

# RENTER'S GUIDE

2014-2015

Presented by:

OHIO STATE



UNDERGRADUATE  
STUDENT GOVERNMENT



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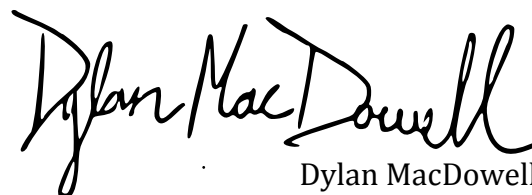
## Dear OSU Student,

Thank you for reading the 2014-2015 edition of the Ohio State University Renter's Guide. This publication has been provided by the Undergraduate Student Government's University District Task Force and the 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](http://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.

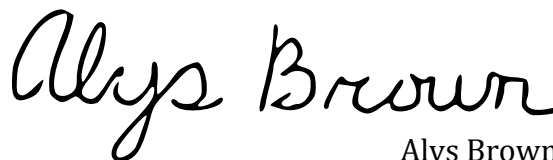
## Enjoy the Renter's Guide and GO BUCKS!



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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 September 2014 to undergraduate students living in the 43201 ZIP code. The sample included 2,000 undergraduate students. The survey yielded 439 responses or approximately a 22% 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](http://studentlegal.osu.edu)) or another attorney service.

## Summary of Data

Landlord	Percent
Buckeye Real Estate	8%
Commons on Kinnear	1%
Cooper Real Estate	1%
Eventide Inc.	1%
G.A.S. Properties	1%
George Kanellopoulos/OSU Properties	4%
Heritage Apartments	1%
HometeamProperties	3%
Inn Town Homes and Apartments	6%
Kohr Royer Griffith, Inc./ KRG	1%
My First Place	2%
NorthSteppe Realty	8%
Olentangy Village	1%
Oxford Rentals Co.	3%
Pella Co.	5%
Property Management/Jack Beatley	4%
Riverwatch Tower	1%
University Manors	5%
University Village	2%
Other	40%
Total	100%

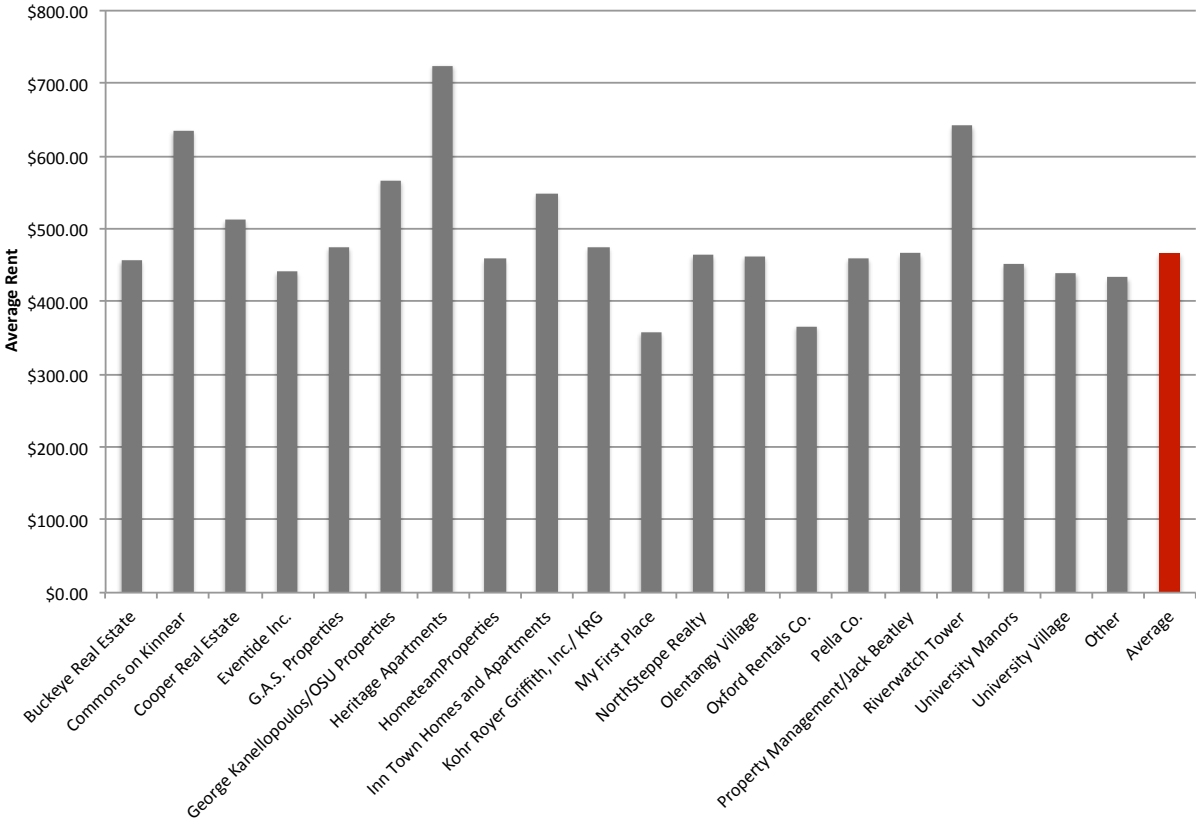
On the following page is the Table of Contents. To easily navigate between questions, click on the question you would like to view in the table. This will take you to a graph that summarizes the data collected from each question of the Renter's Guide survey.

Click on the graph to see the broken down graph showing the percent of respondents for each answer. To return to the original summary graph, click on the breakdown graph.

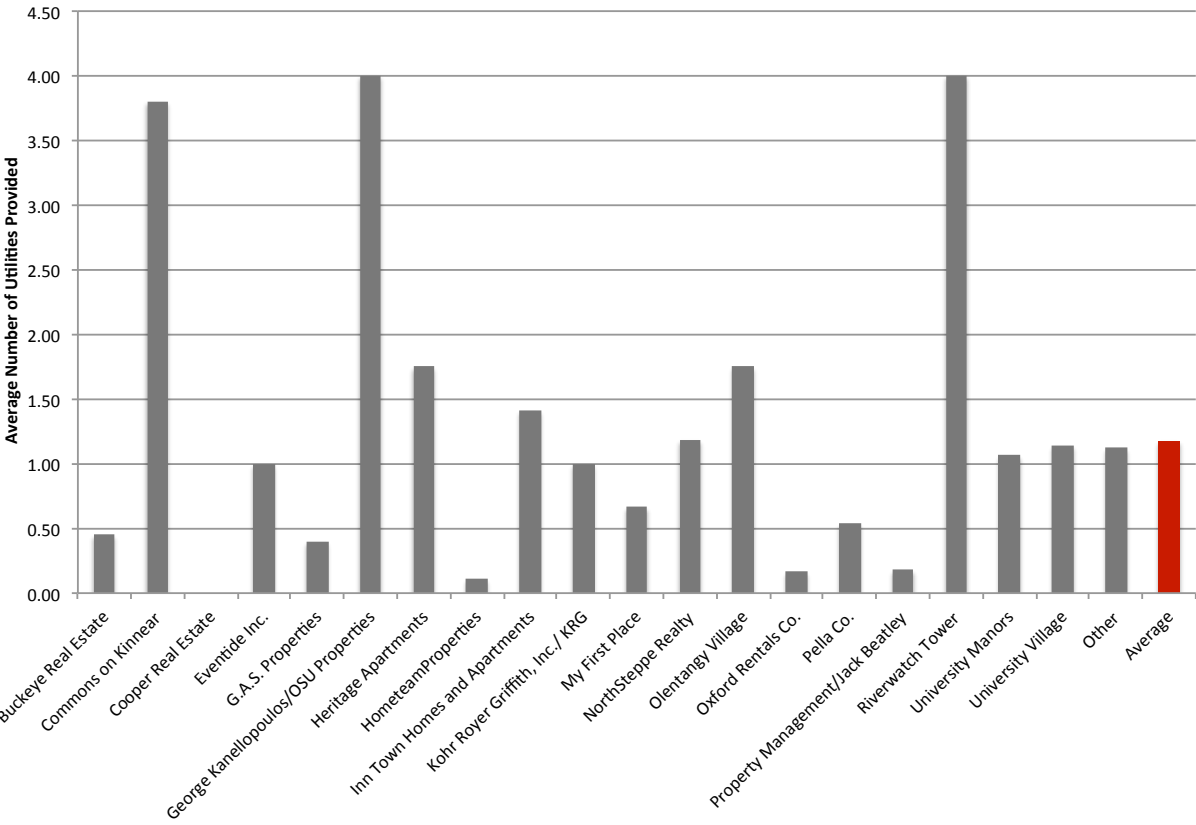
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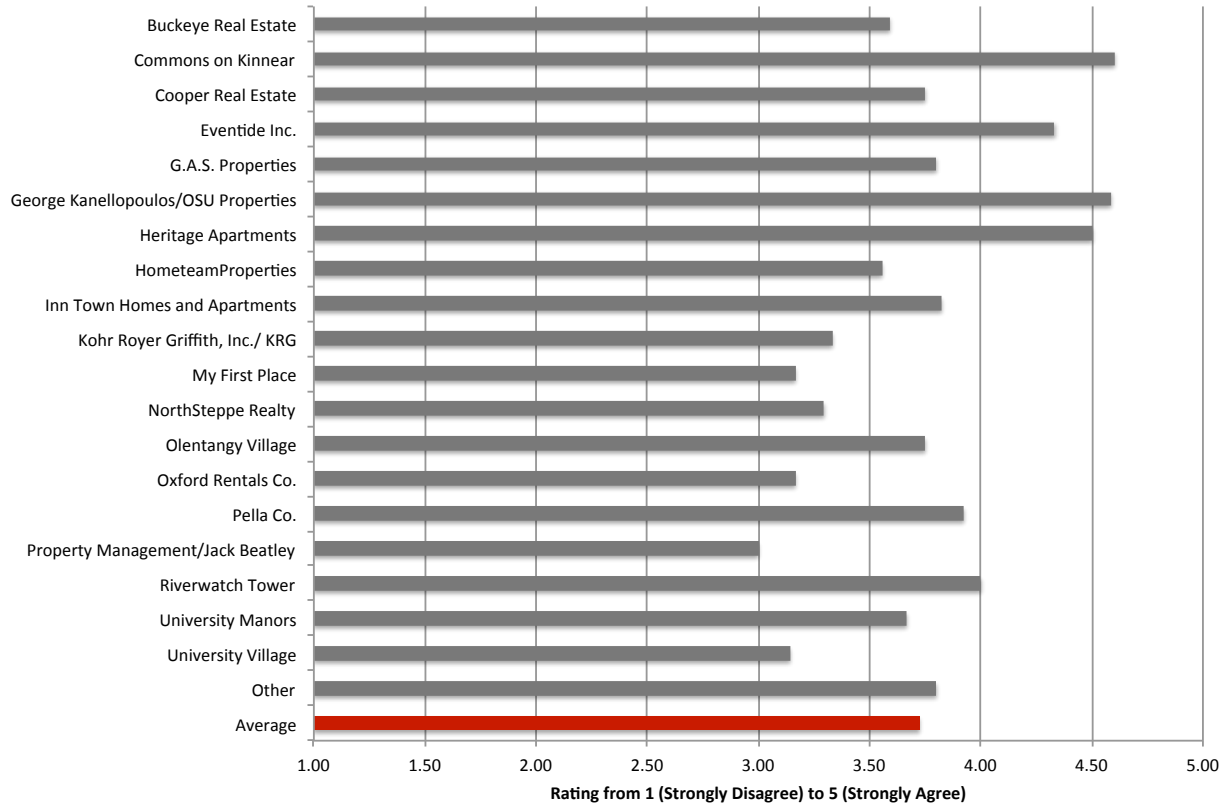
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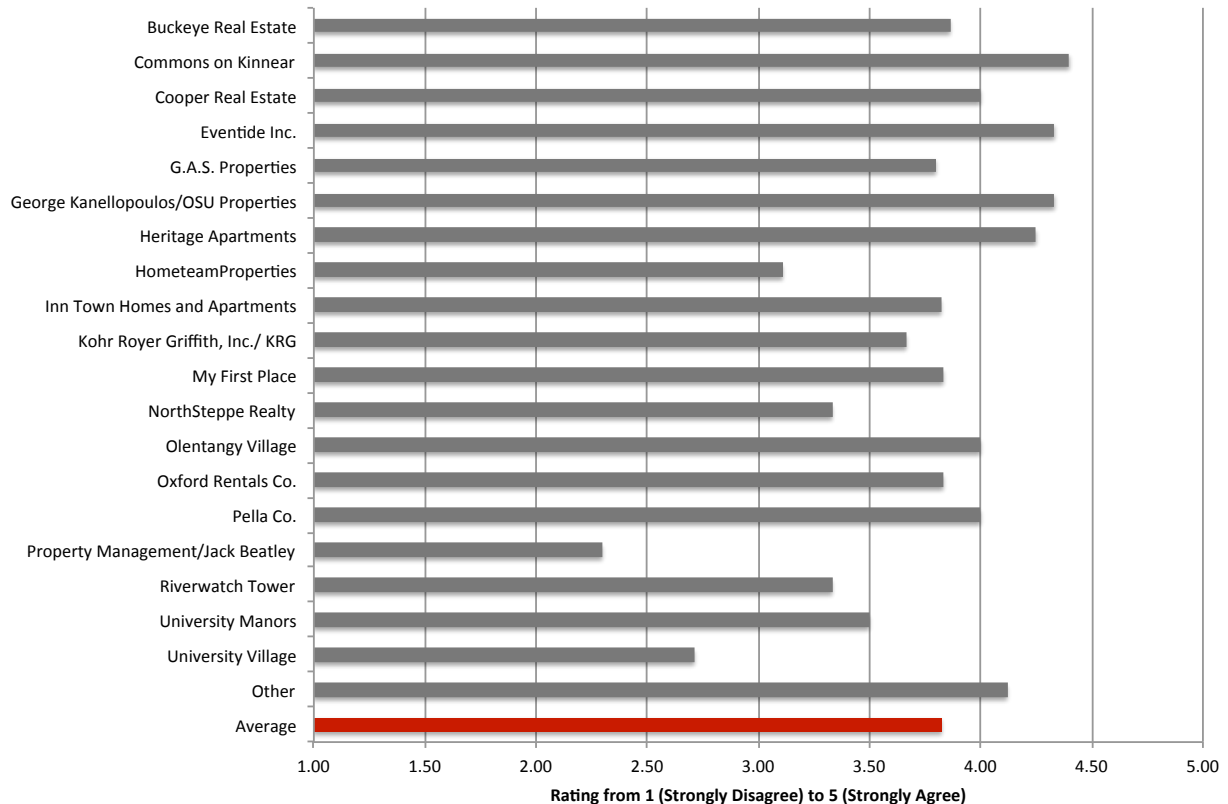
# How many utilities were included in your rent?



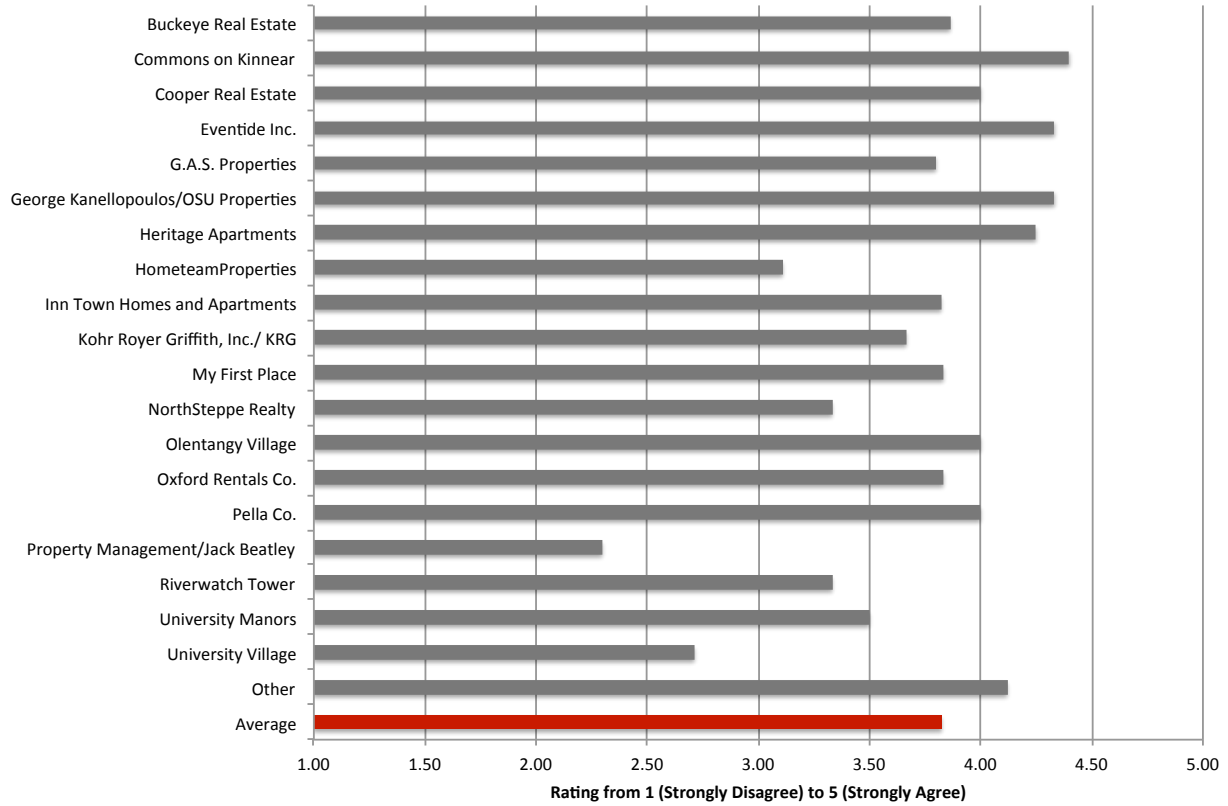
## My landlord/property manager clearly described my lease (and all related documents) and all that they entailed.



