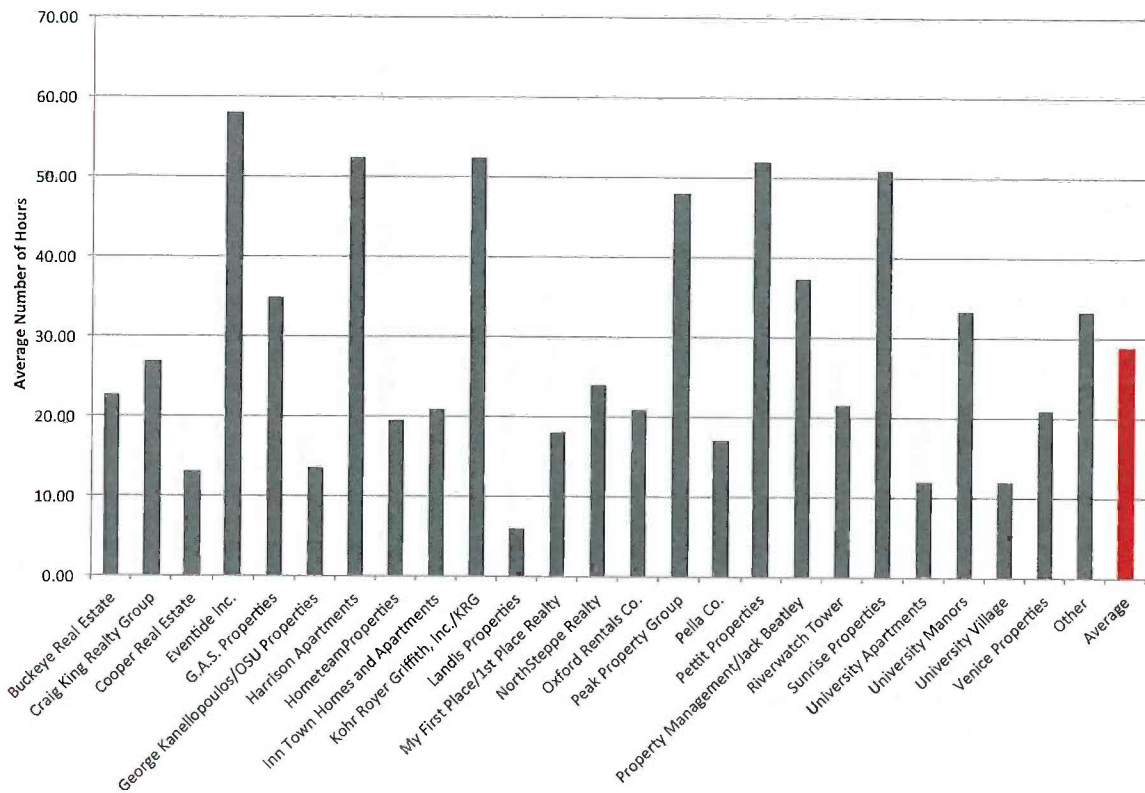
On average, how quickly did your landlord/property manager tend to general maintenance concerns?



