

 **USG** presents

the
2012-2013

Renter's Guide



Dear OSU Student,

Thank you for reading the 2012-2013 edition of the Ohio State University Renters Guide. This publication has been provided by the Undergraduate Student Government's Student Life Committee to hopefully 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 and comments on landlords in the off campus area. These results were compiled by a survey administered by the Office of Student Life Research and Assessment and commissioned by the Undergraduate Student Government. The Renters Guide is one of USG's several initiatives this year. Please check out our website 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!

Jennifer Applegate

Director of Outreach & Collaboration

applegate.81@osu.edu

Matt Deptola

Director of Student Life

deptola.2@osu.edu



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 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 Student Services, located in the Ohio Union, they have a section outlining their resources at the end of the guide. We wish you all the best in your renting process.

The Undergraduate Student Government Renters Guide survey was administered by the Office of Student Life Research and Assessment in June of 2012 to undergraduates, rank 2 or above. The sample included 5,000 undergraduate students. The survey yielded 946 responses or approximately a 19% response rate. The Undergraduate Student Government would like to thank everyone who responded to this year's survey.

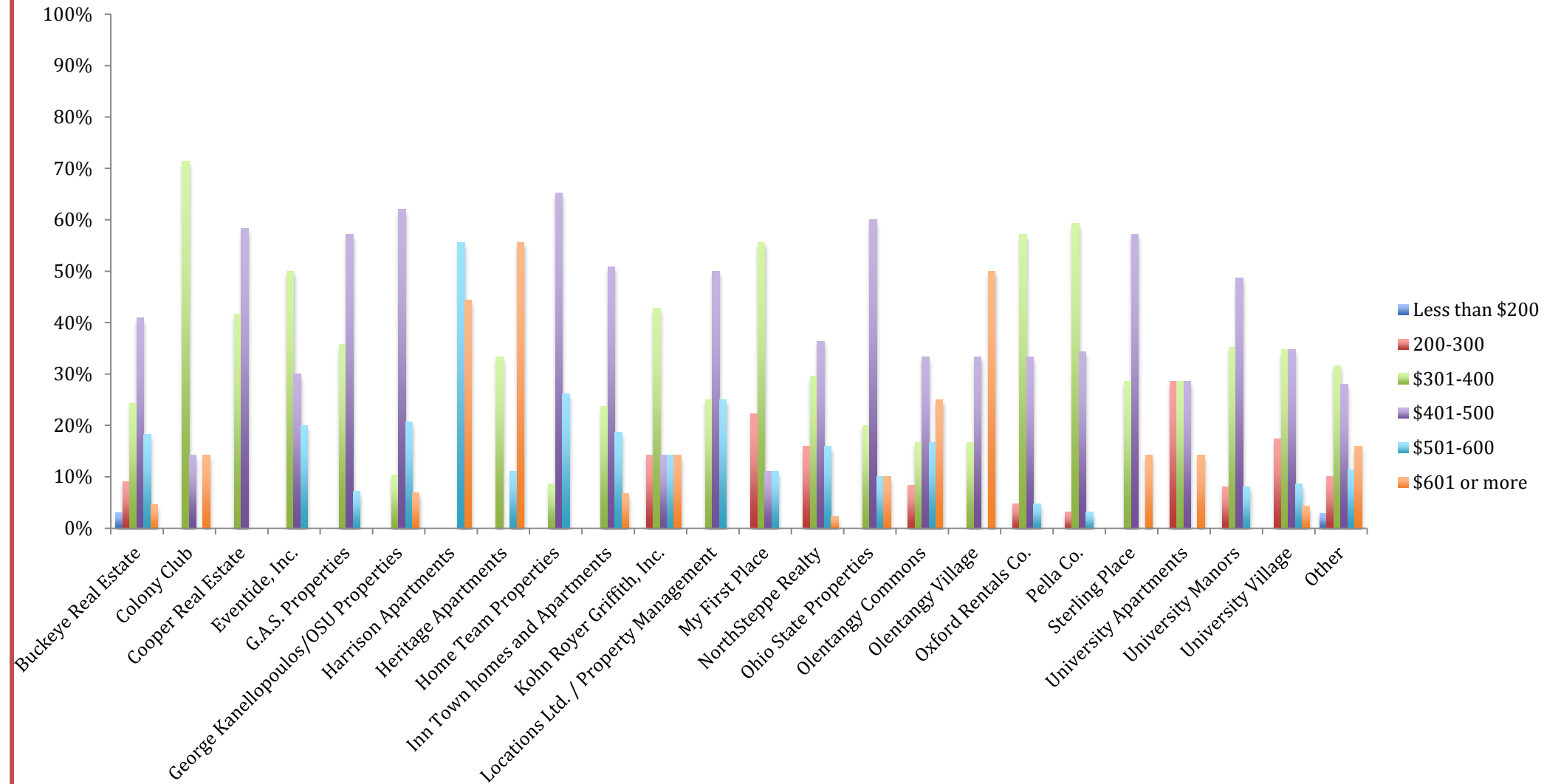
DISCLAIMER

In publishing this information 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.