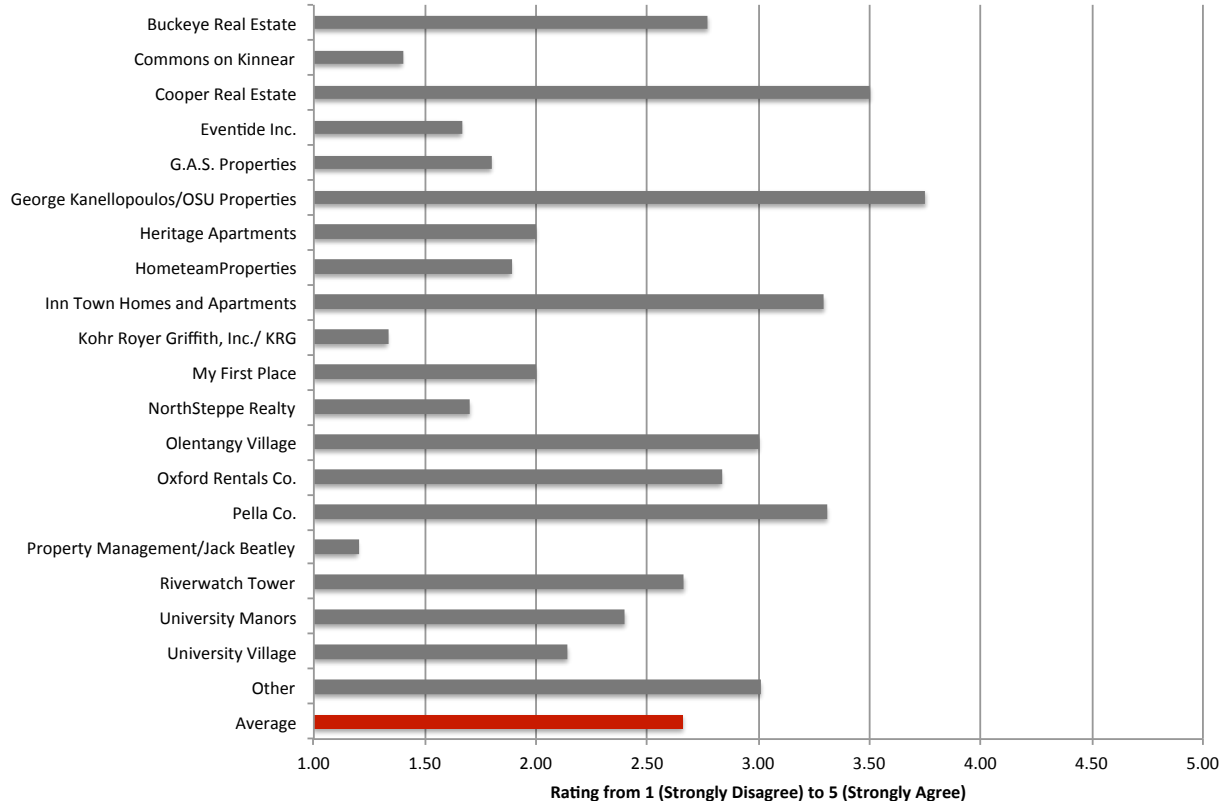
## My landlord/property manager was cooperative during my move-in.



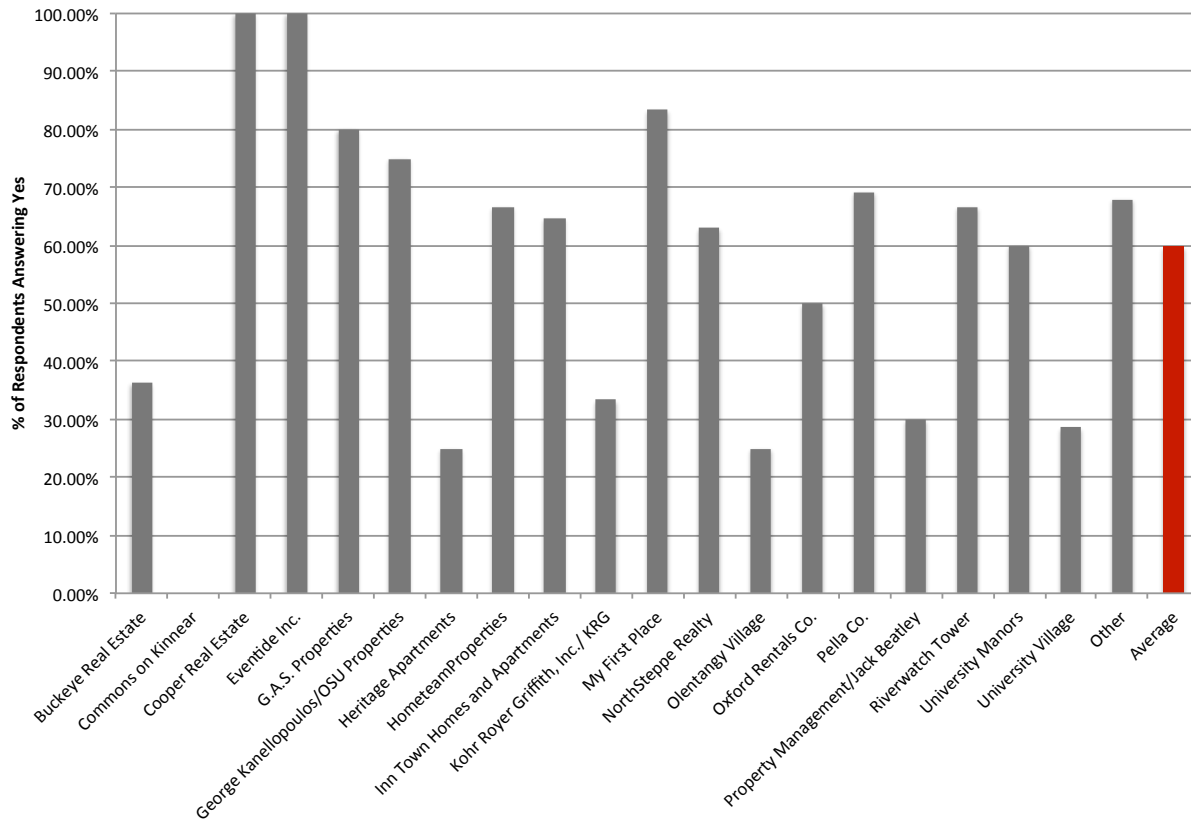
## My rental property was clean at the time of move-in.



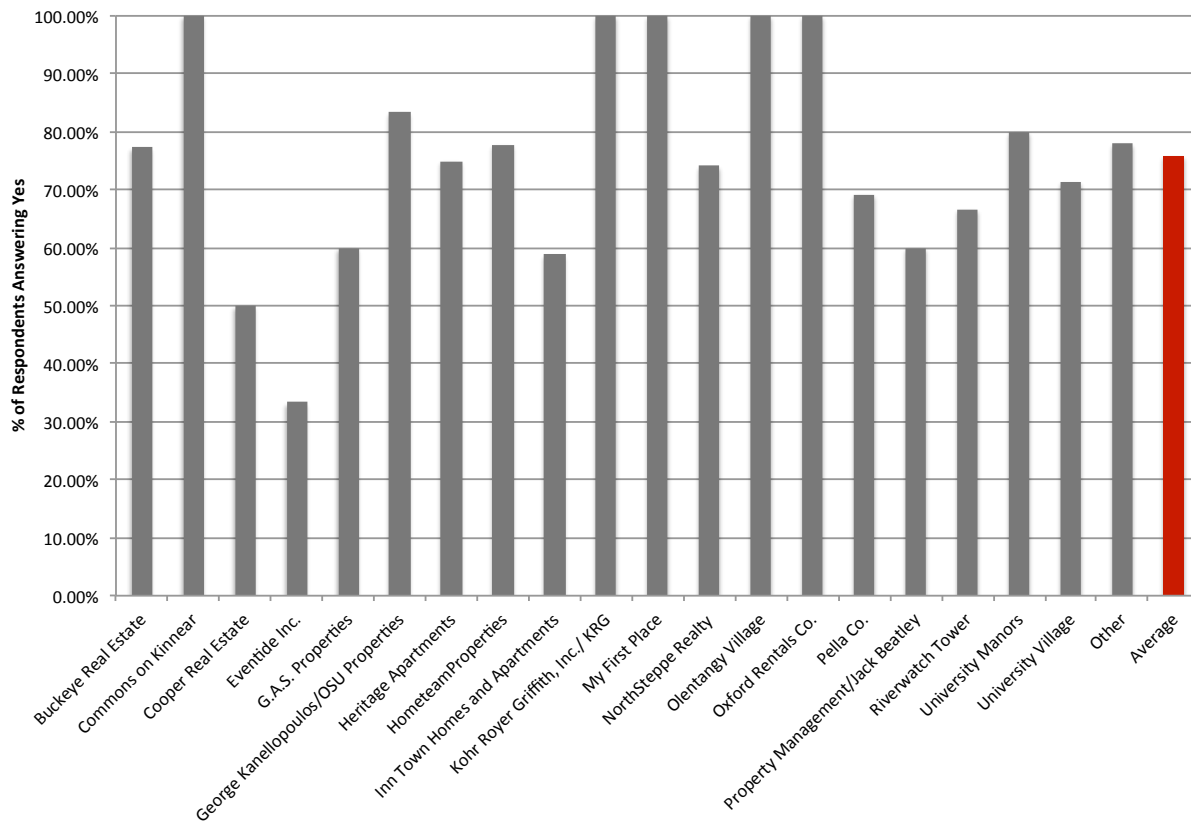
## My rental property did not need repairs at the time of move-in.



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

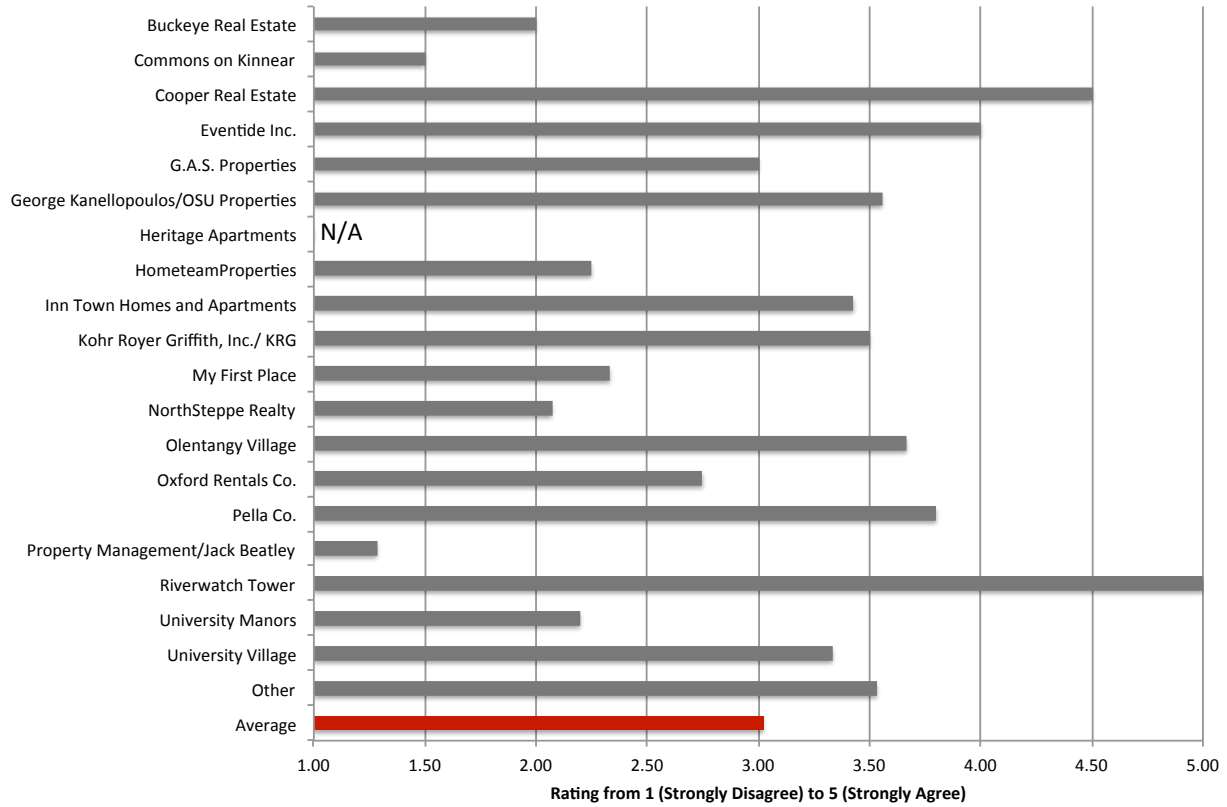


## Did your landlord/property manager give you a copy of the signed lease agreement?

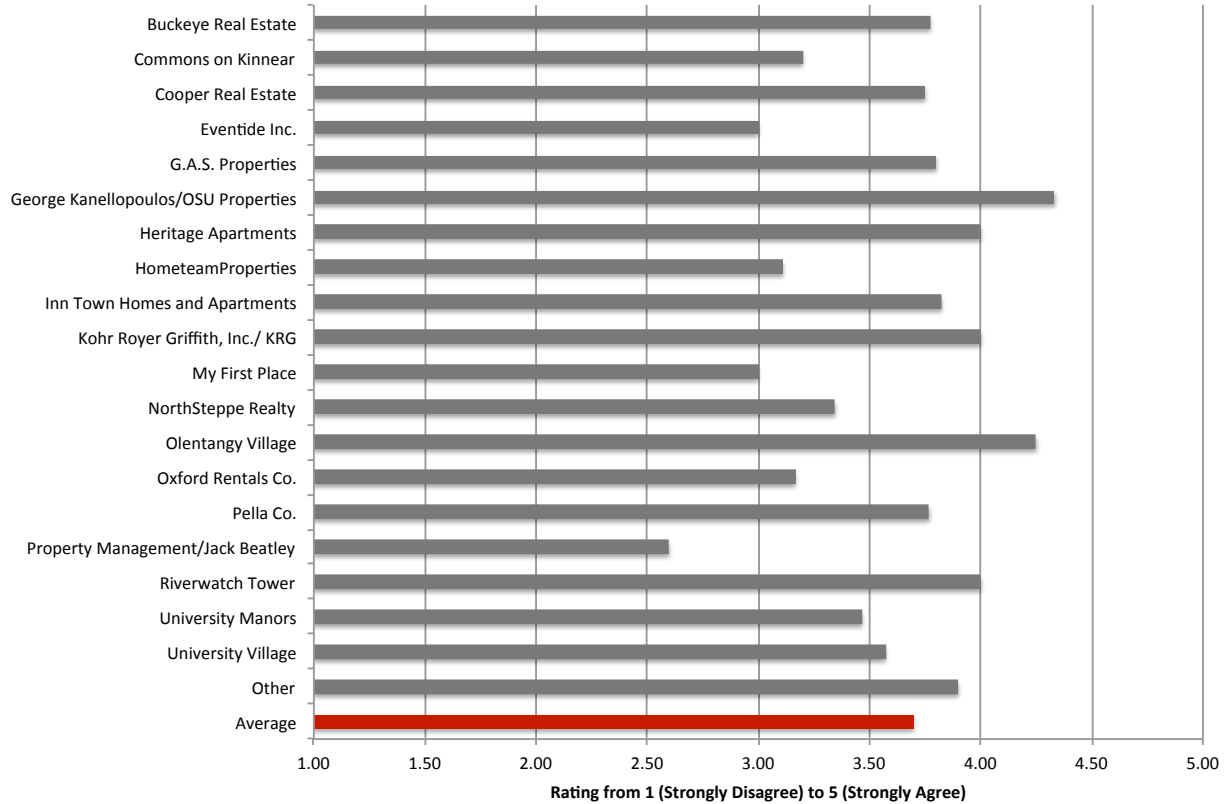




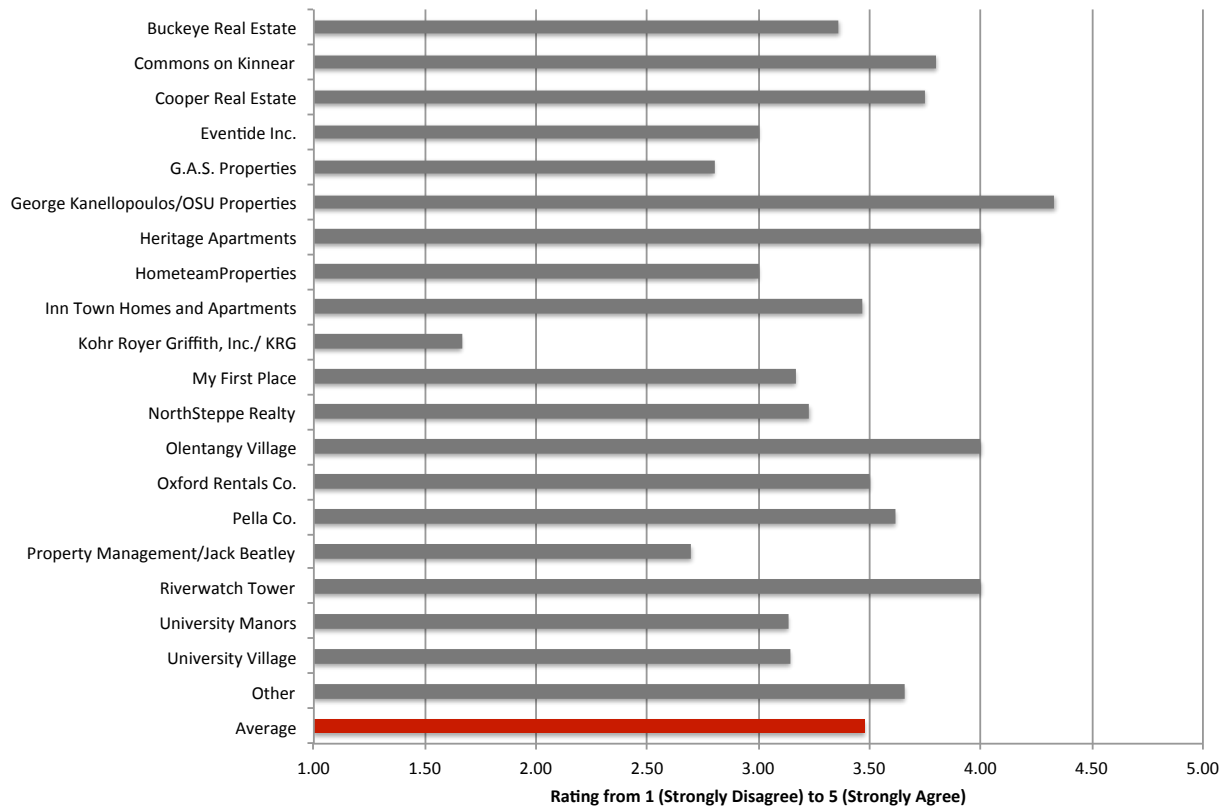
## If your landlord/property manager agreed to complete repairs prior to your move in, how many were completed on time?