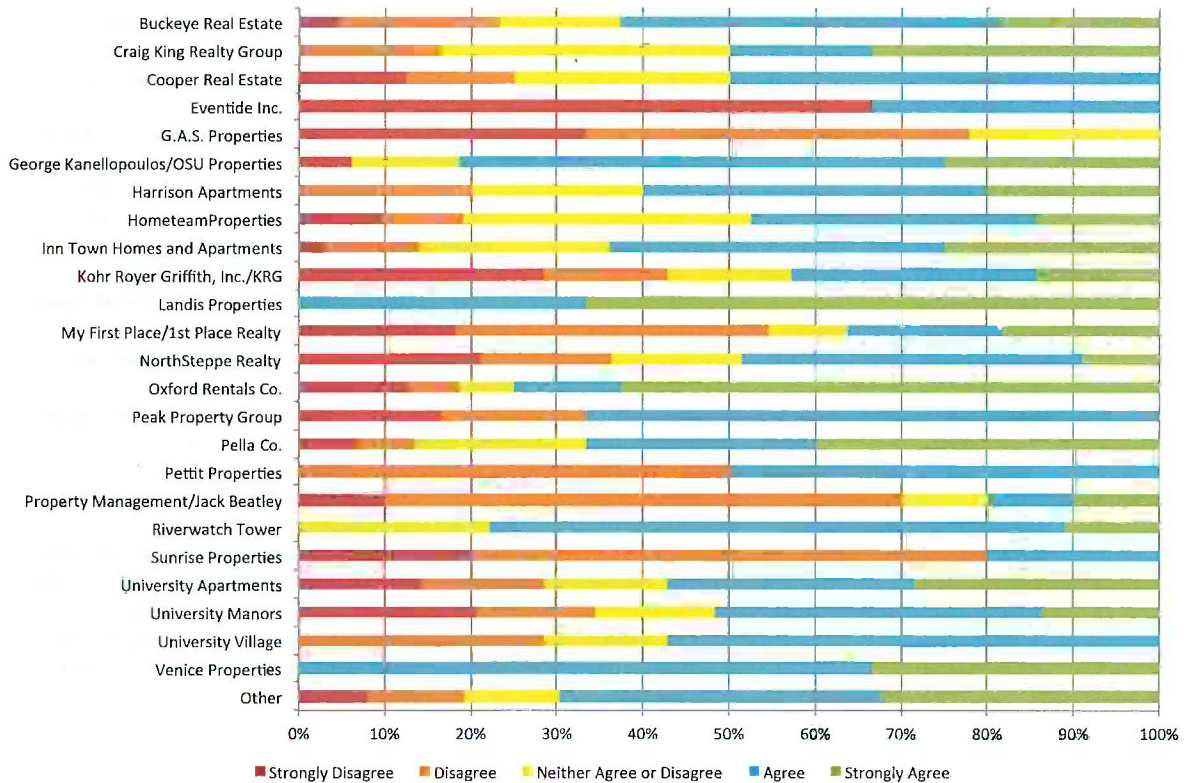
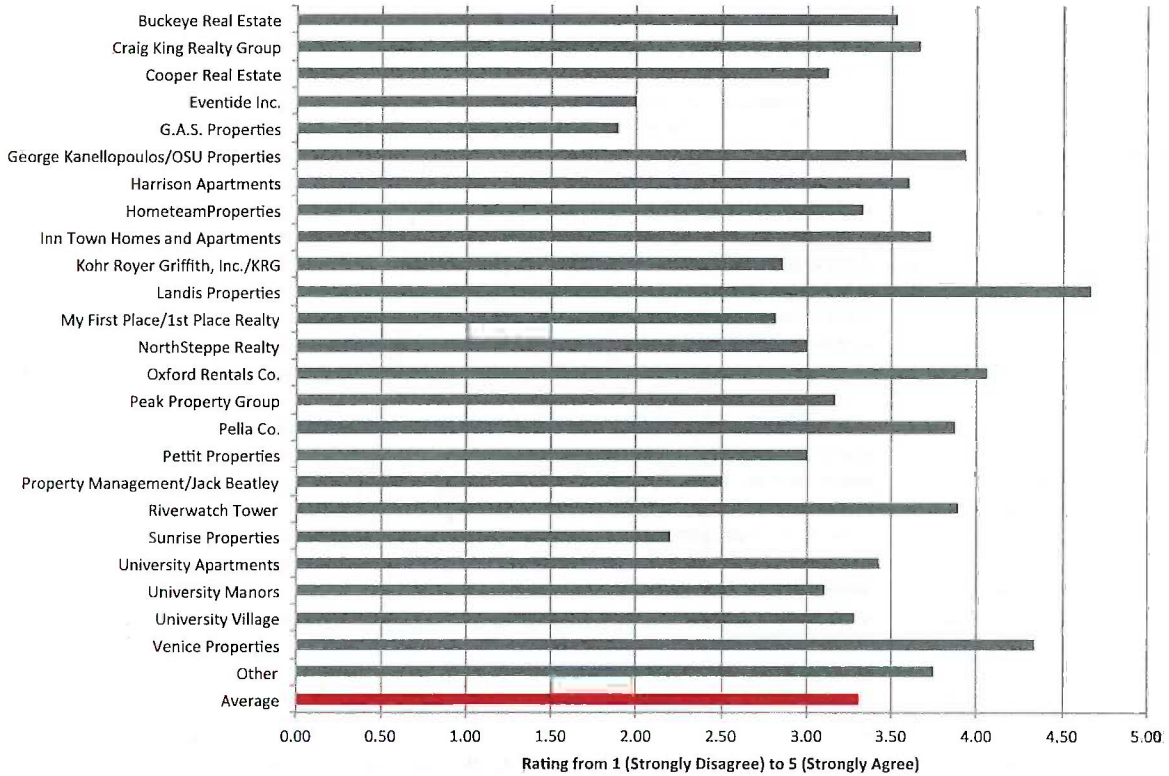
How often did you have emergency maintenance concerns during the last year?