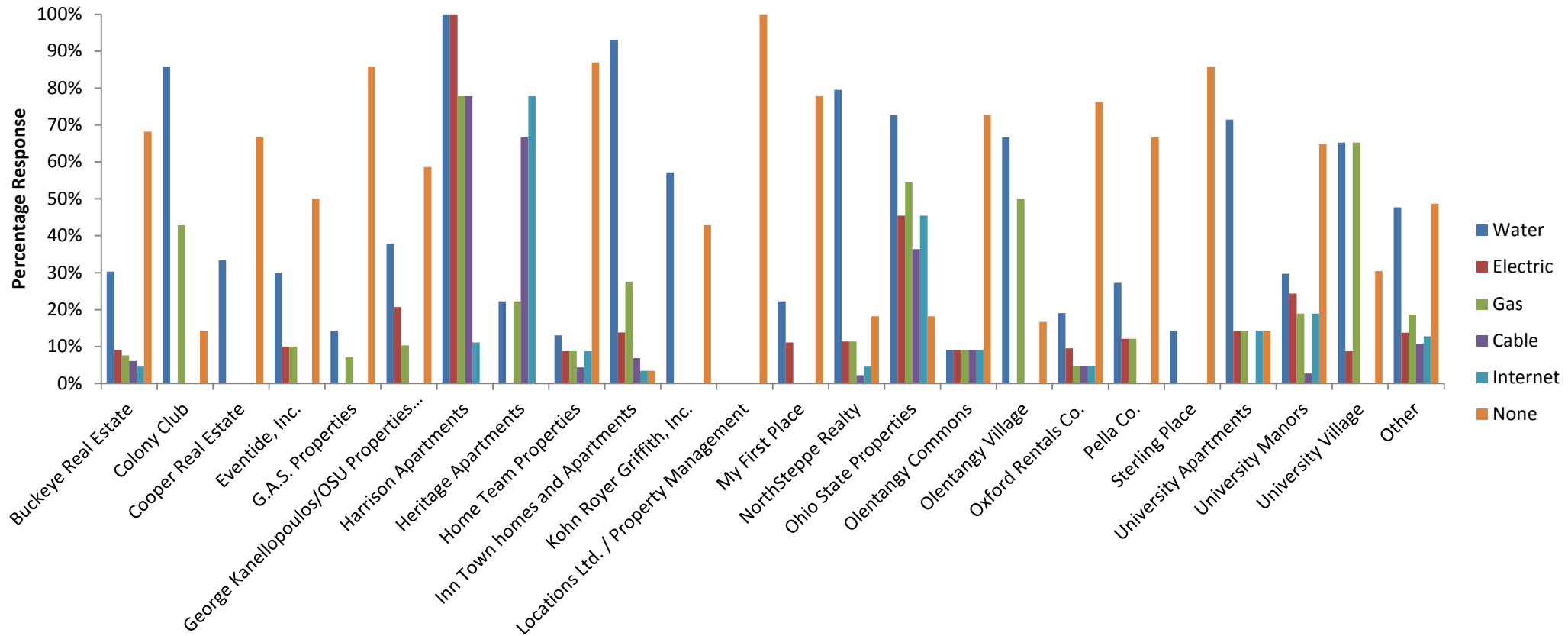
Summary of Data

Realtor	Frequency	Percent
Buckeye Real Estate	68	9
Colony Club	7	1
Cooper Real Estate	12	2
Eventide, Inc.	10	1
G.A.S. Properties	14	2
George Kanellopoulos/OSU Properties	29	4
Harrison Apartments	9	1
Heritage Apartments	9	1
Home Team Properties	23	3
Inn Town homes and Apartments	60	8
Kohn Royer Griffith, Inc.	7	1
Locations Ltd. / Property Management	4	1
My First Place	9	1
NorthSteppe Realty	44	6
Ohio State Properties	11	1
Olentangy Commons	12	2
Olentangy Village	6	1
Oxford Rentals Co.	21	3
Pella Co.	33	4
Sterling Place	7	1
University Apartments	7	1
University Manors	37	5
University Village	23	3
Other	307	40
Total	769	100
Missing System	177	
Total	946	