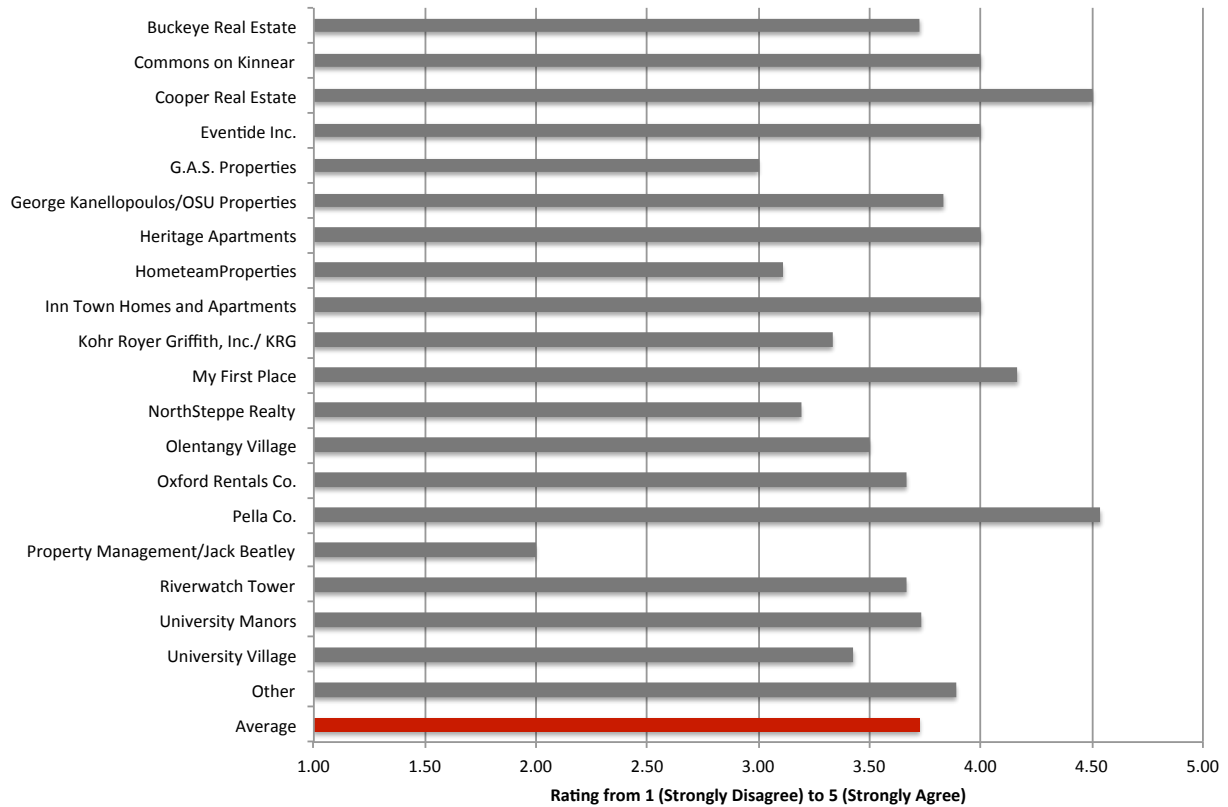
## My landlord/property manager properly maintained the exterior of my rental unit.



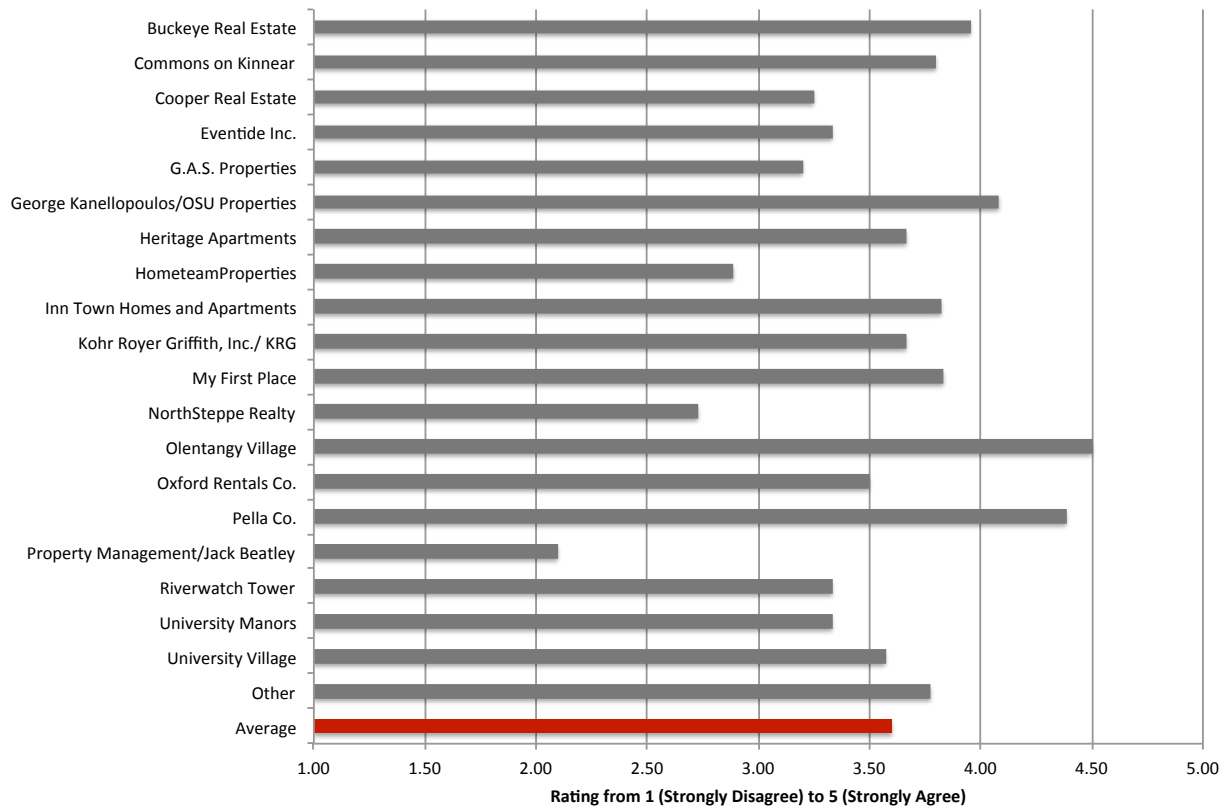
## My landlord/property manager provided adequate safety measures for my rental unit.



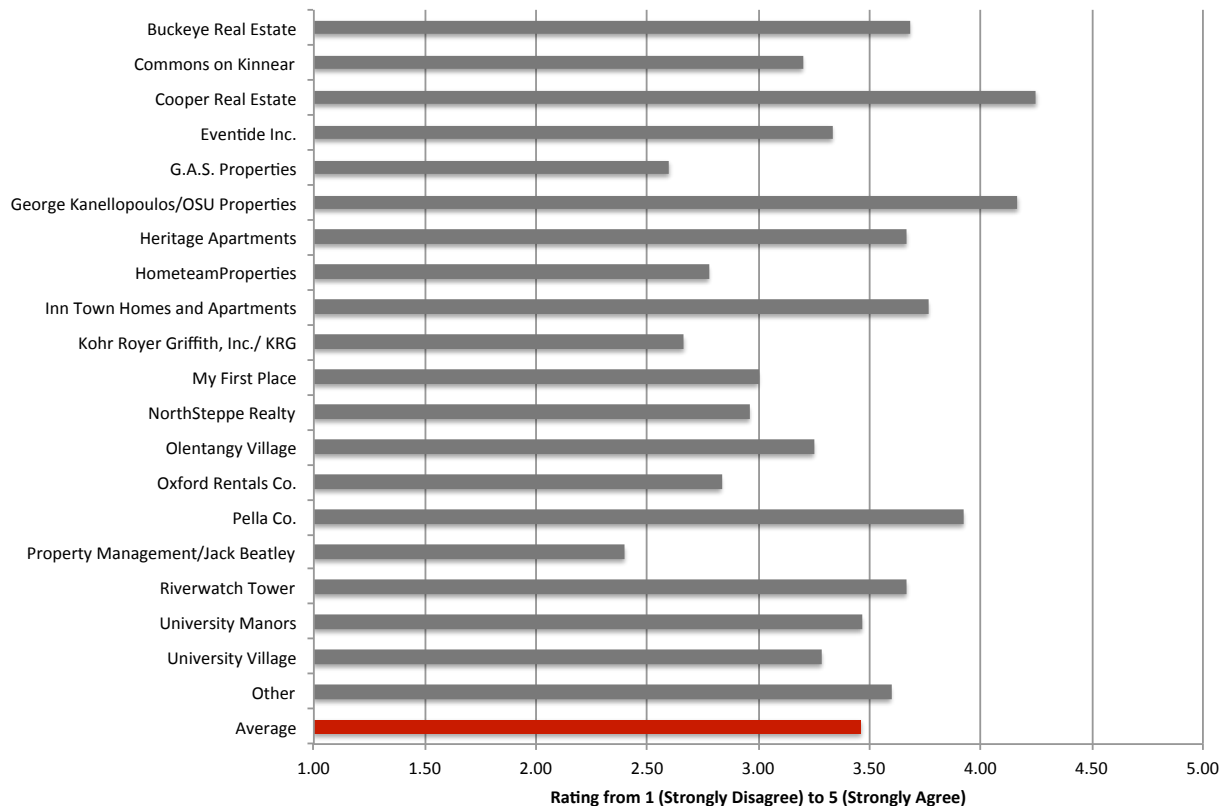
## It was easy to contact my landlord/property manager with concerns or requests.



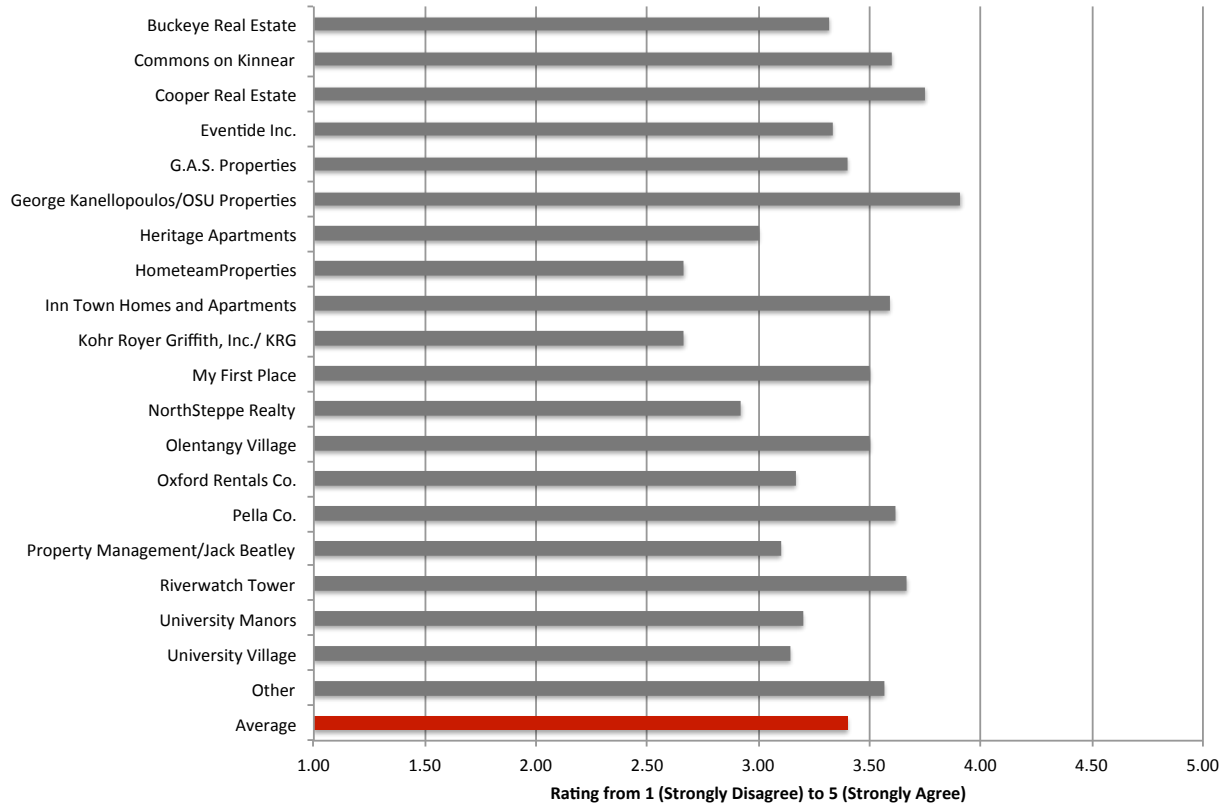
## My landlord/property manager provided 24-hour notice prior to entering my property during non-emergency situations.



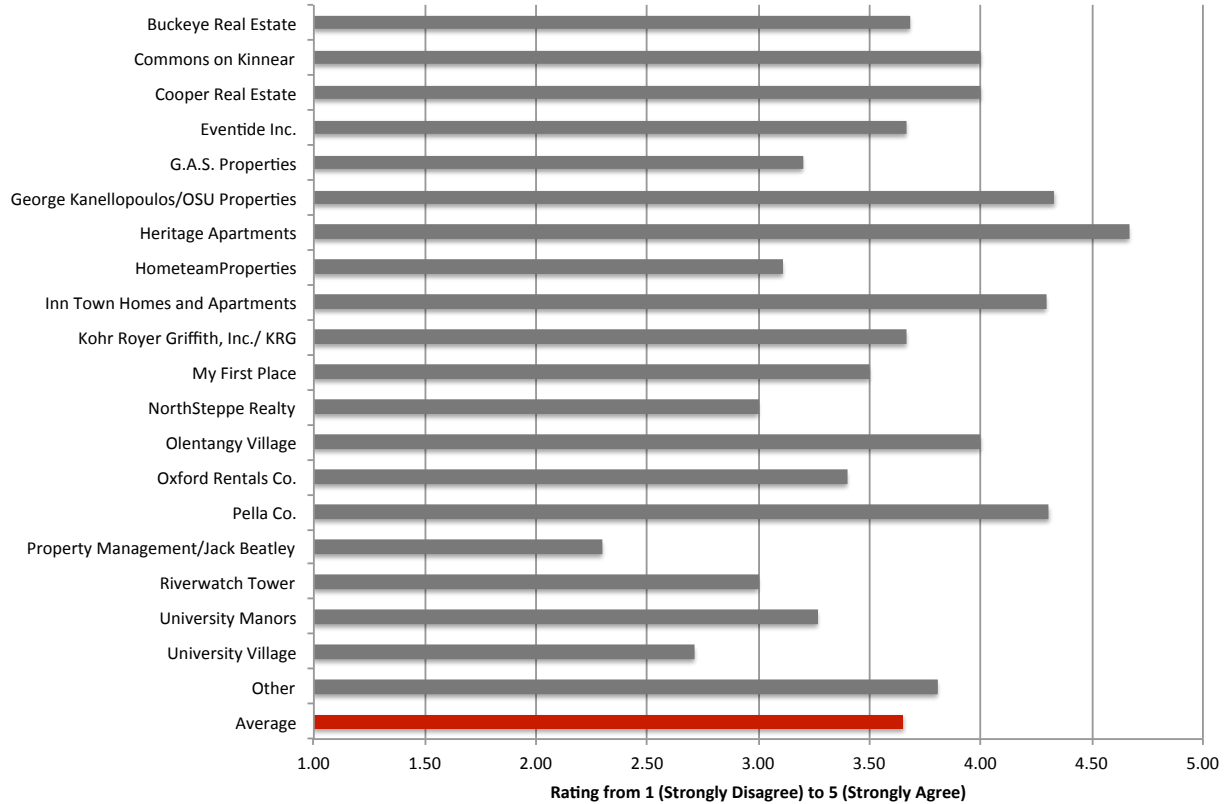
## I was satisfied with the overall condition of my property.



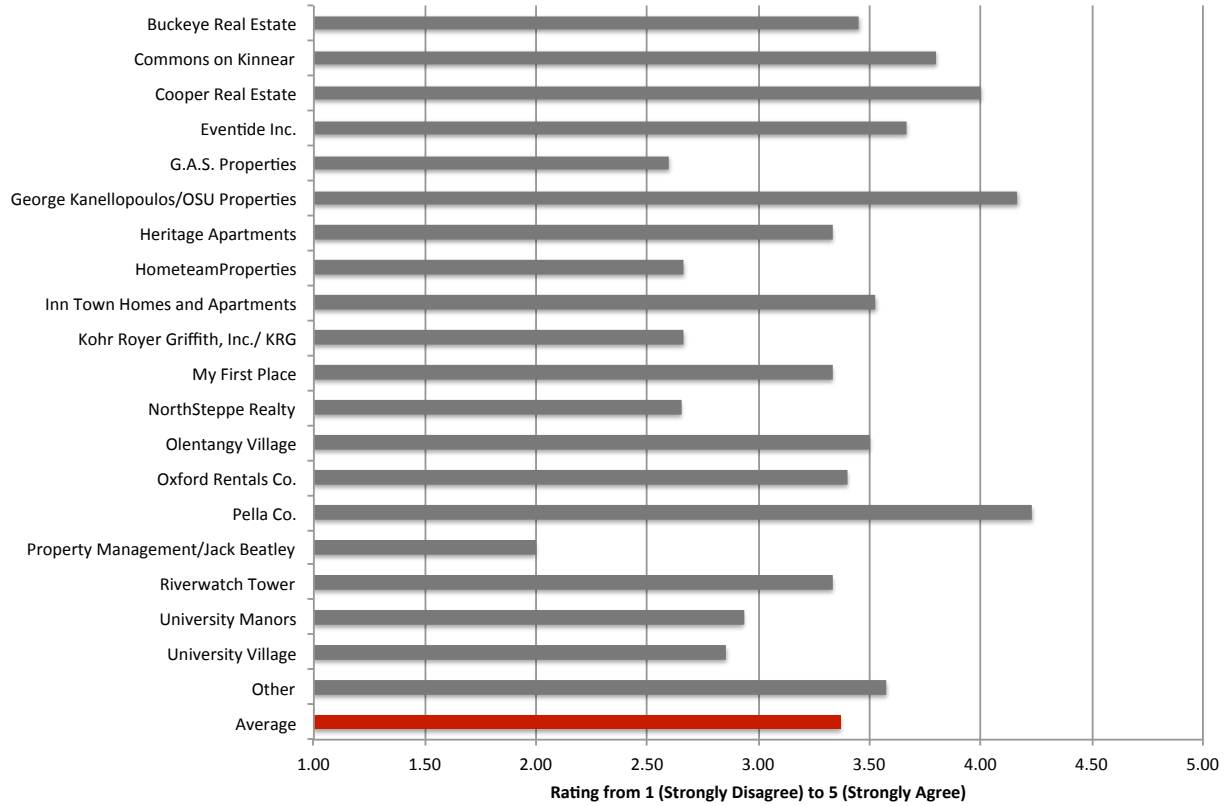
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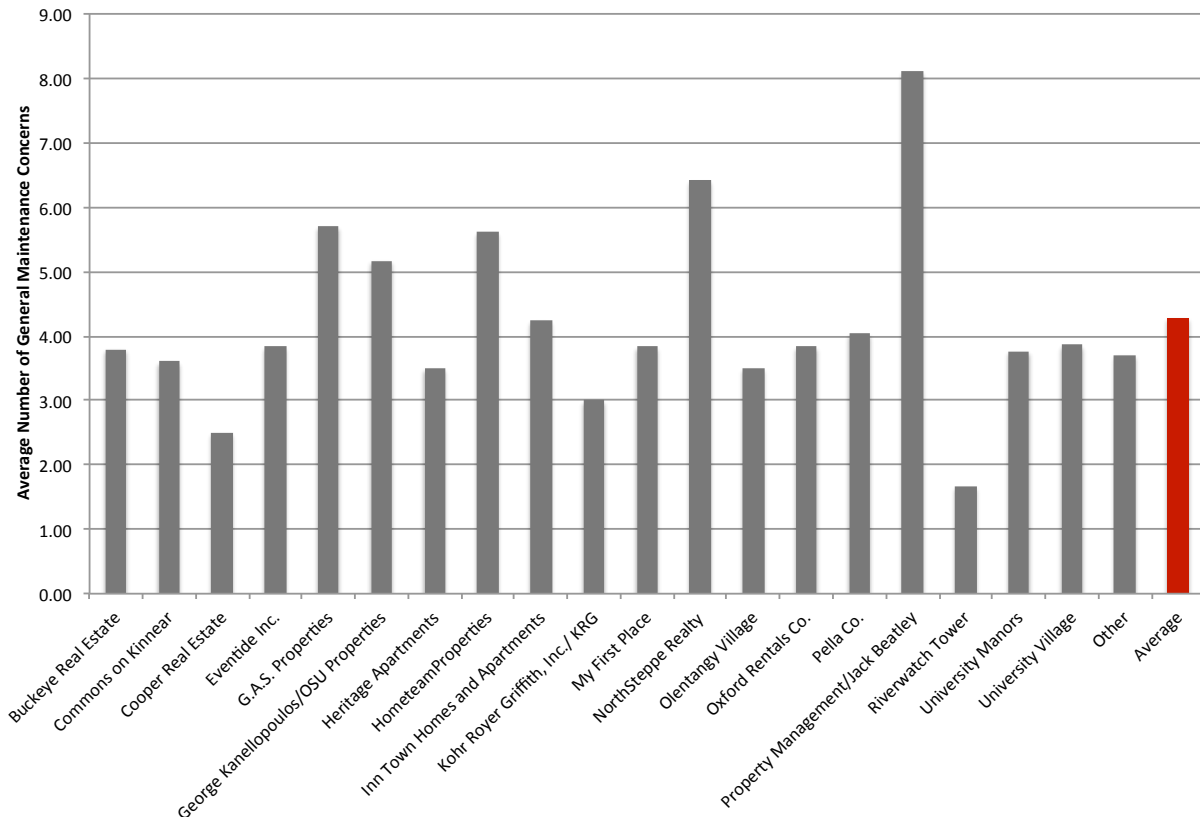
## My landlord/property manager was professional and polite.