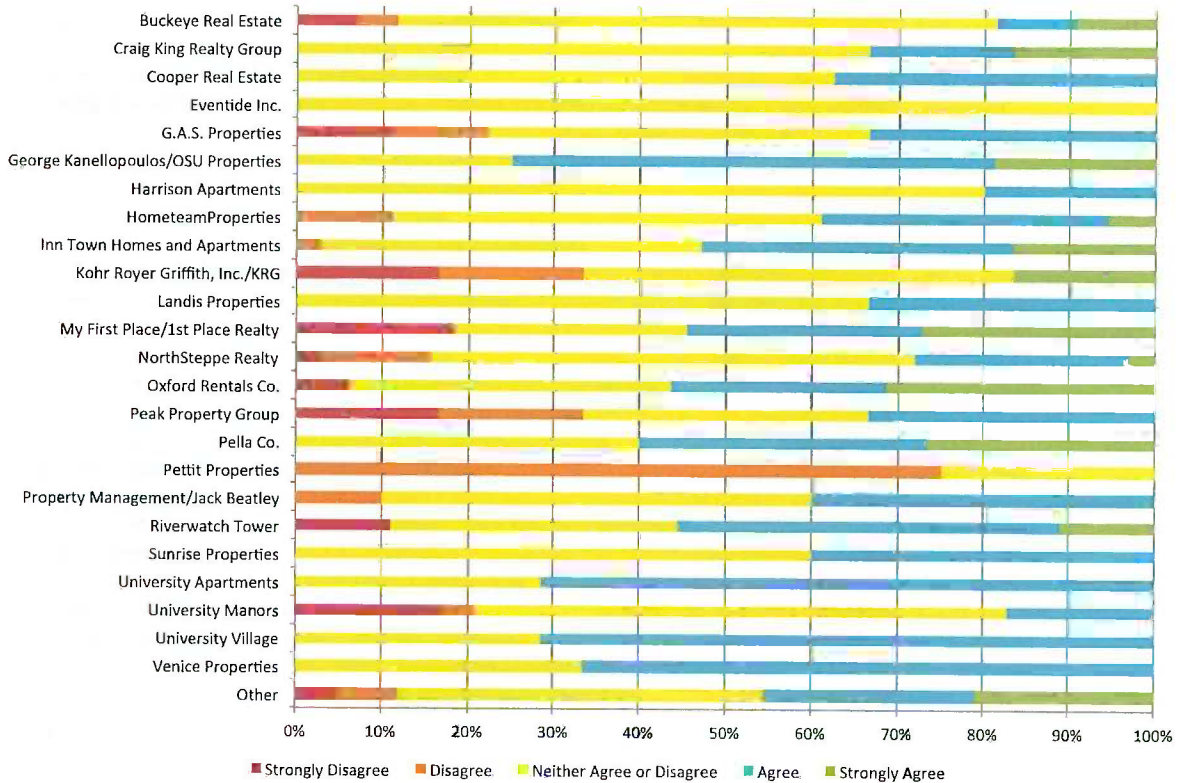
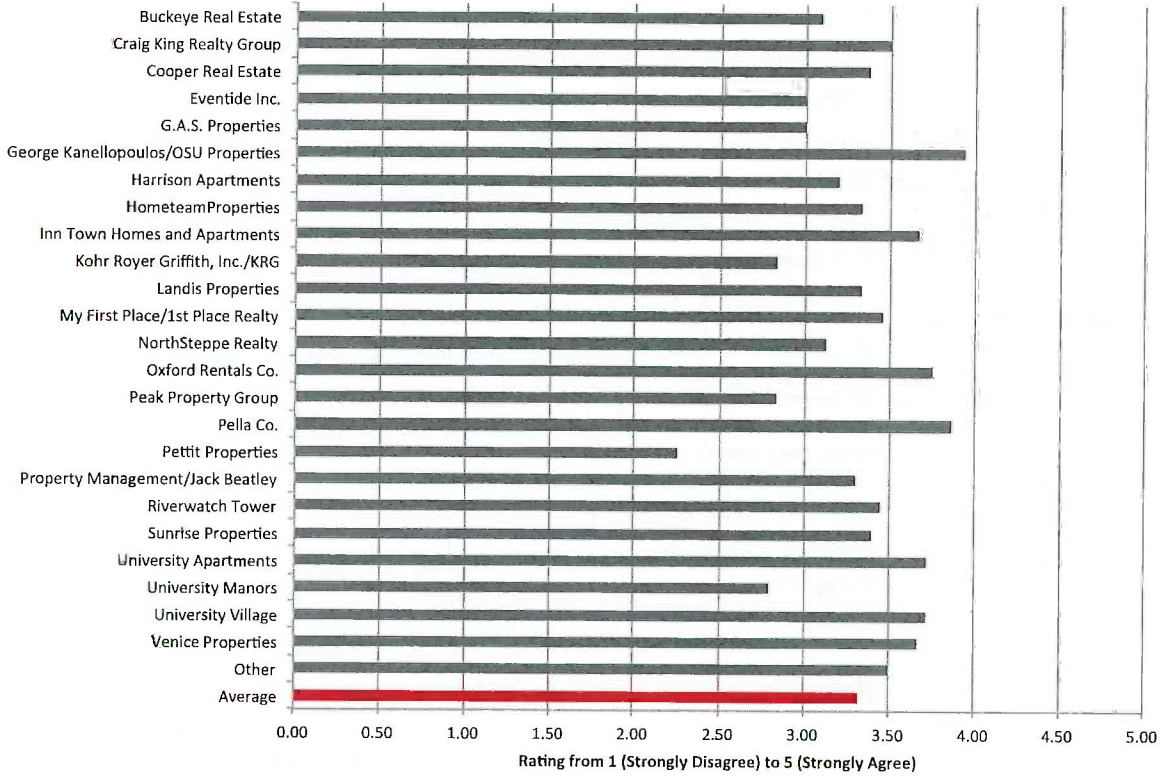
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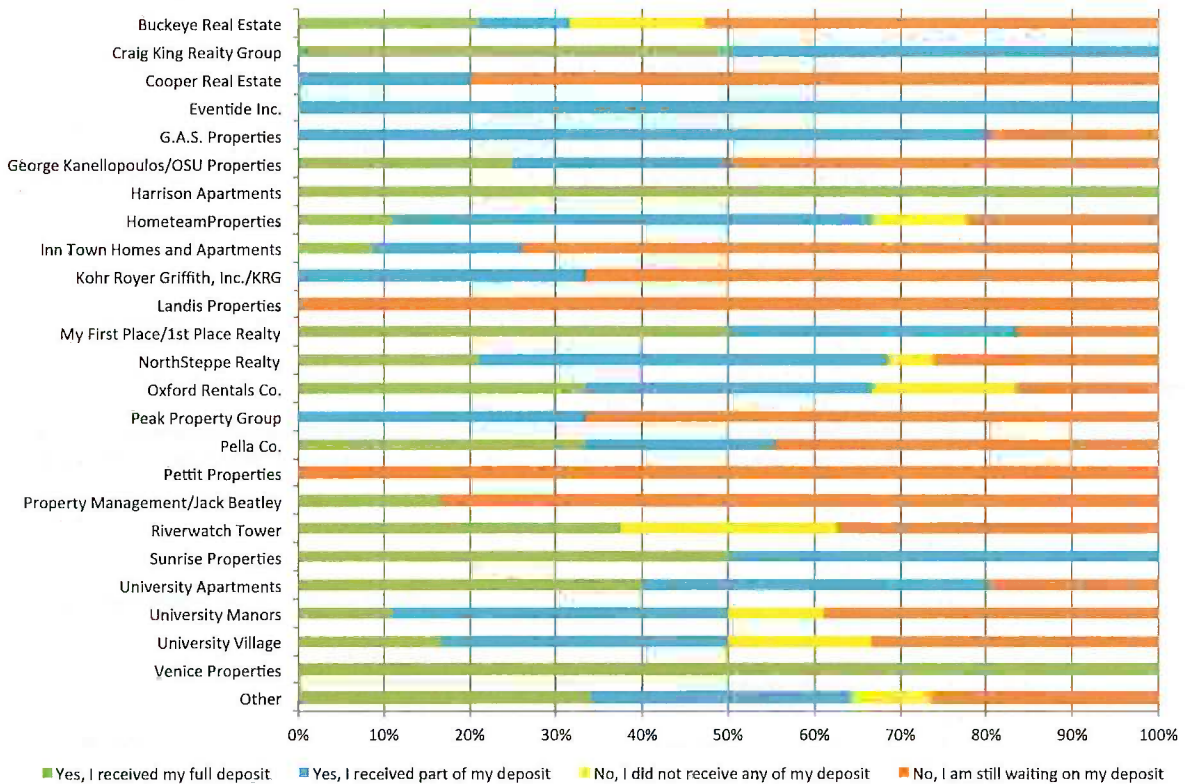