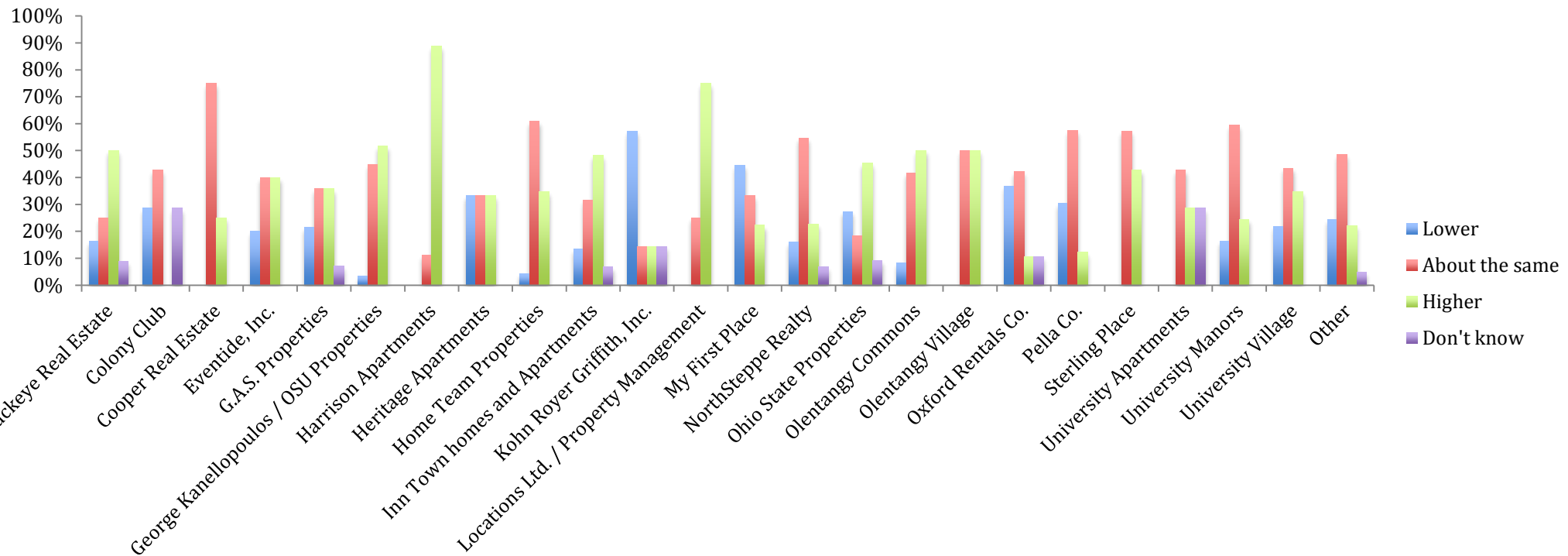
What is the monthly rent per person for your rental property?



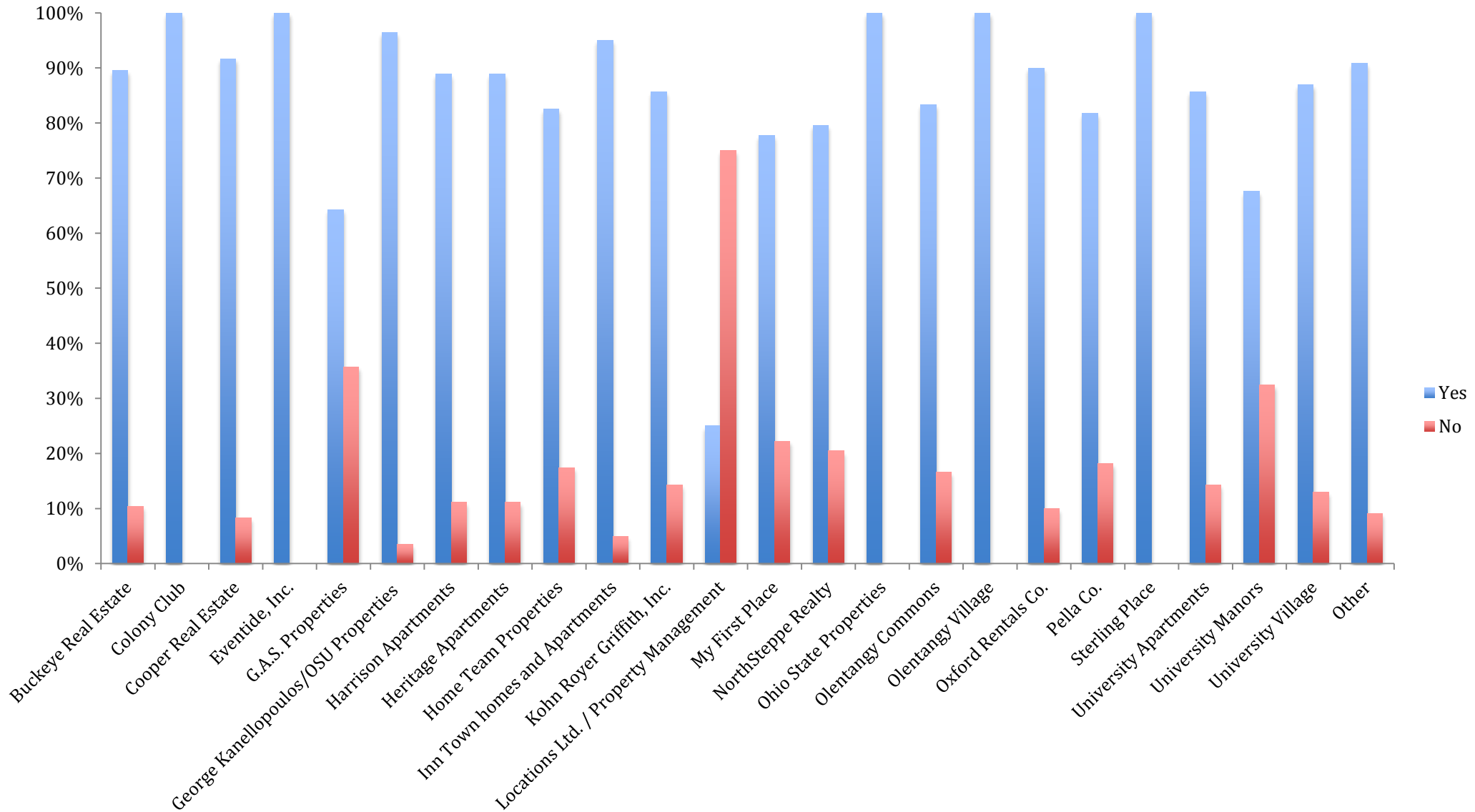
What utilities are included in your rent?