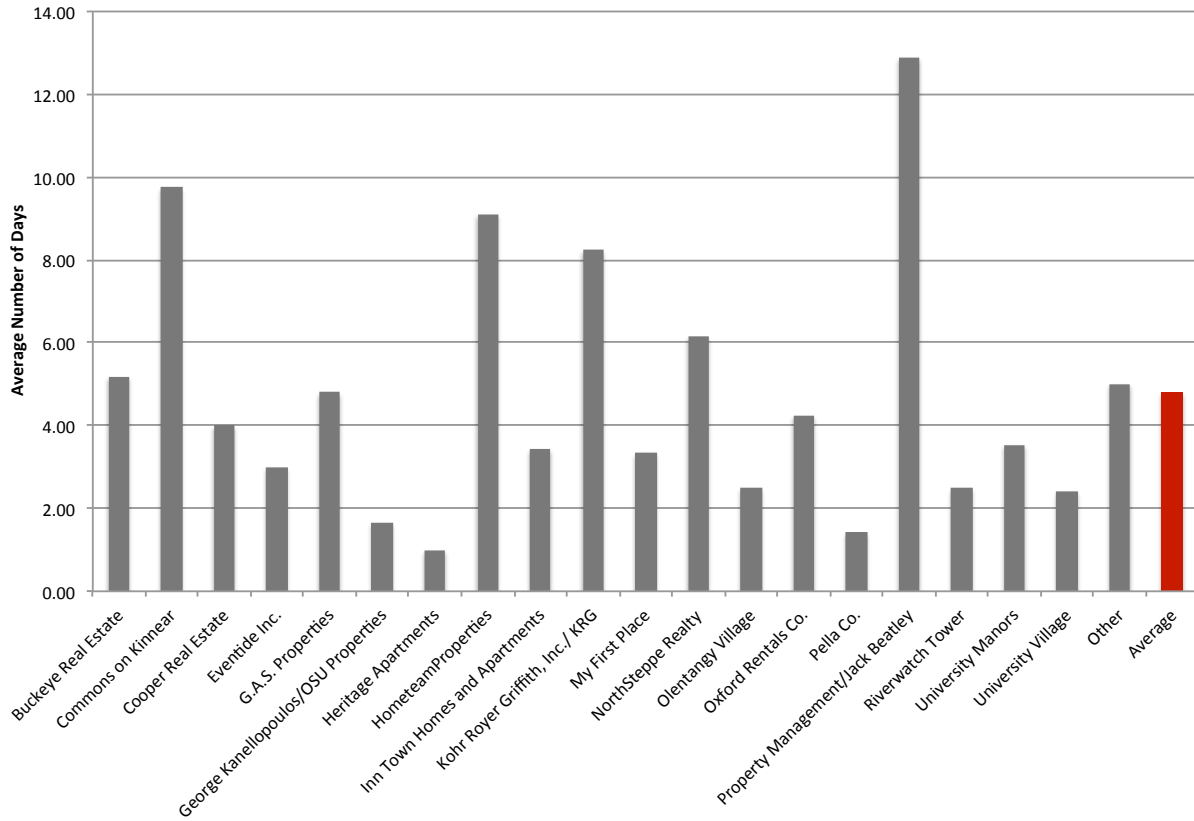
## I would rent from my landlord/property manager again.



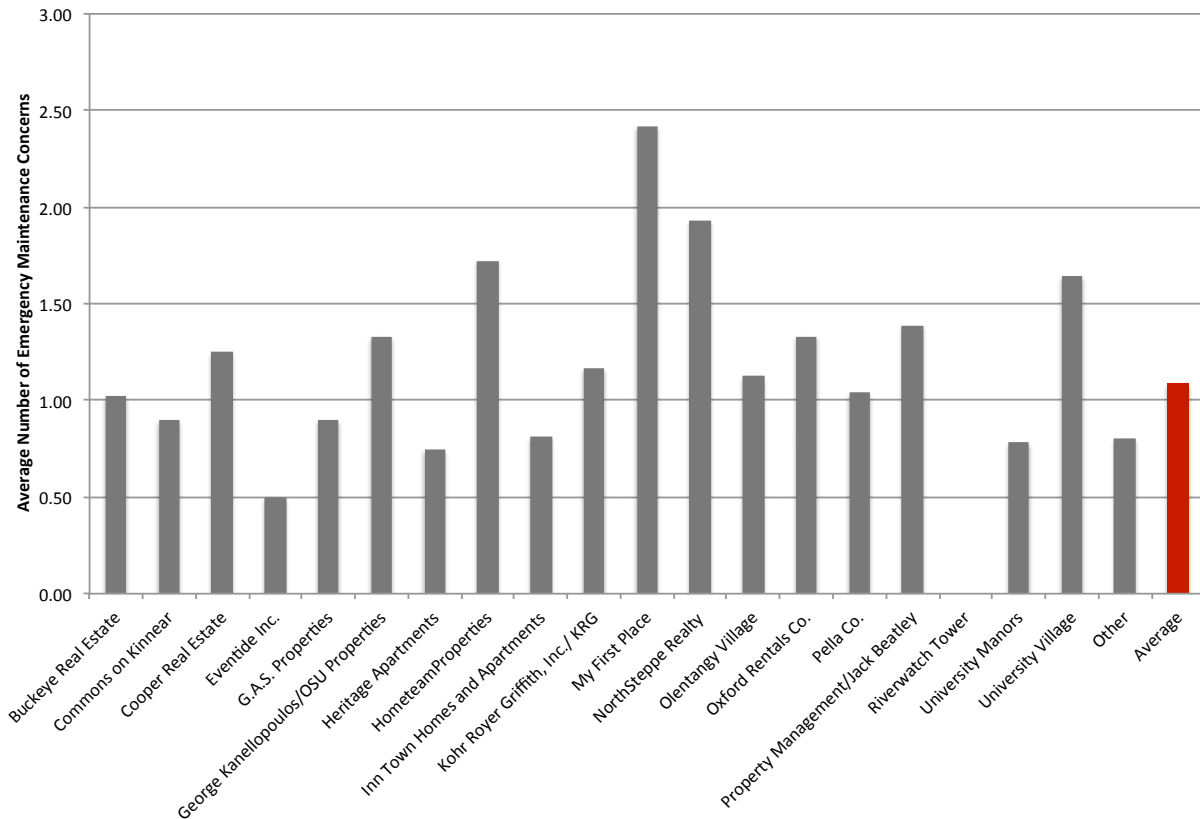
## How often did you have general maintenance concerns during the last year?



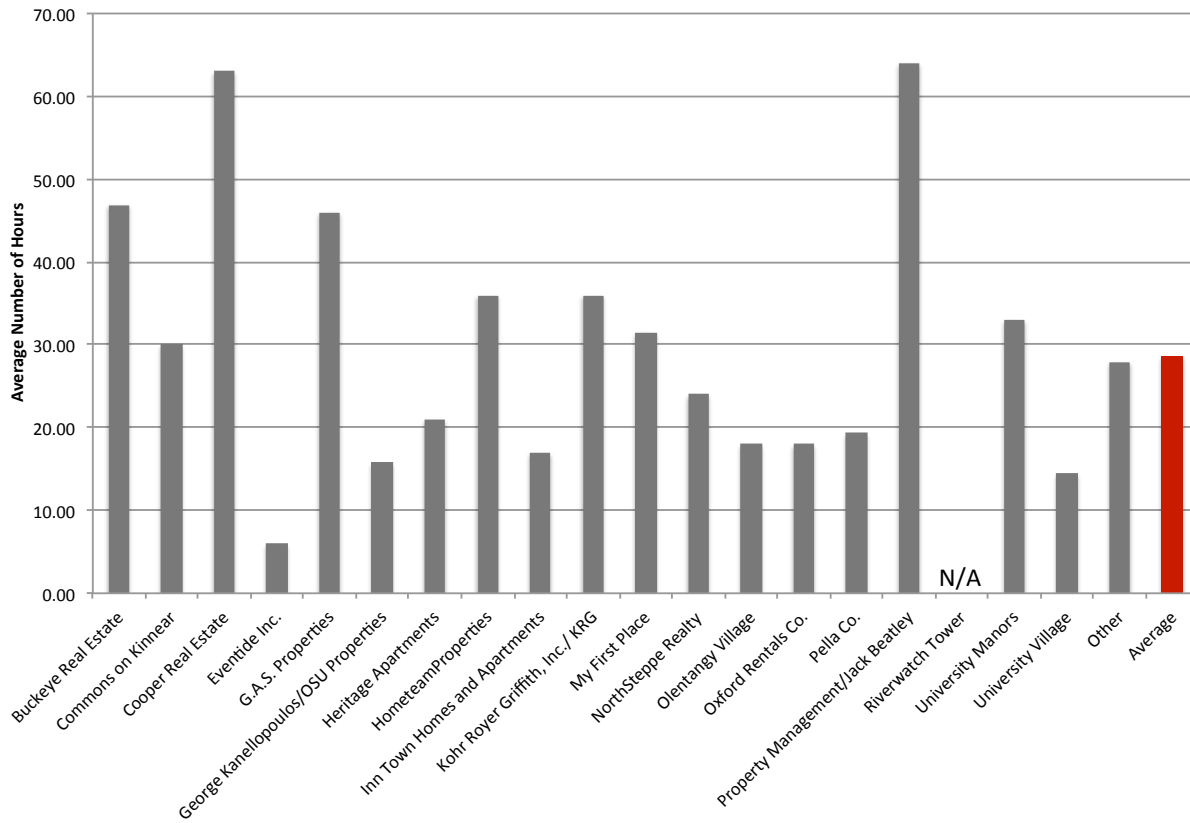
## On average, how quickly did your landlord/property manager tend to general maintenance concerns?



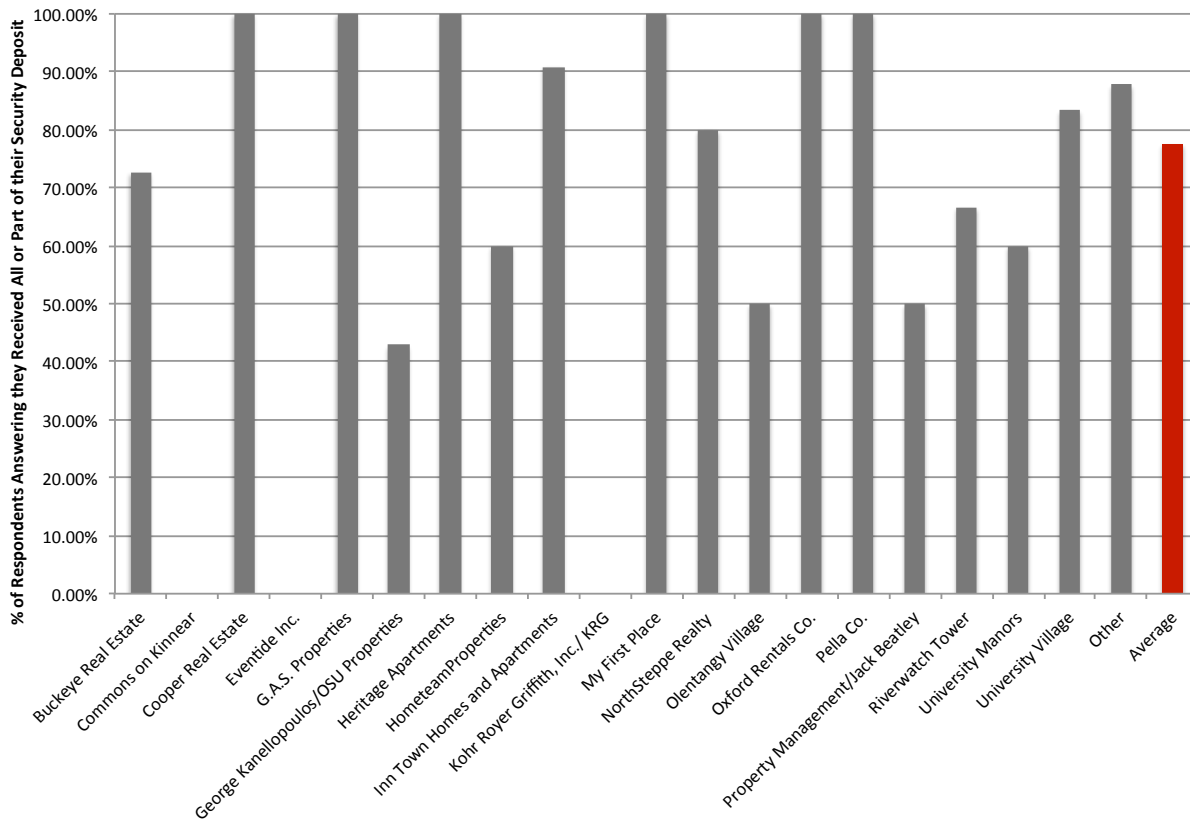
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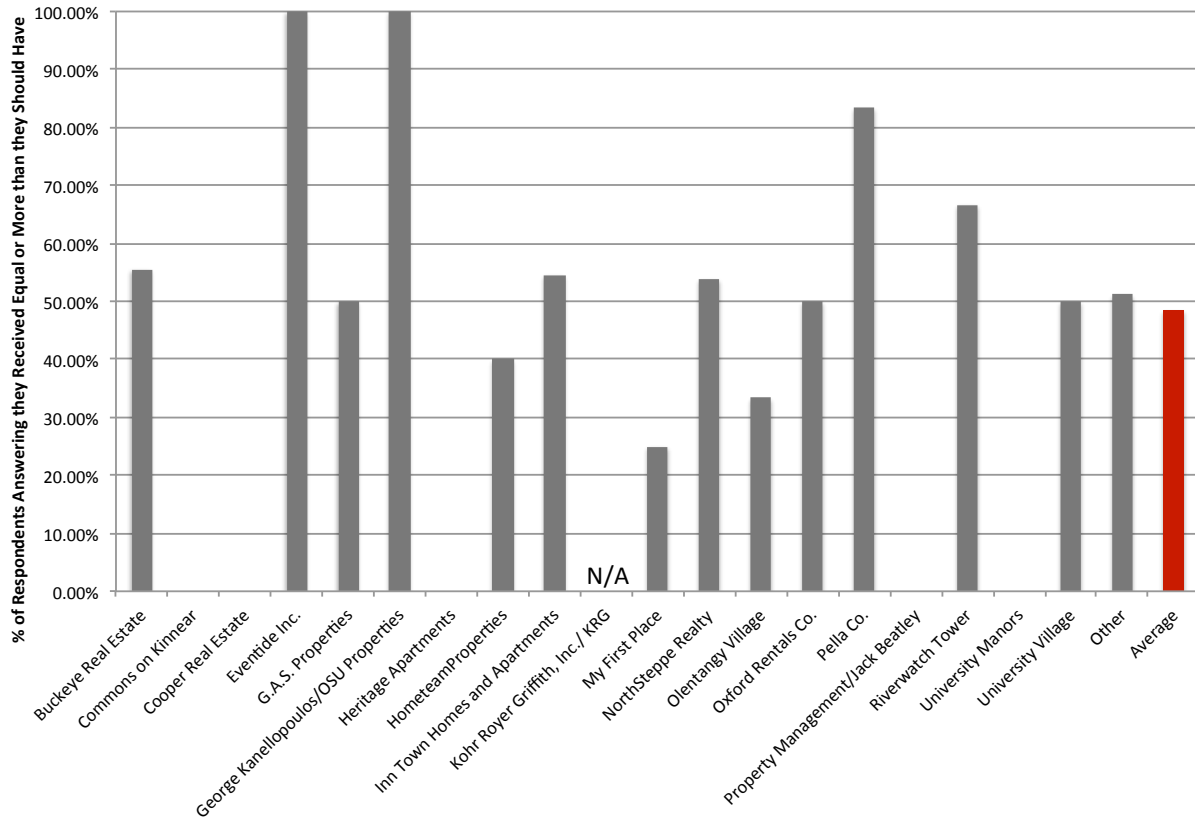
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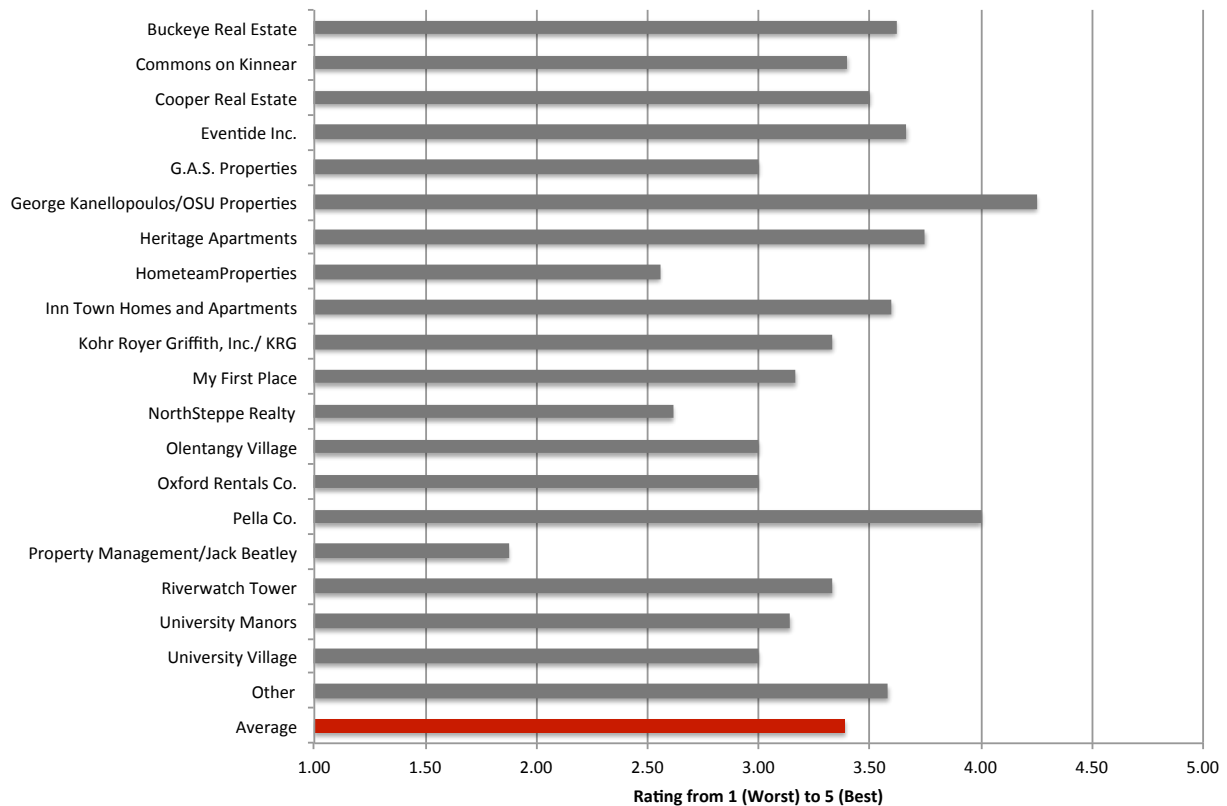
## Did you receive your security deposit back?