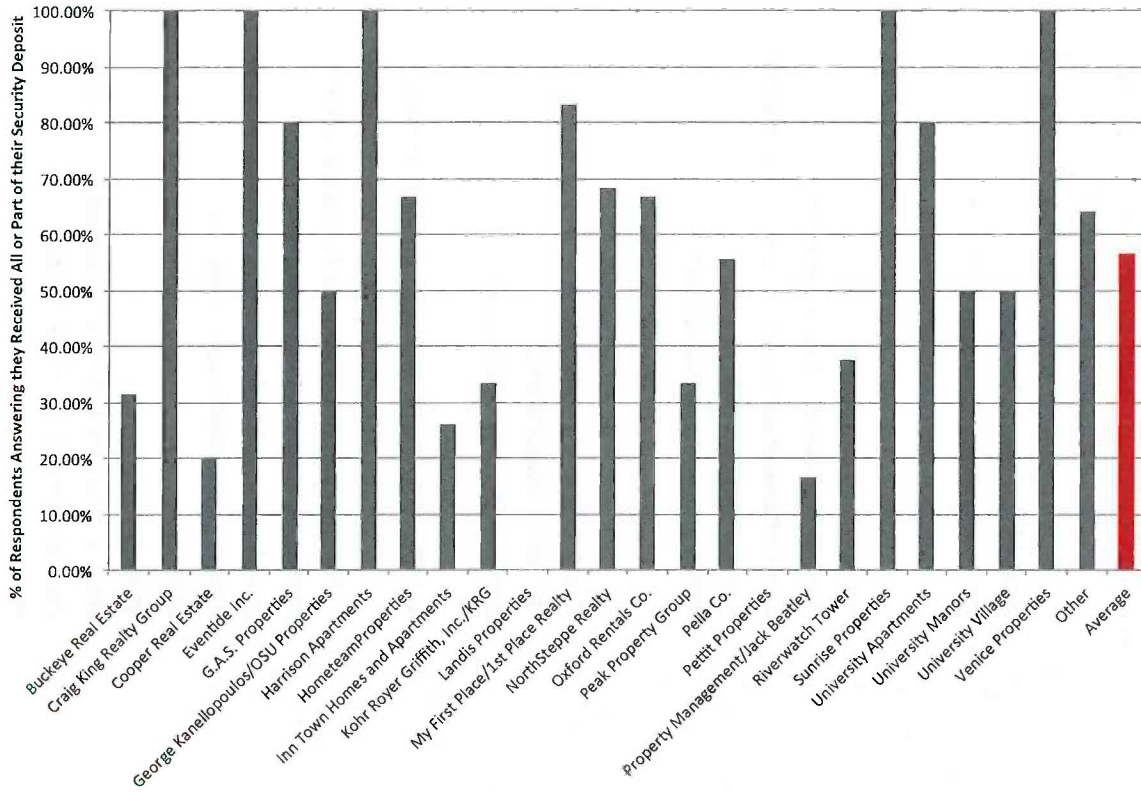
My landlord/property manager provided 24-hour notice prior to entering my property during non-emergency situations.