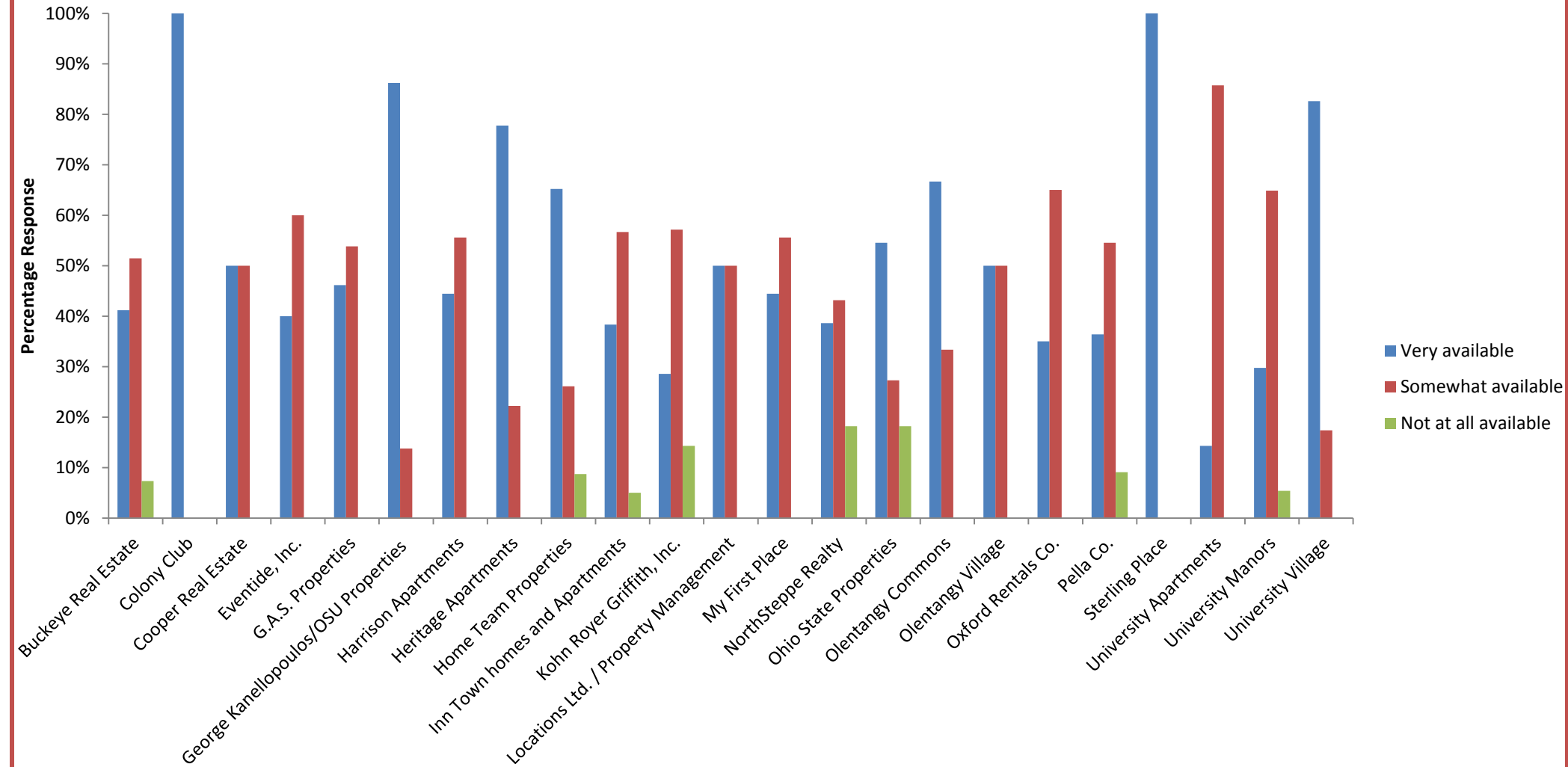
How do you feel your overall rental costs (including utilities) compare to similar properties in the area?