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

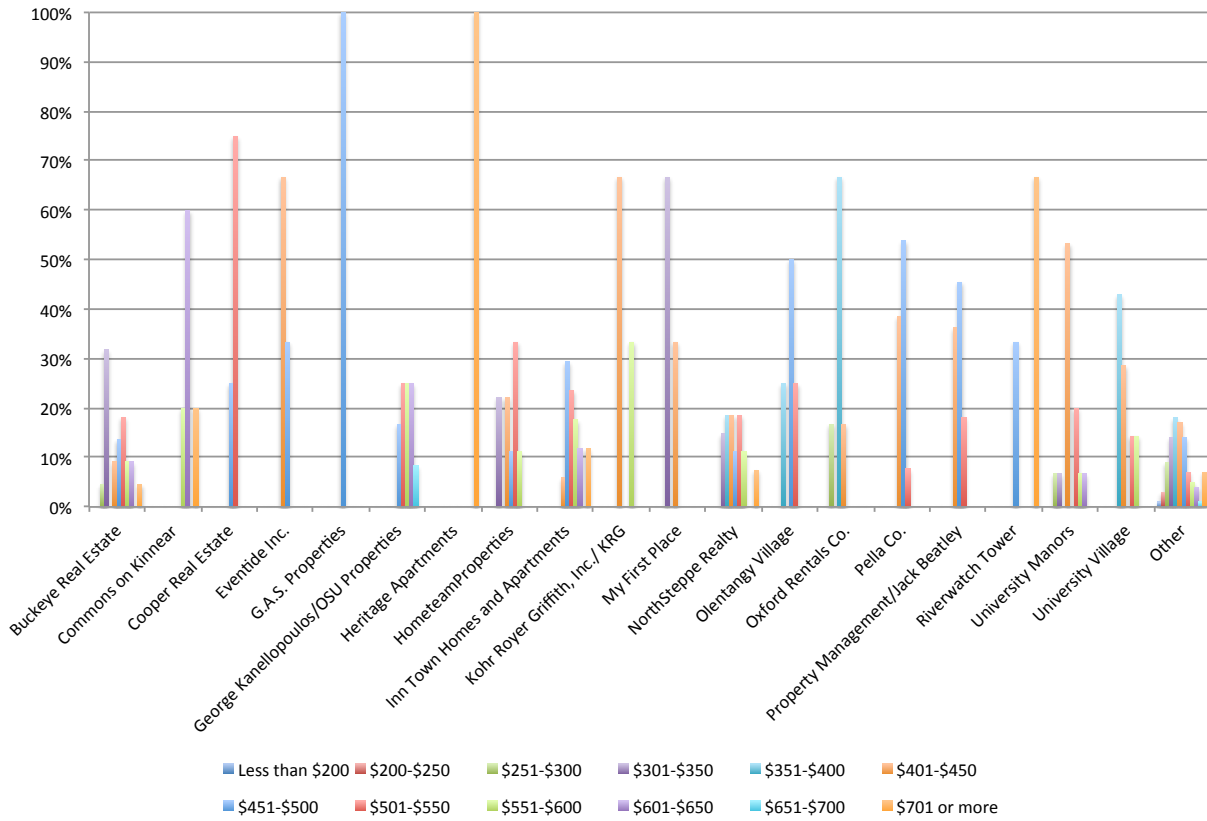


## Please rate the overall performance of your landlord/property manager with 1=worst and 5=best.

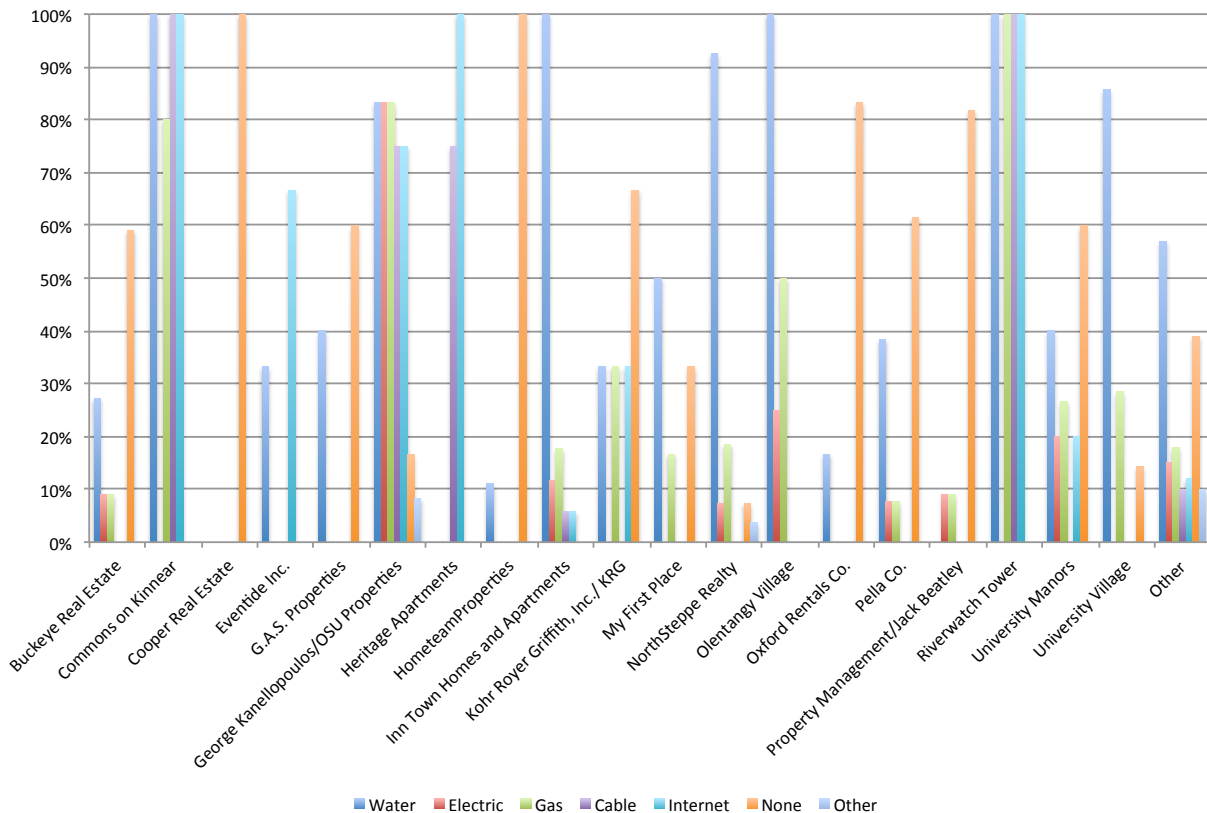




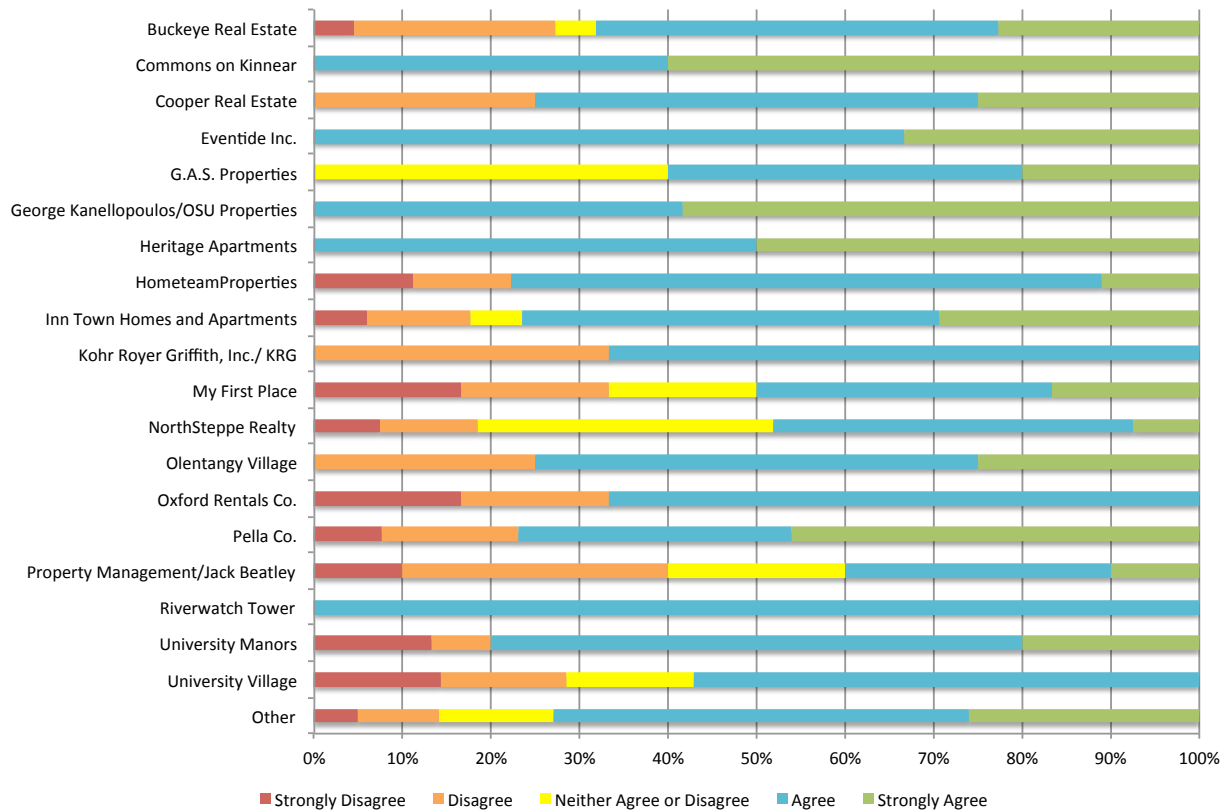
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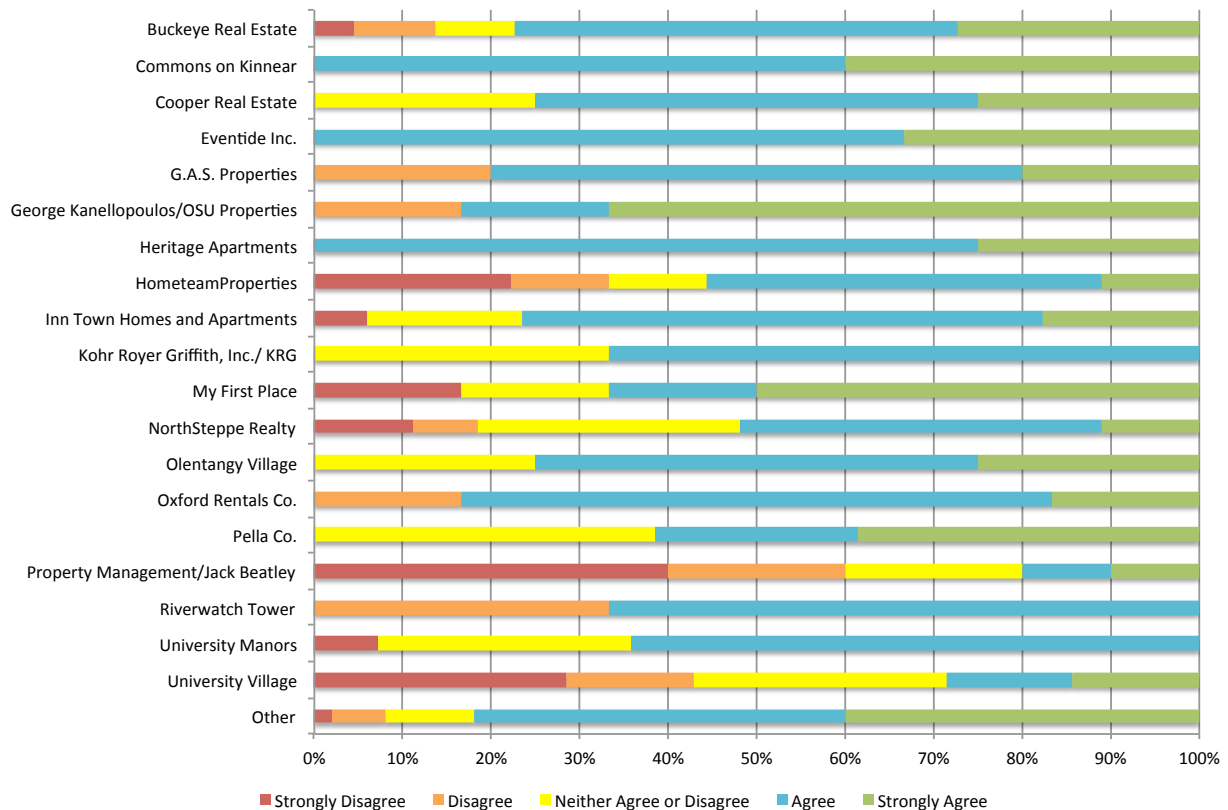
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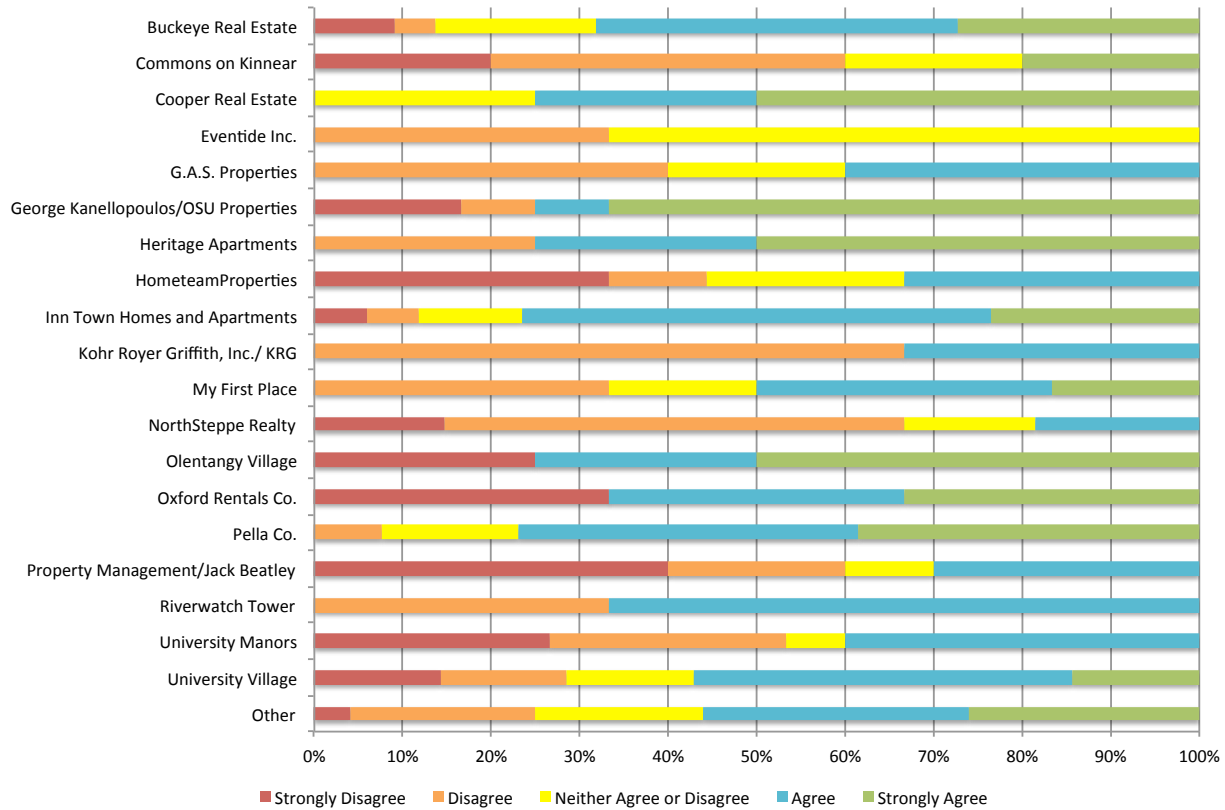
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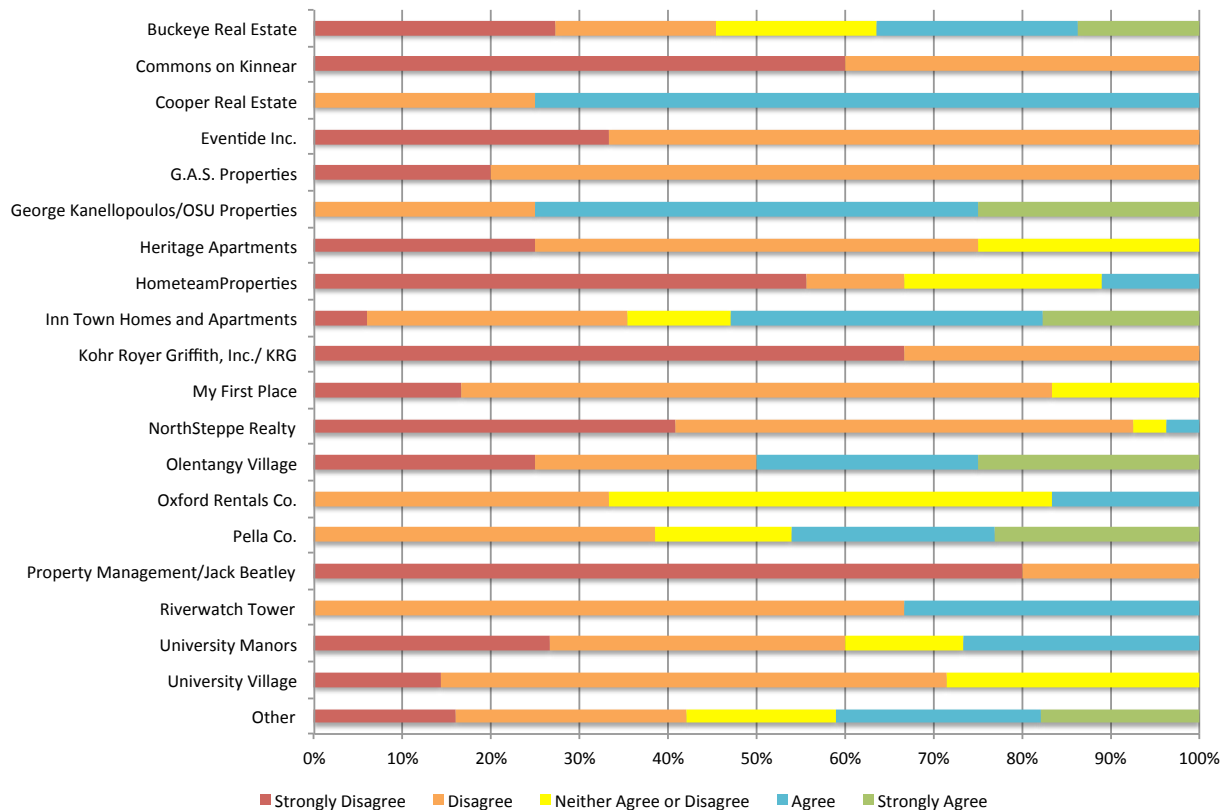
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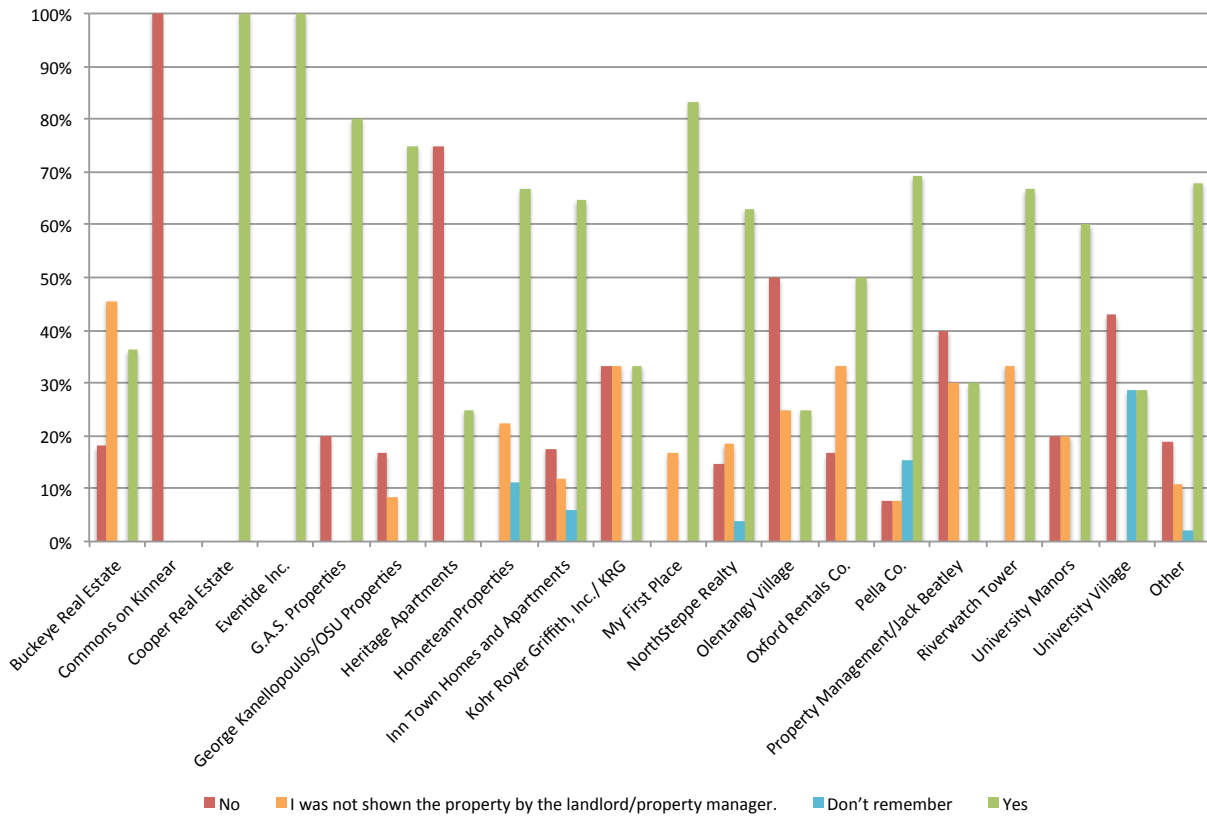
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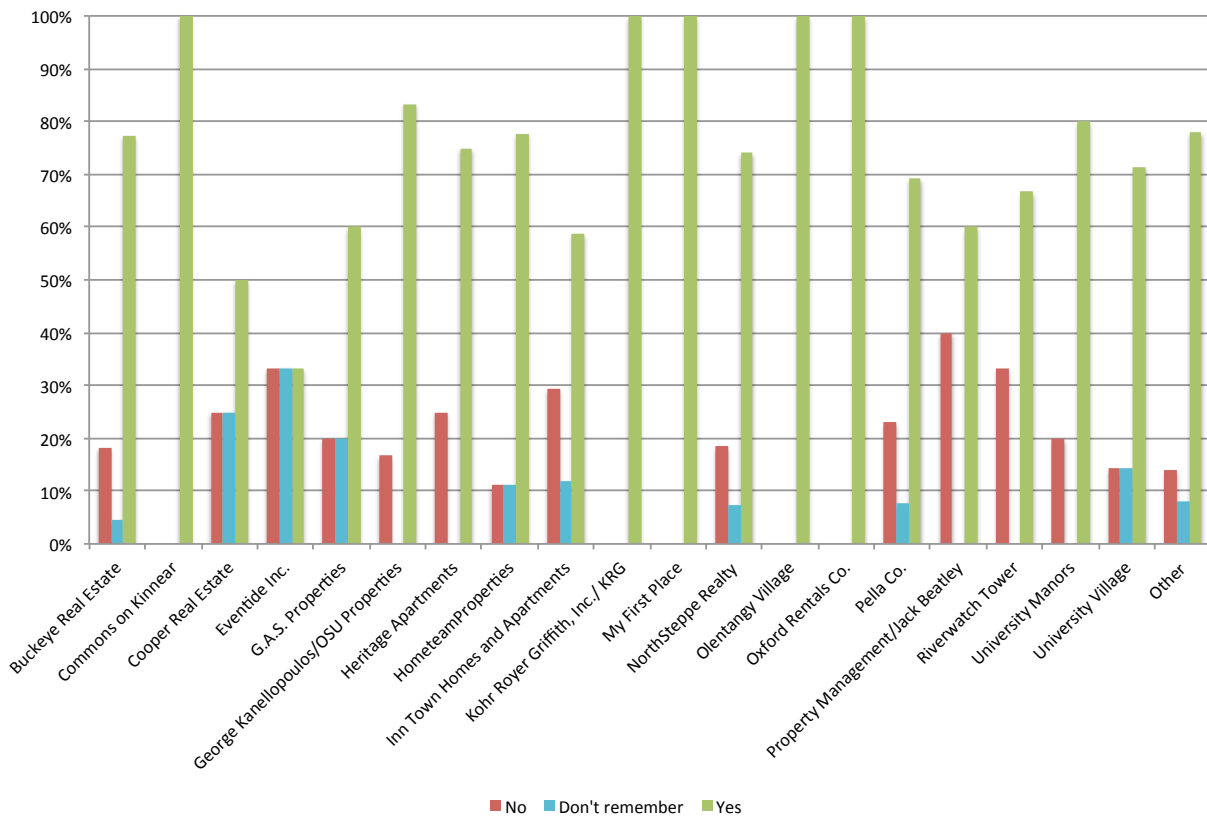
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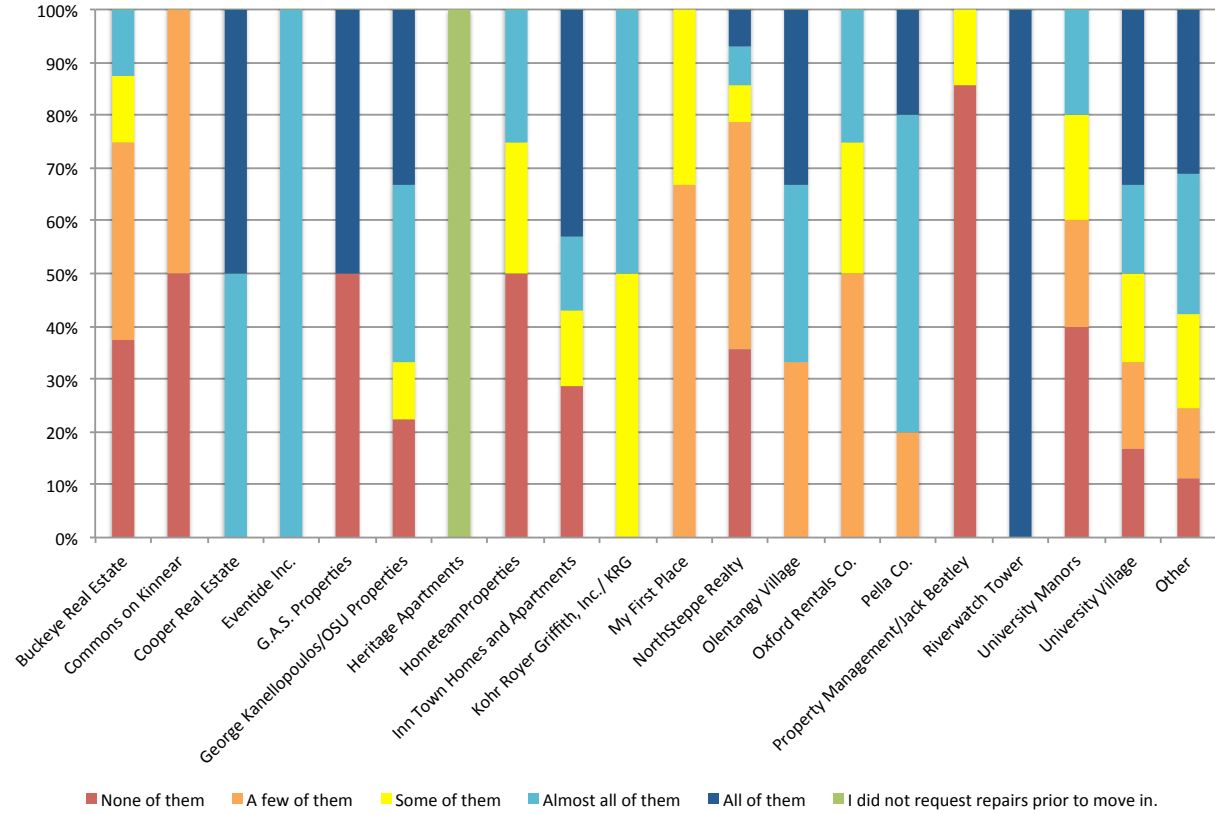