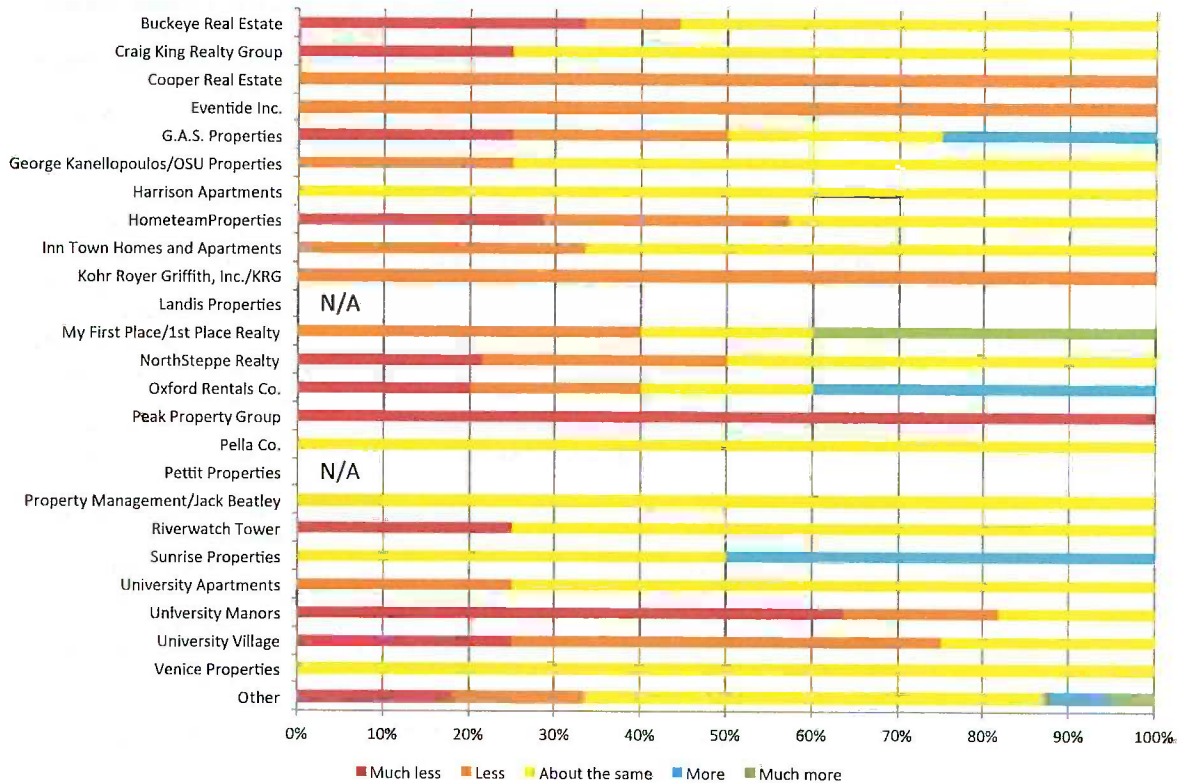
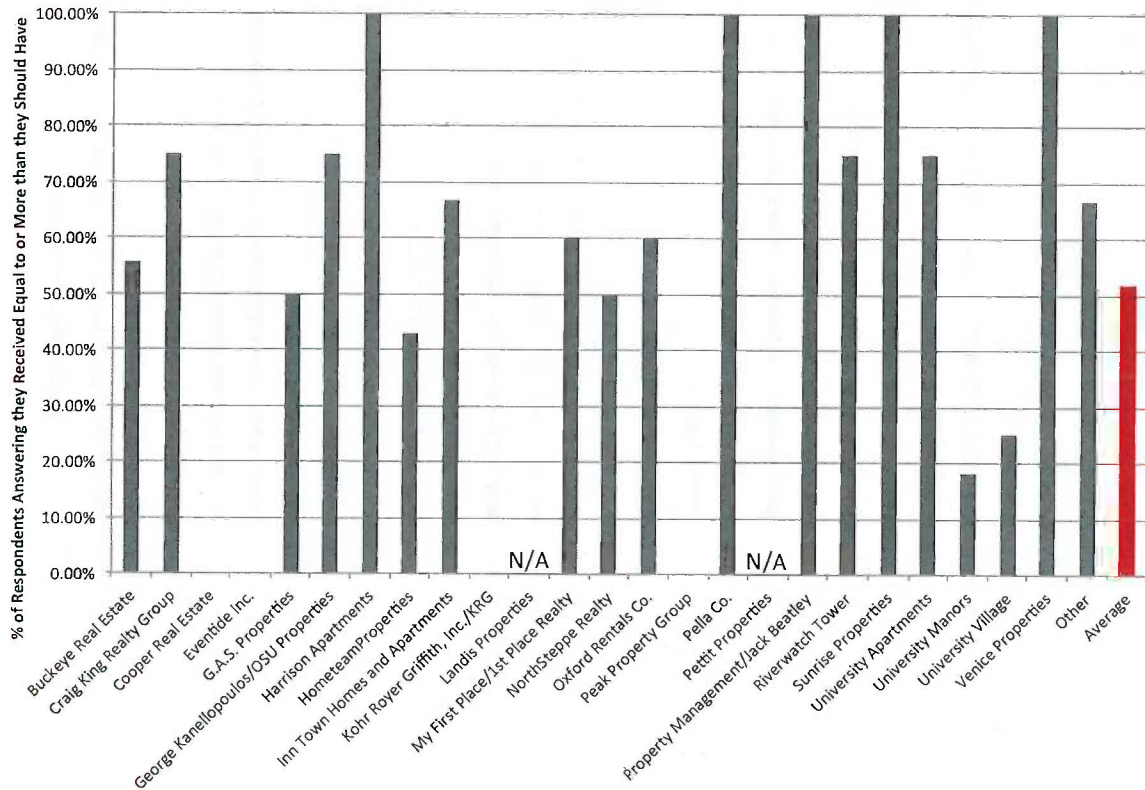
My landlord/property manager was cooperative during my move-out.