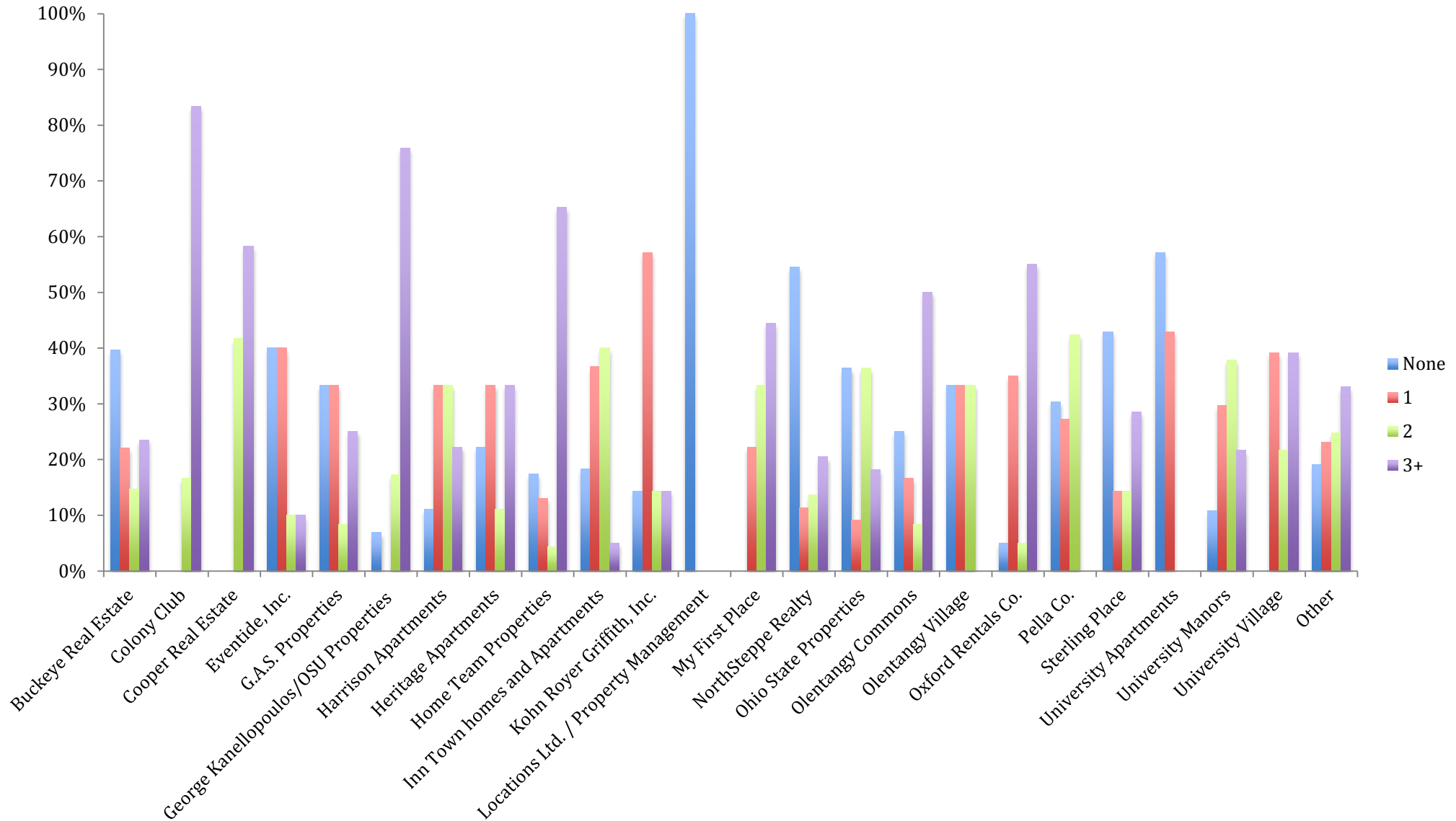
Do your appliances generally function properly on a consistent basis?



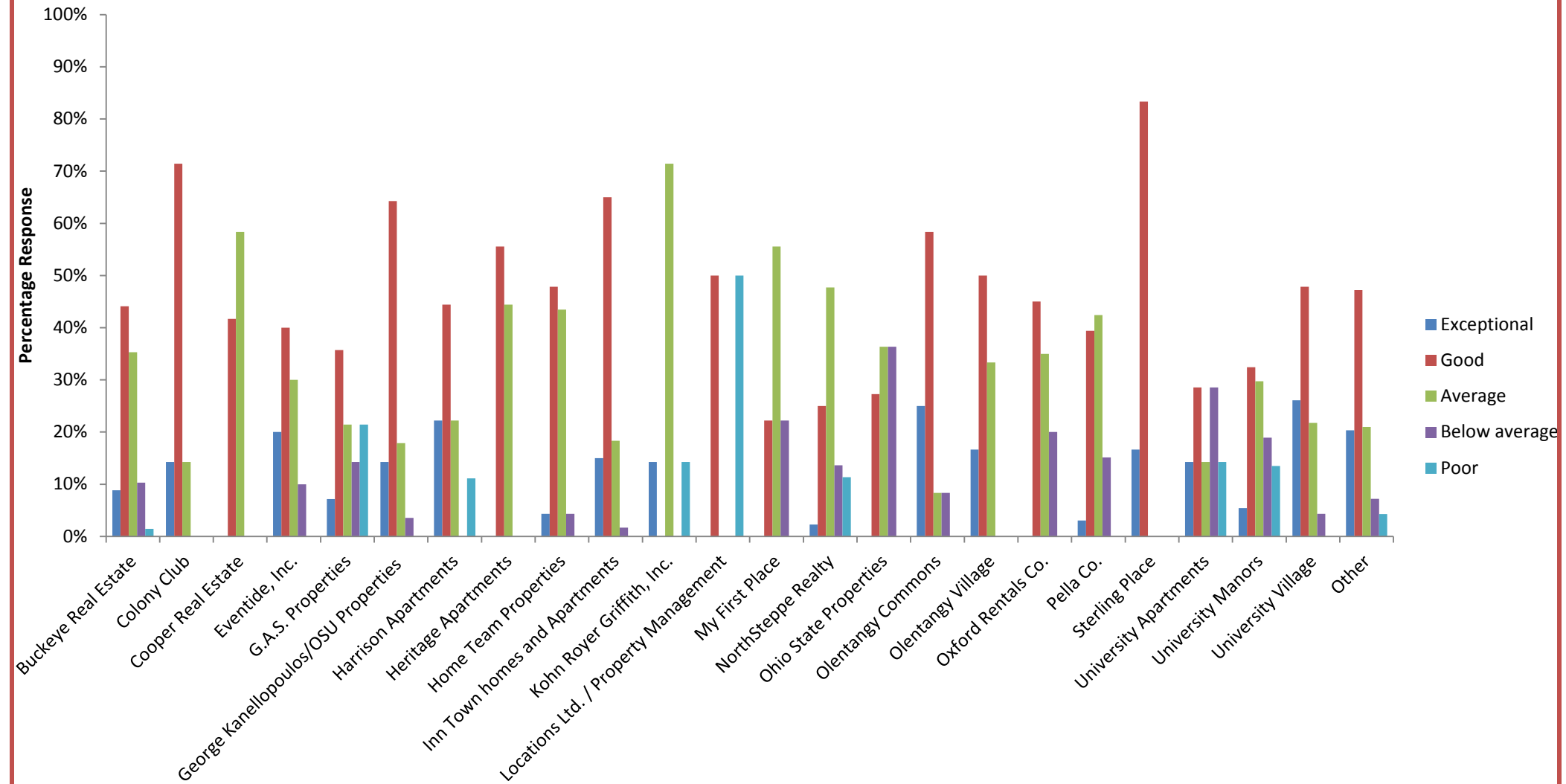
How available is parking at your property?