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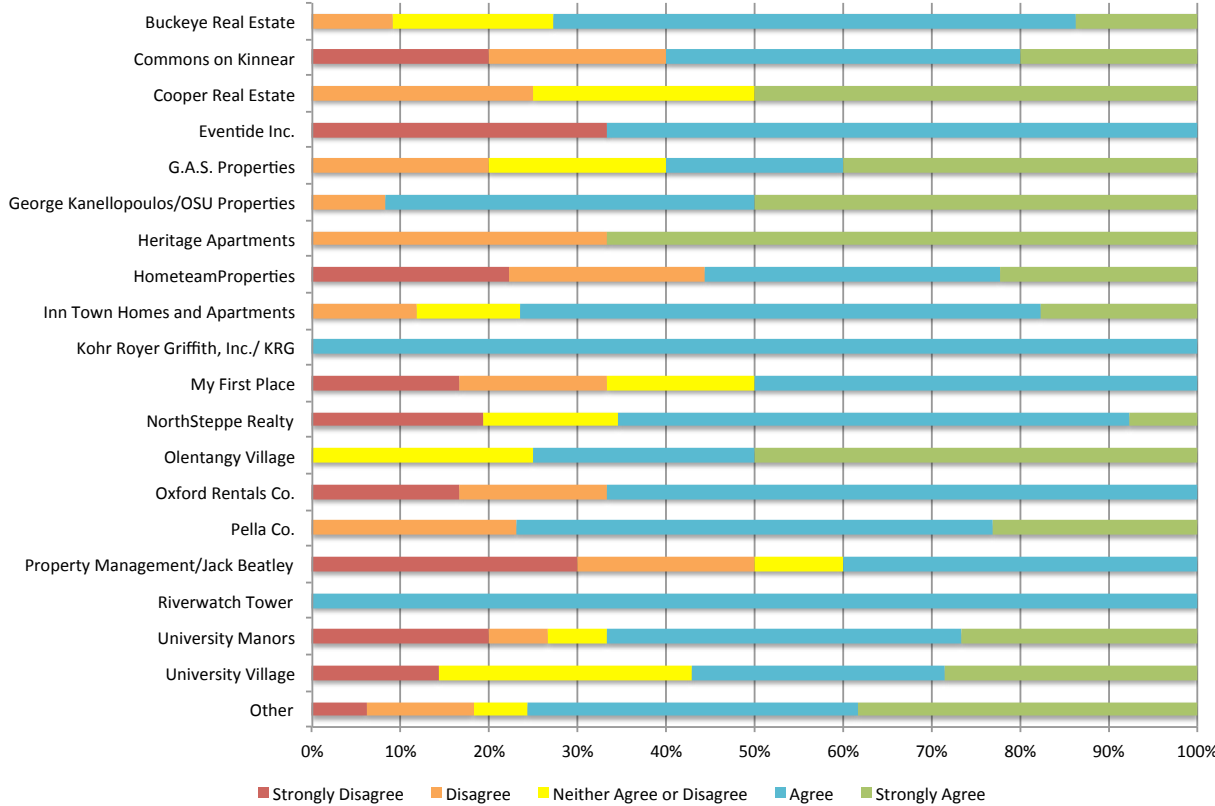
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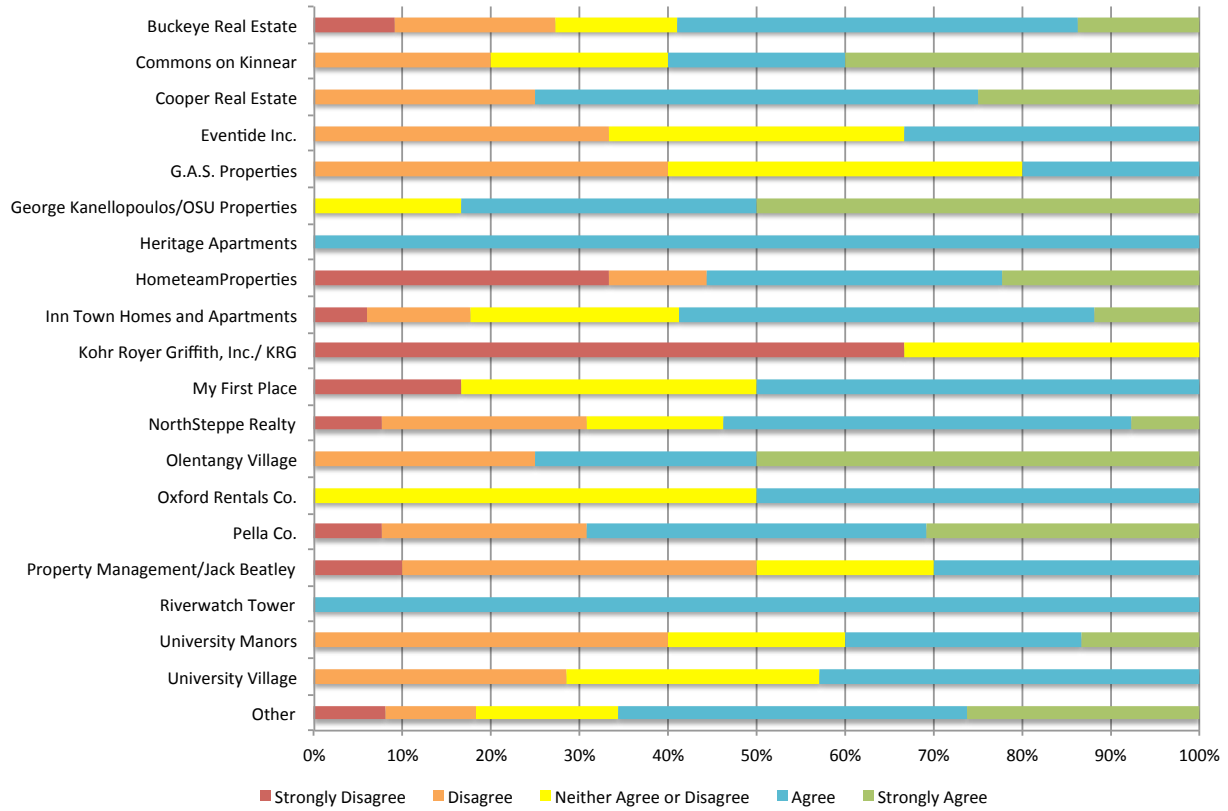
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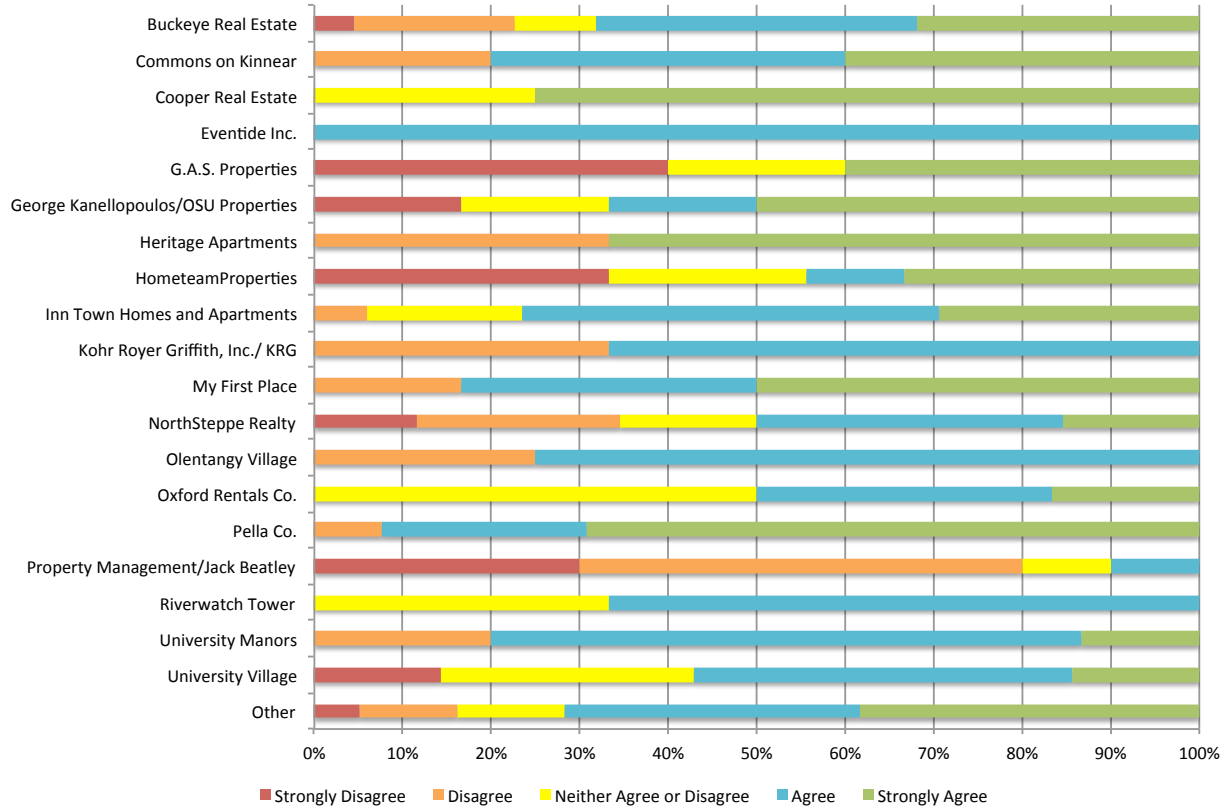
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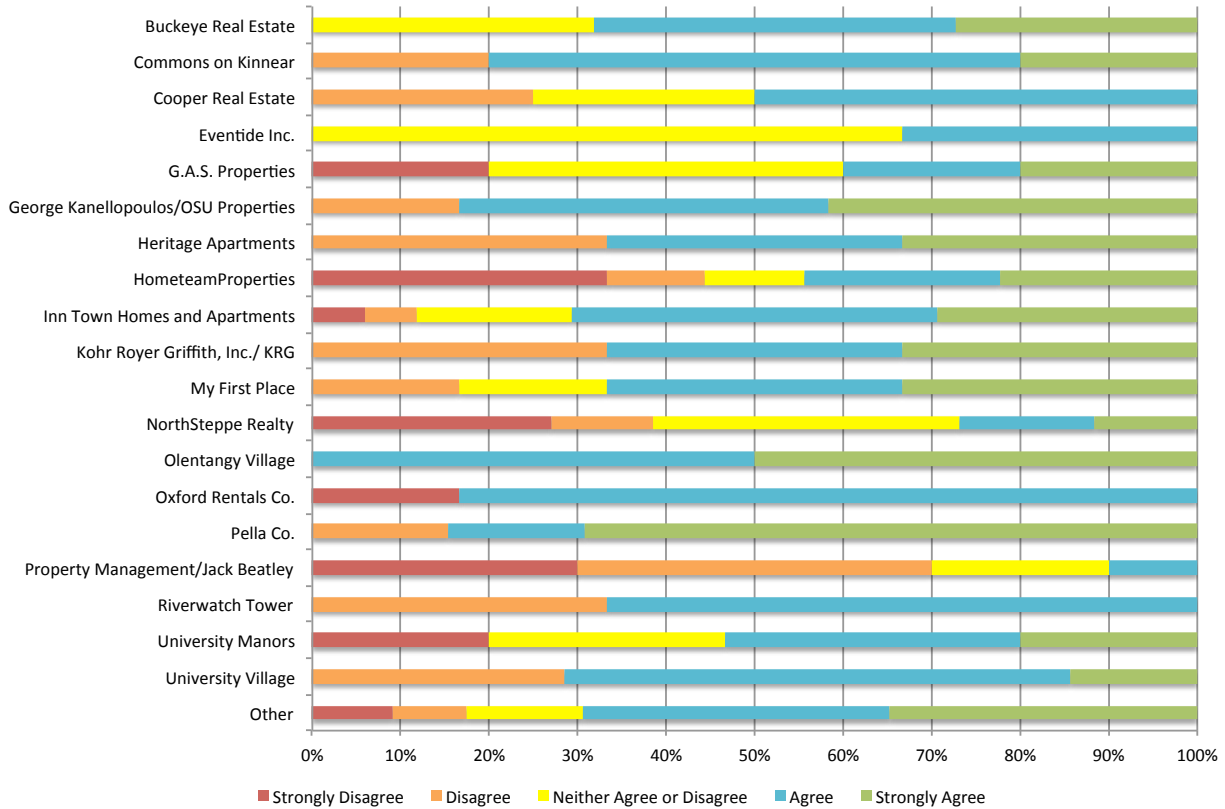
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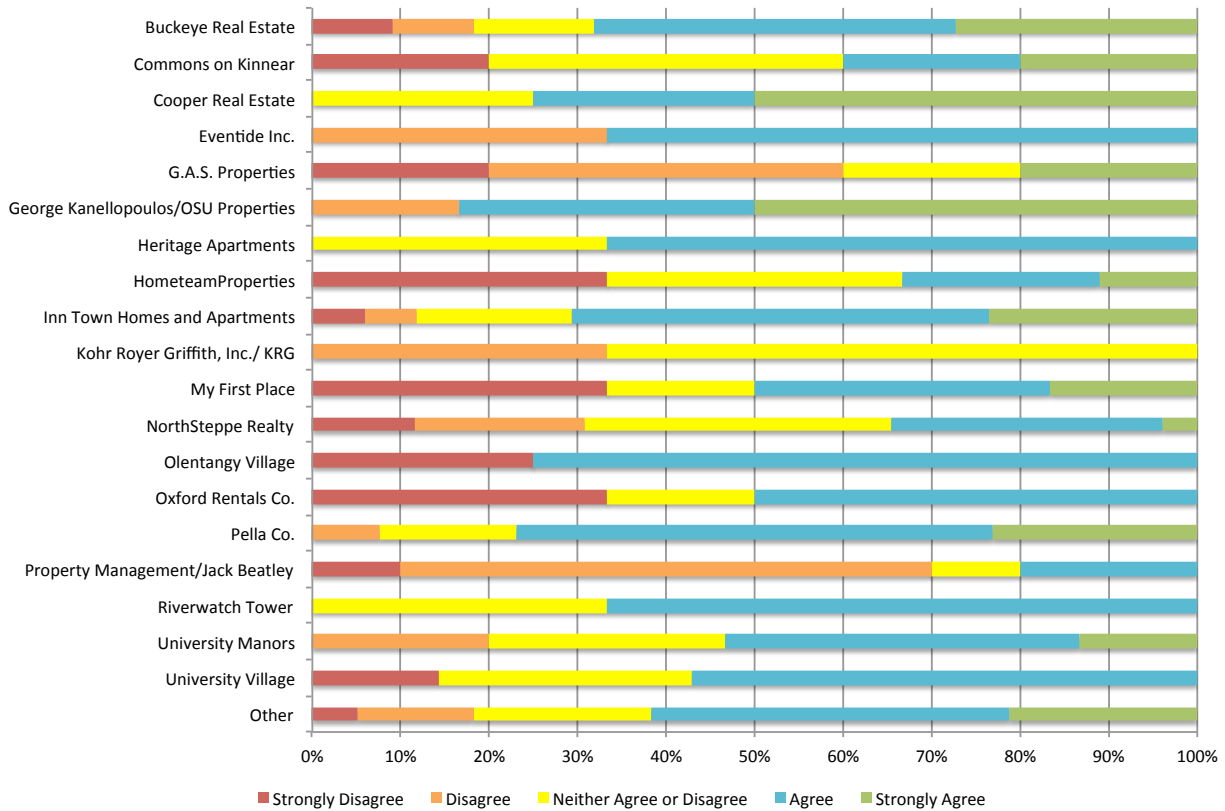
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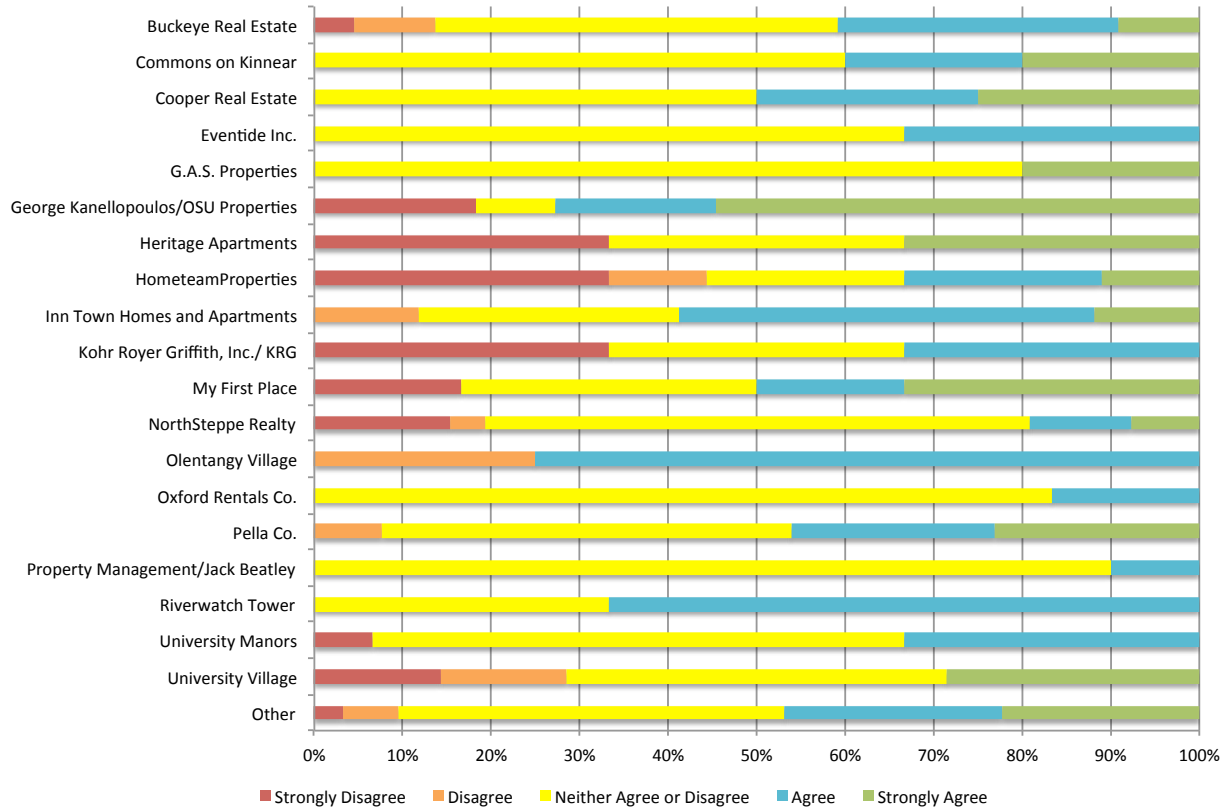
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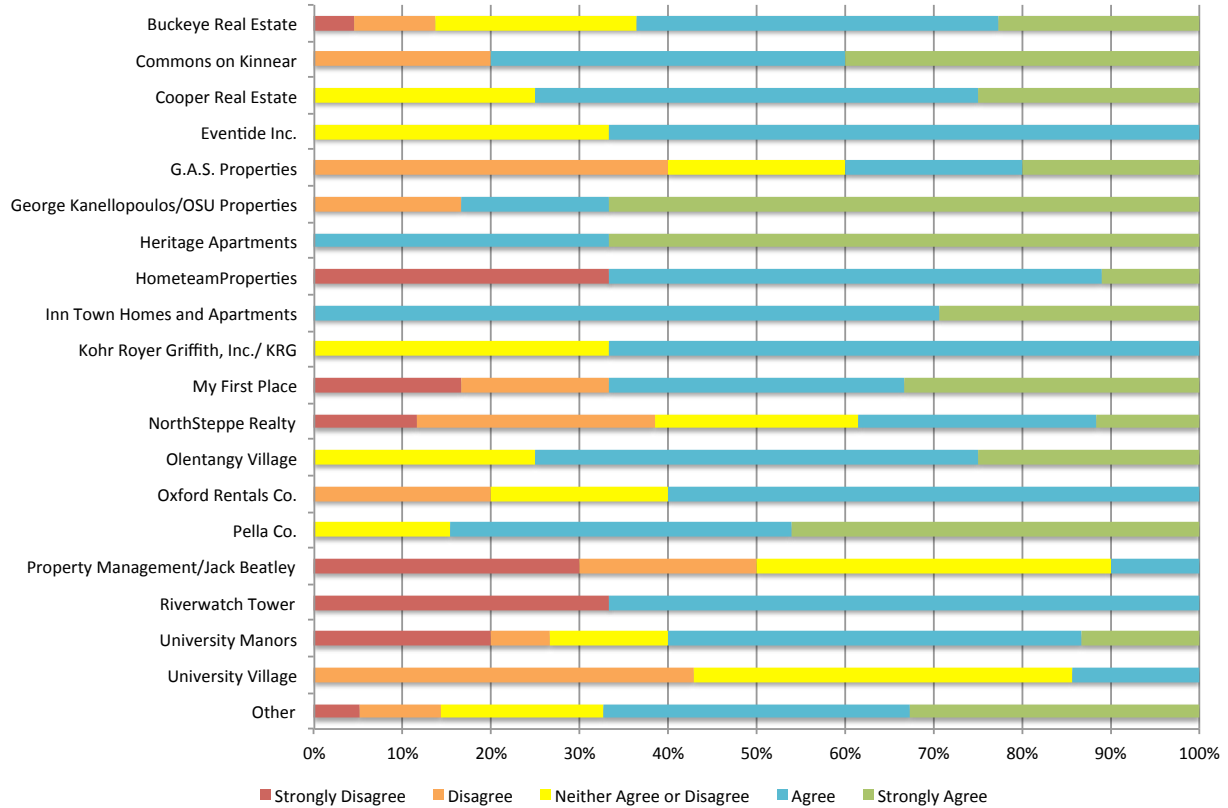
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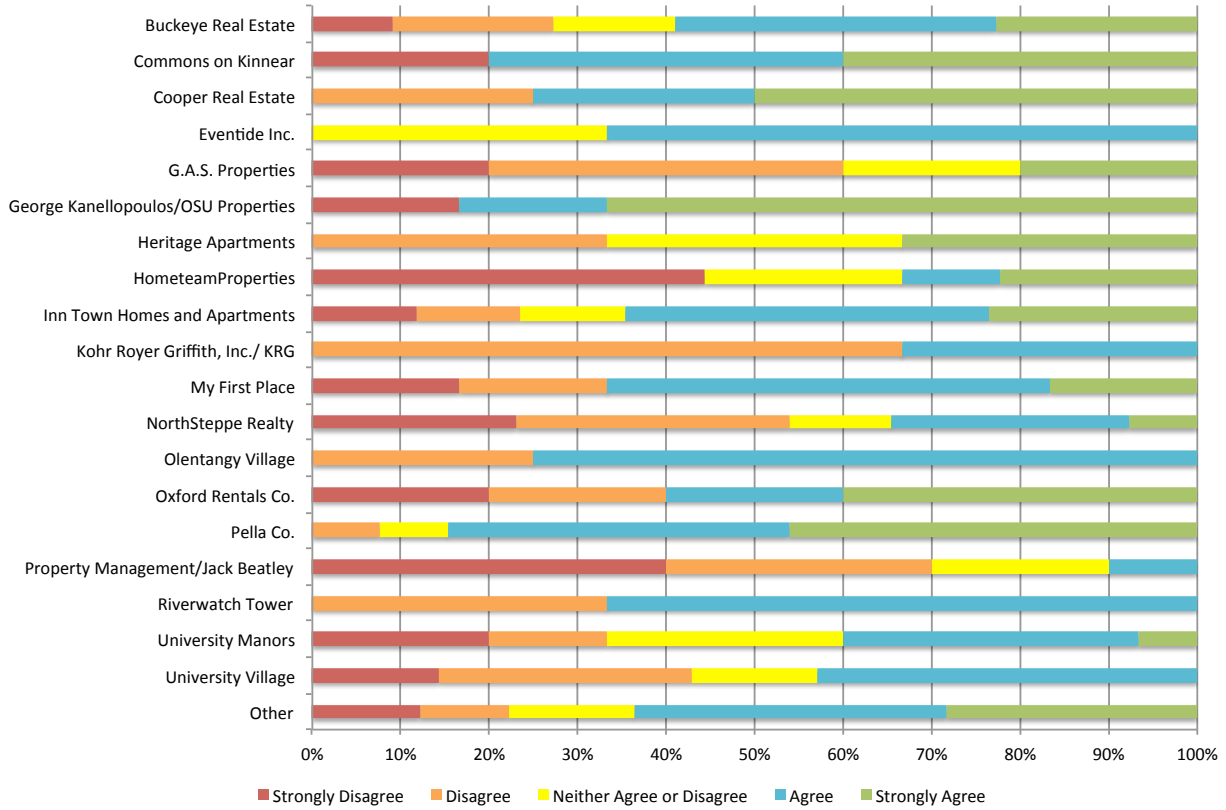