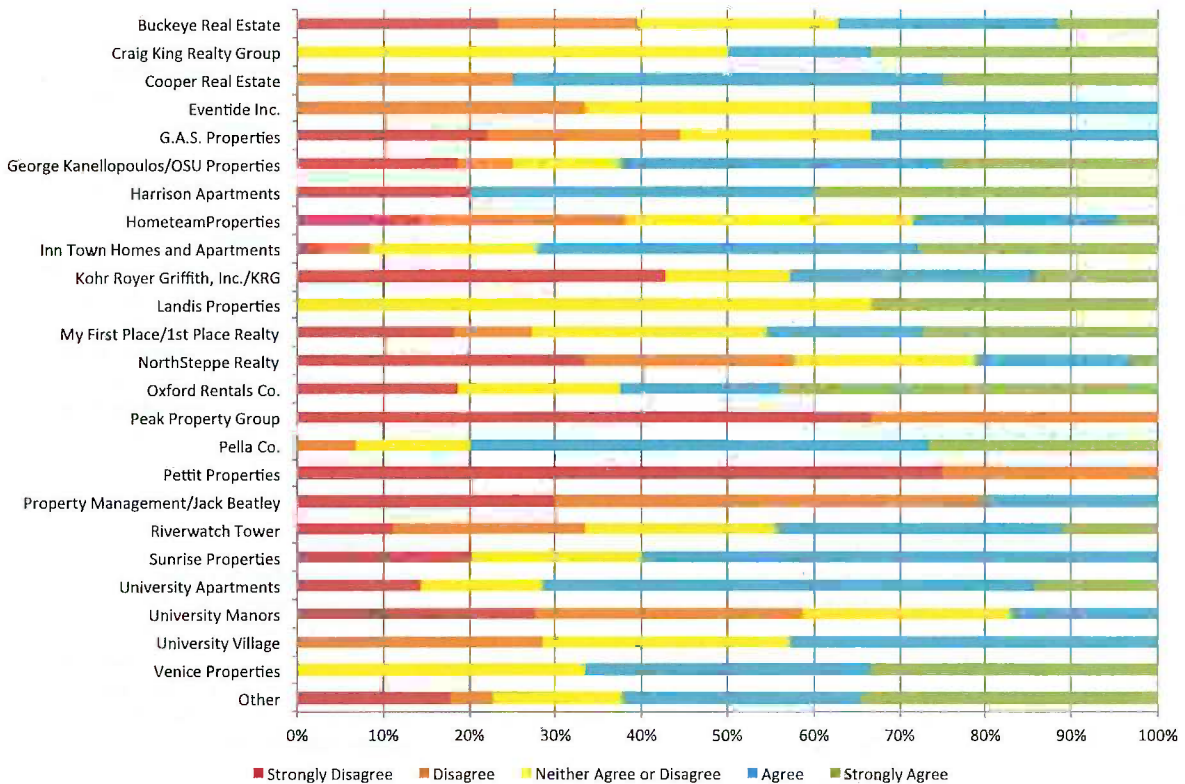
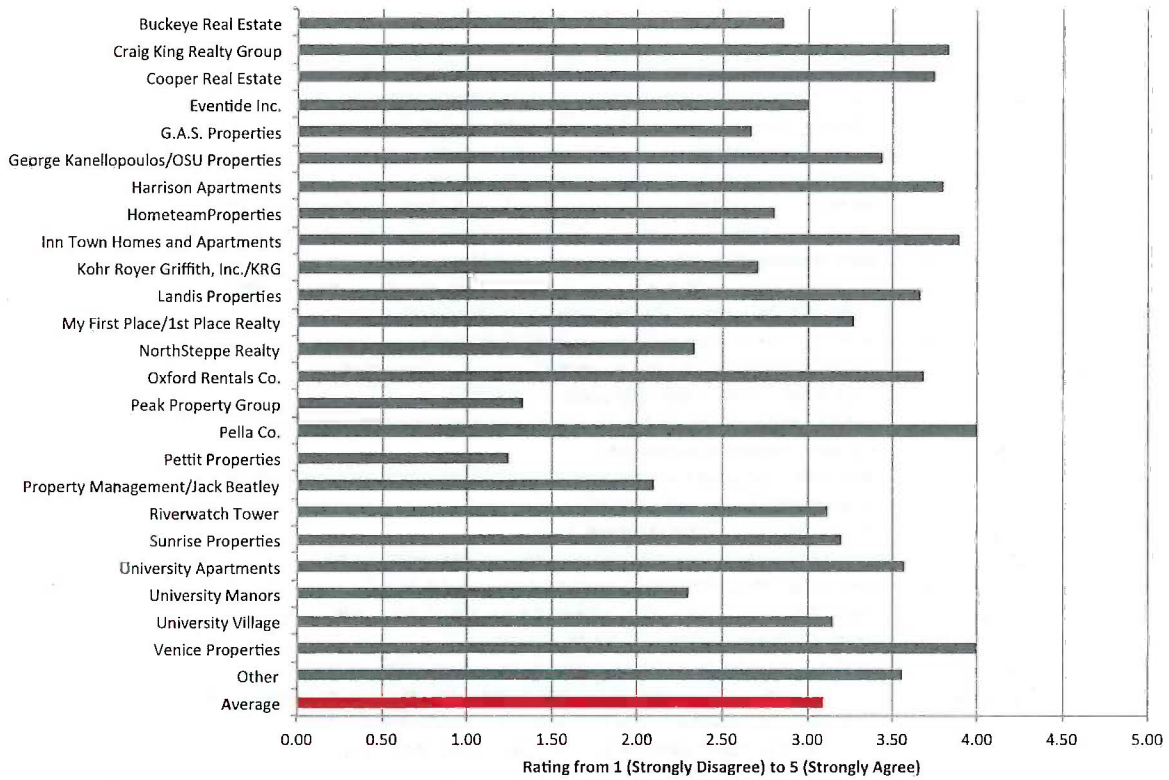
Did you receive your security deposit back?