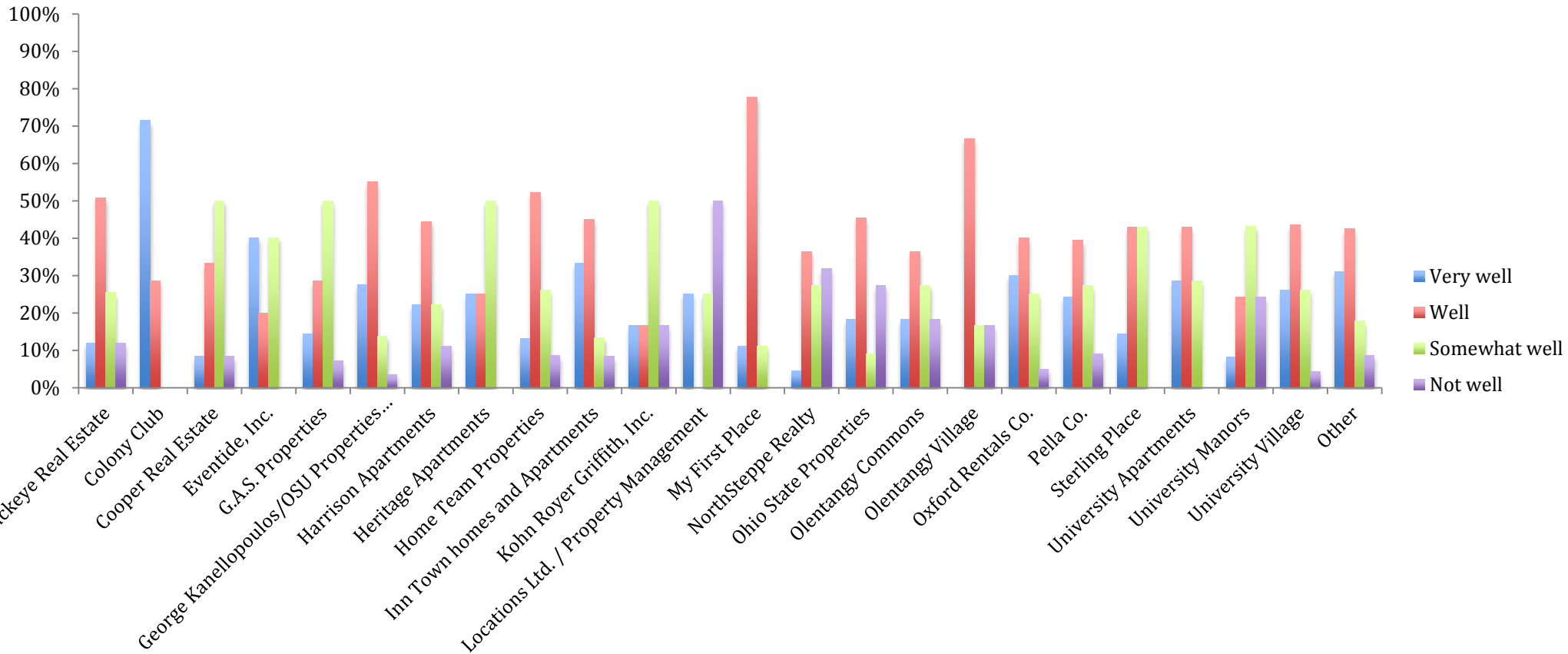
How many parking spots are included as part of your rental?