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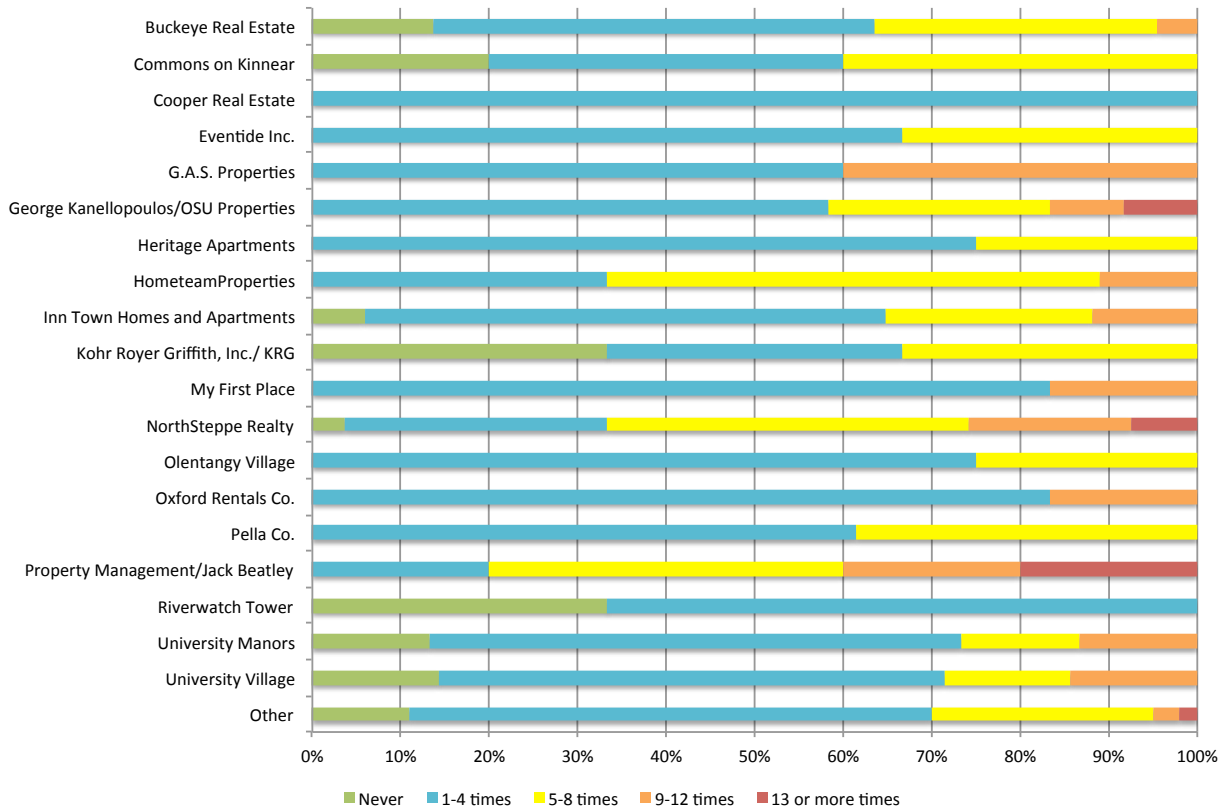