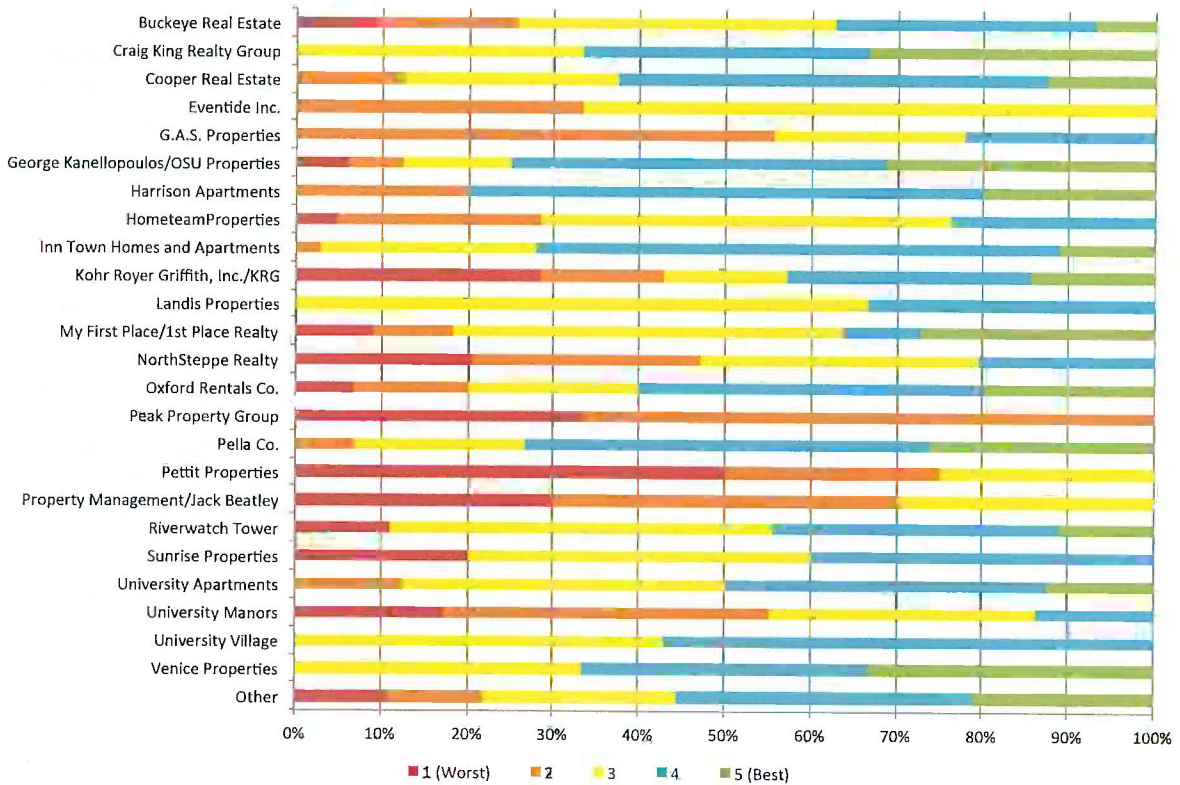
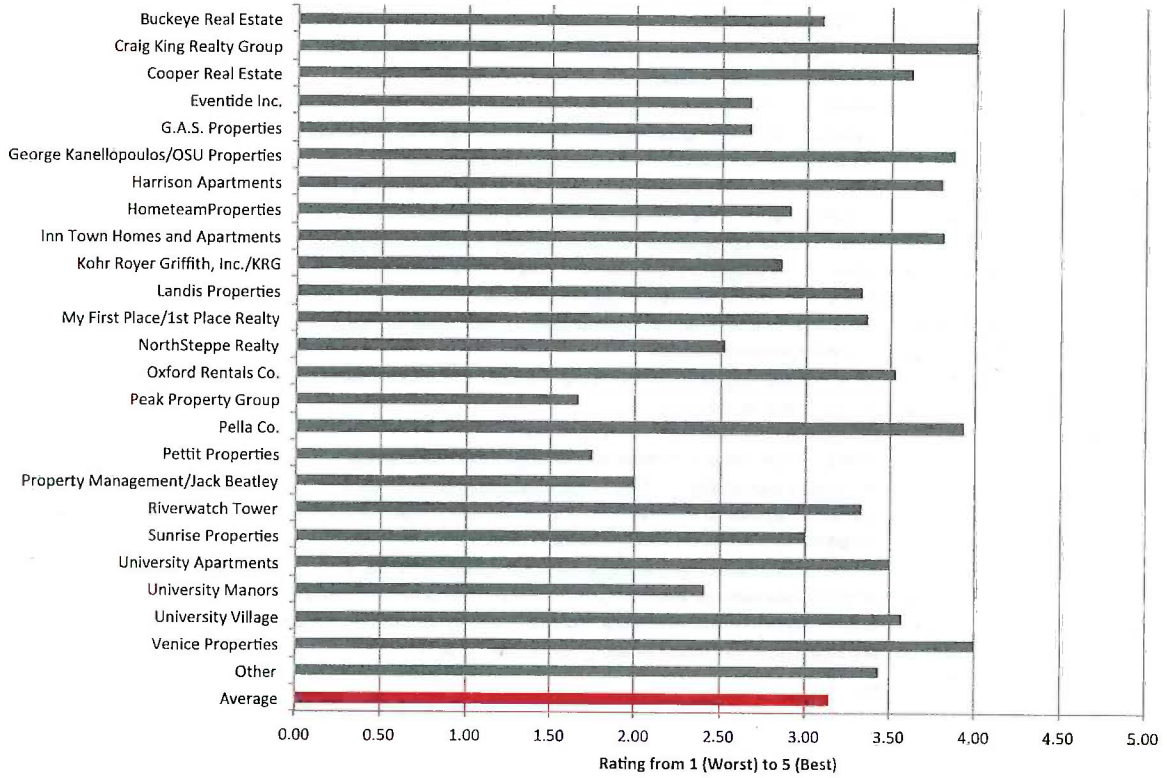
How much of the security deposit did you receive compared to the amount you feel you should have received?



I would rent from my landlord/property manager again.



Please rate the overall performance of your landlord/property manager.





OFF-CAMPUS and Commuter Student Services



Who are we?

Off-Campus and Commuter Student Services (OCCSS) is a central resource for off-campus housing and living at The Ohio State University. OCCSS works with students, permanent residents, local area landlords, university officials and other community stakeholders to promote a positive quality of life in the University District and Columbus community. OCCSS educates students on safety, off-campus living, and creating a positive environment for our Buckeye community.

How We Support you:

- Online Housing Search
- Online Roommate Search
- Off-Campus Living Guide
- Safety Devices
- Roommate Fairs
- Off-Campus Living Expo
- Commuter Kitchen and Lockers
- Commuter Coaching
- Buckeye Block Watch

Community Ambassadors:

Community Ambassadors (CA) directly interact with residents to provide the resources and information necessary for a meaningful college experience. The Community Ambassadors host a variety of fun and engaging functions from local off-campus street events to large scale events encompassing the entire University District. Event themes range from healthy eating/cooking demonstrations to learning safety tips. If you see a CA event, stop by for useful information and giveaways!

FREE SAFETY DEVICES



According to the Bureau of Justice, individuals ages 18-19 experience the highest rates of home burglary across the country. On average, renters experience a higher rate of home burglary than homeowners. You can significantly reduce your risk of home burglary by practicing prevention and deterrence.

- Free Safety Timers
- Free Door And Window Alarms
- Free Smoke Detector Batteries



(614) 292-0100

OffCampus_OSU 

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f Off-Campus and Commuter Student Services



**OFFICE OF STUDENT LIFE
OFF-CAMPUS AND COMMUTER
STUDENT SERVICES**



STUDENT LEGAL SERVICES

studentlegal.osu.edu • 614.247.5853



WHAT STUDENT LEGAL SERVICES WANTS YOU TO KNOW ABOUT MOVING AND 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. (But, even if you've already signed, it's still a good idea to have it reviewed). 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. Go visit on different days/times of week.
- 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. You can find a sample Roommate Agreement at studentlegal.osu.edu/offcampus.

4. SECURITY DEPOSITS

Document the condition of your housing before you move in and when you move out using move-in/out checklists and by taking pictures and/or video of ANY damage in the unit at move-in and the cleanliness at move-out. This documentation helps ensure that the landlord cannot charge you for damages that existed prior to your move-in. Keep copies of lists and photos/video! Find sample checklists at studentlegal.osu.edu/offcampus.

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 transactions, credit or debt disputes/collections, marriage dissolution, employment agreements, wills, advance directives, notary services & much more.

WHAT IS STUDENT LEGAL SERVICES?

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

MAKE AN APPOINTMENT

studentlegal.osu.edu • 614.247.5853

Not sure if your issue is covered? CALL US!

OHIO STATE



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

usg.osu.edu



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