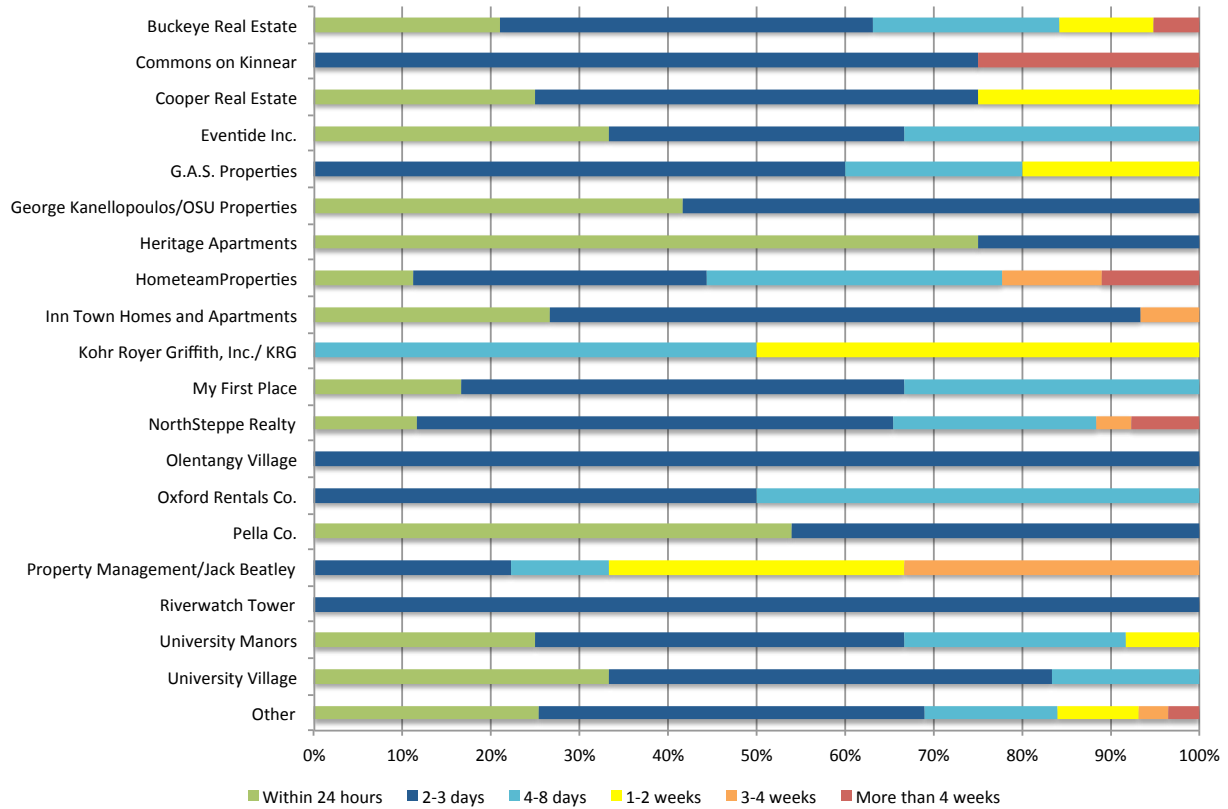
# I would rent from my landlord/property manager again.



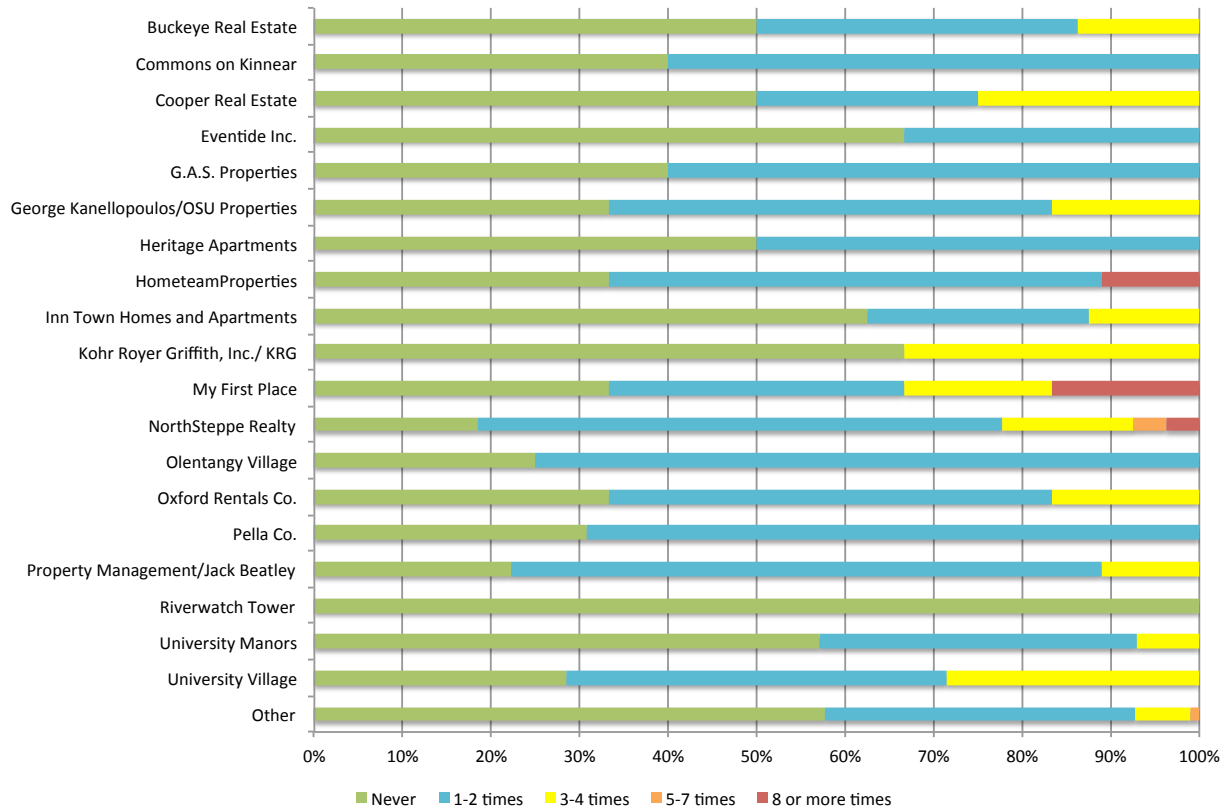
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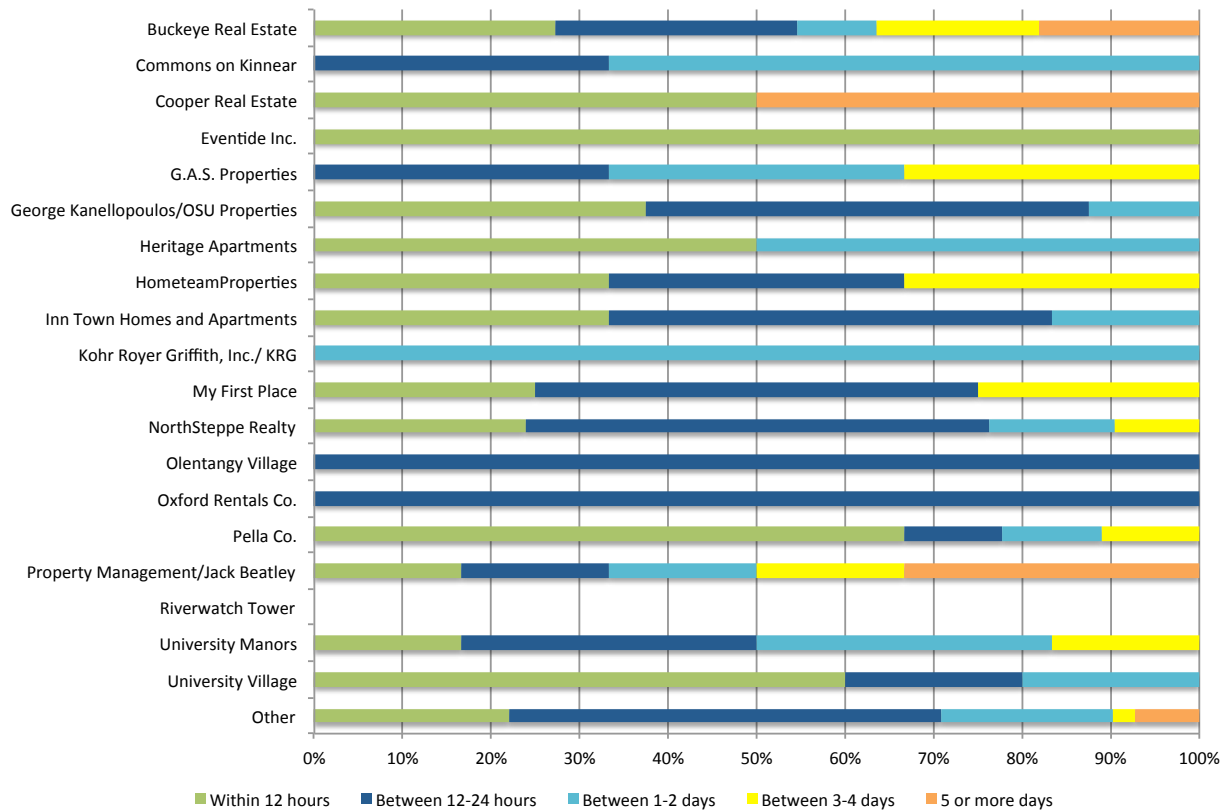
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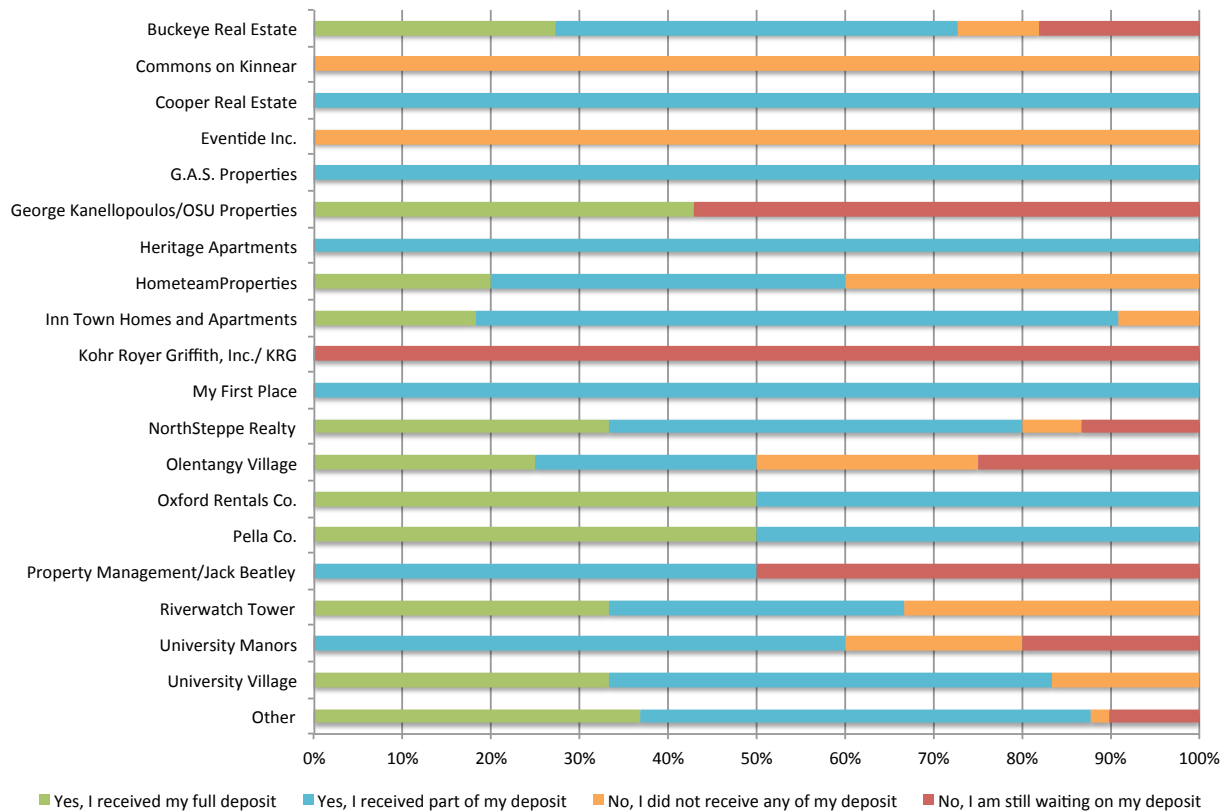
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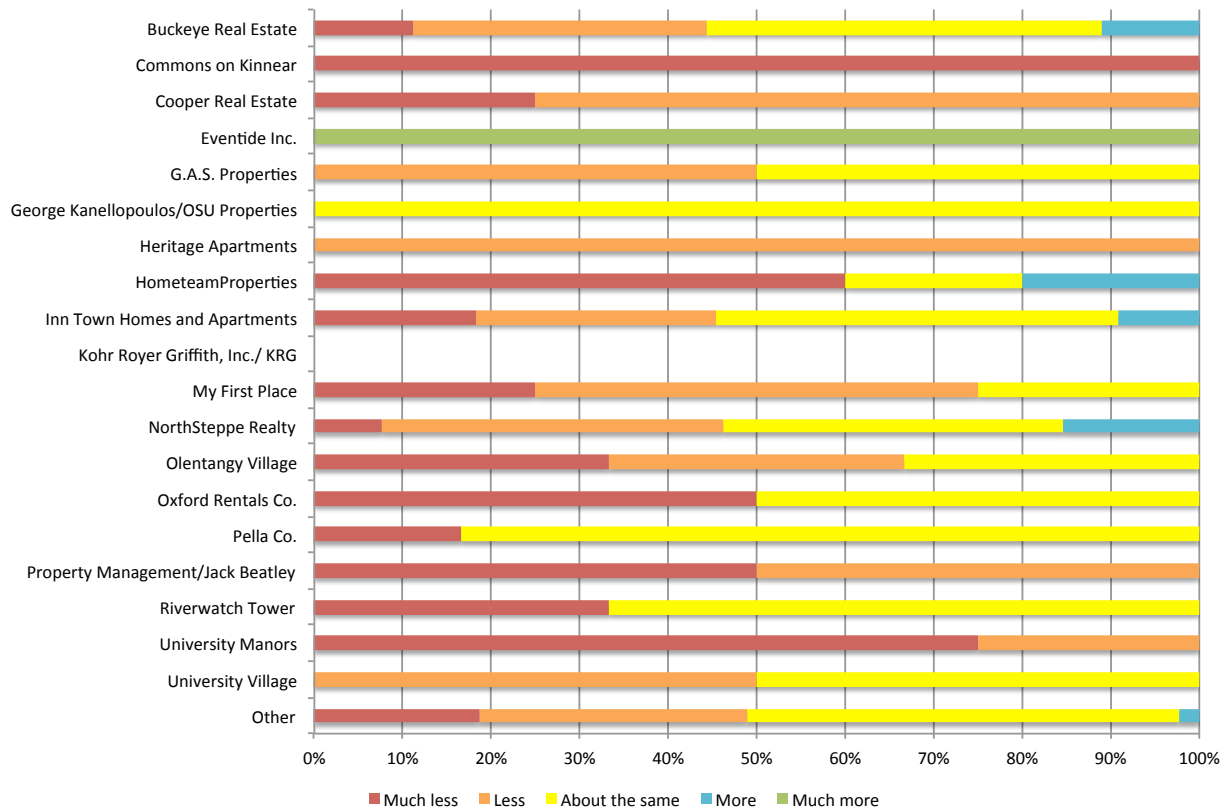
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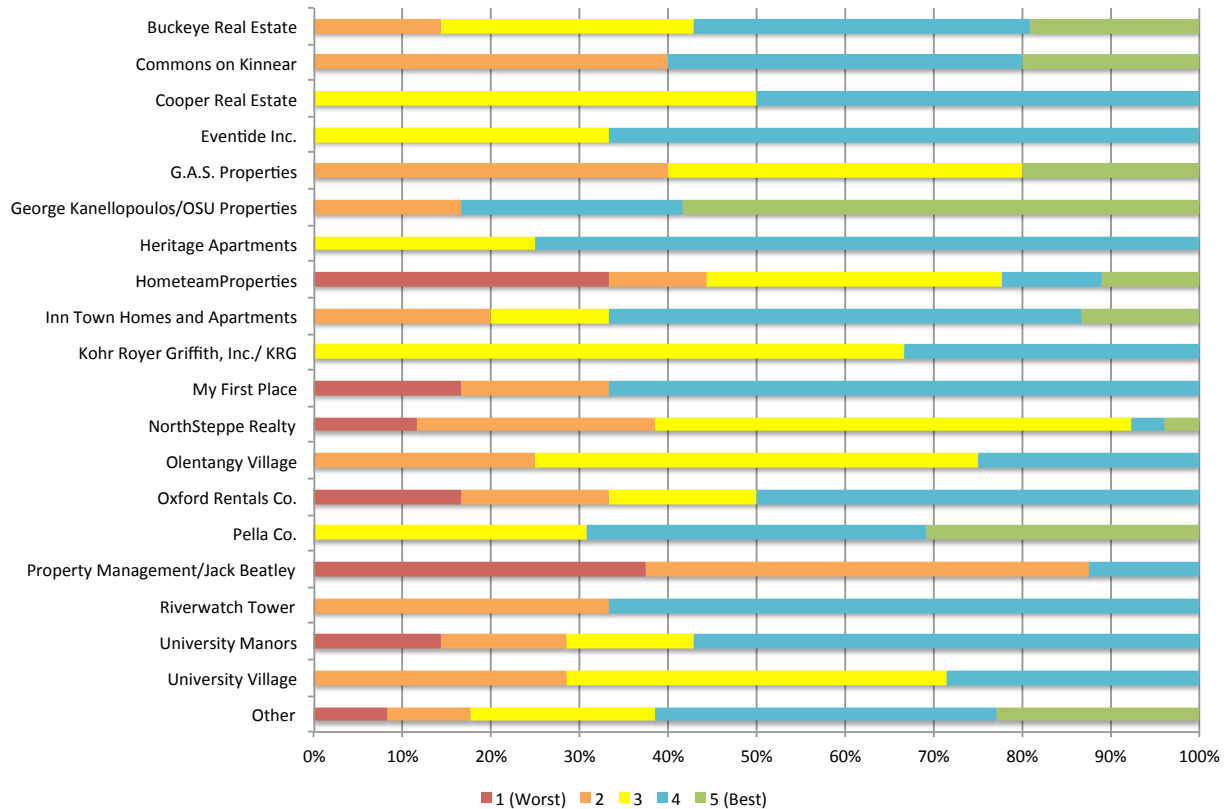
## Did you receive your security deposit back?



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



## Please rate the overall performance of your landlord/property manager 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](http://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](mailto:offcampus@osu.edu)  
Website: [offcampus.osu.edu](http://offcampus.osu.edu)  
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LEGAL ADVICE  
REPRESENTATION  
EDUCATION &  
RESOURCES



STUDENT LEGAL SERVICES

OUR  
MISSION IS  
STUDENT  
SUCCESS

## 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](http://studentlegal.osu.edu)  
614.247.5853

### 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!

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

### 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!

### 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.

MAKE AN APPOINTMENT  
[studentlegal.osu.edu](http://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*

**[usg.osu.edu](http://usg.osu.edu)**



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[@usgosu](https://twitter.com/usgosu)