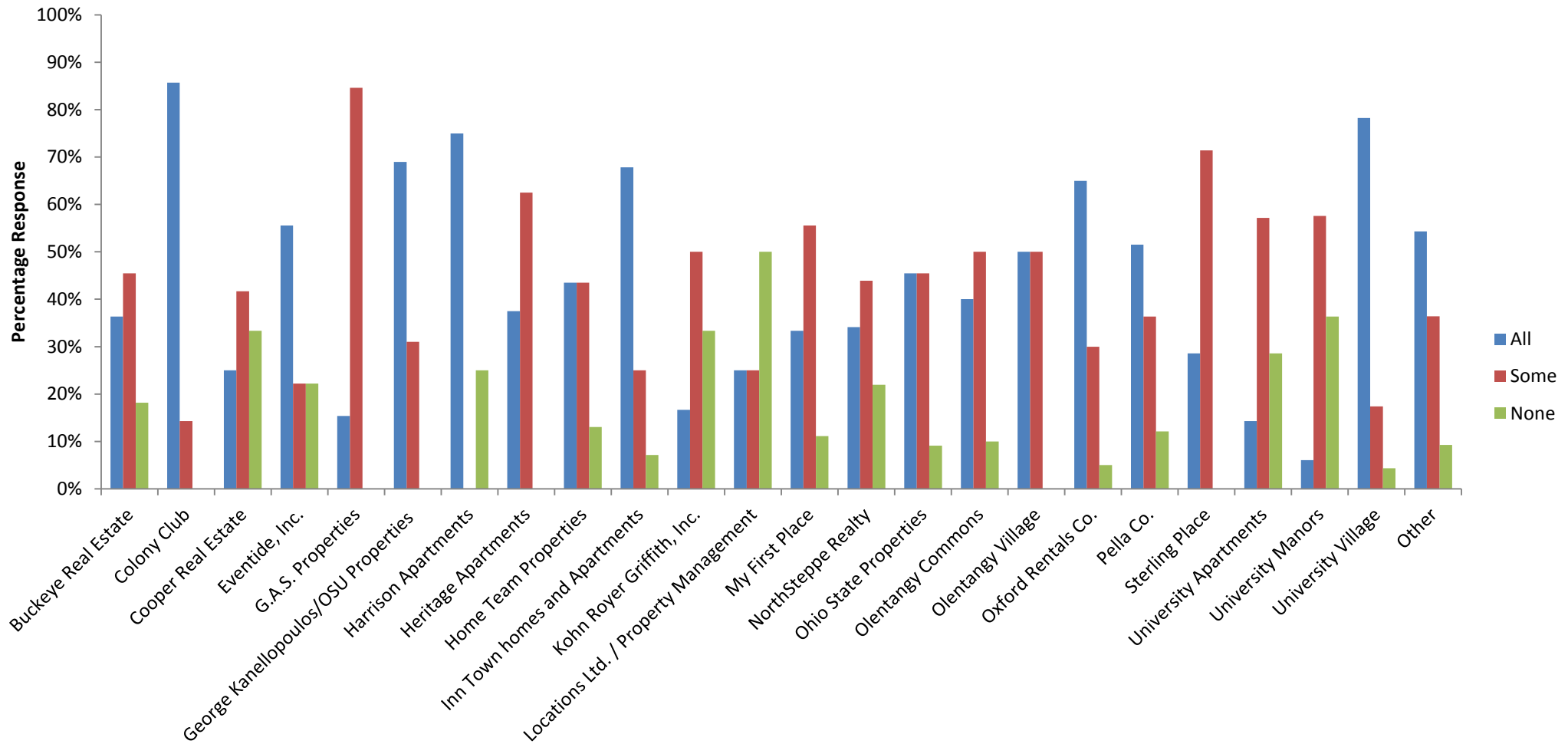
The overall condition of the property is:



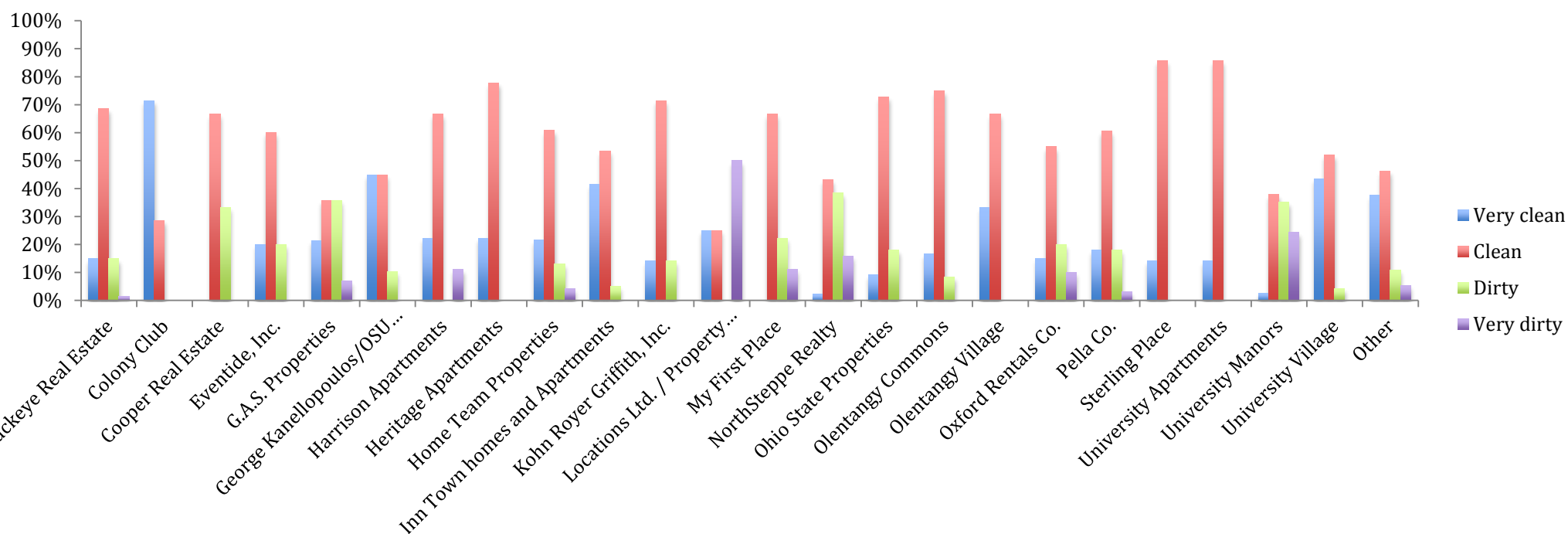
How well did your realtor describe to you your lease and all that it entailed?



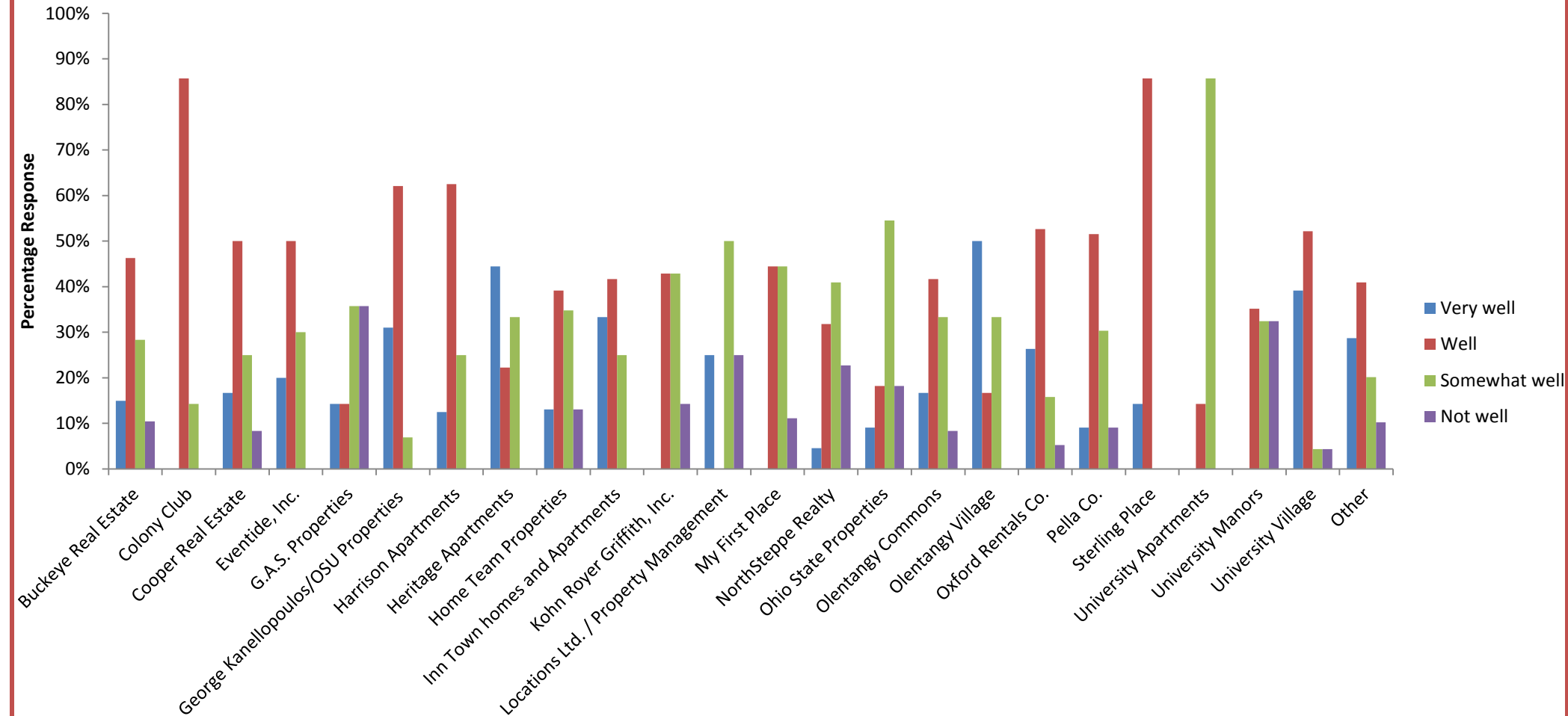
If your realtor agreed to complete repairs prior to your move-in, how many were completed on time?



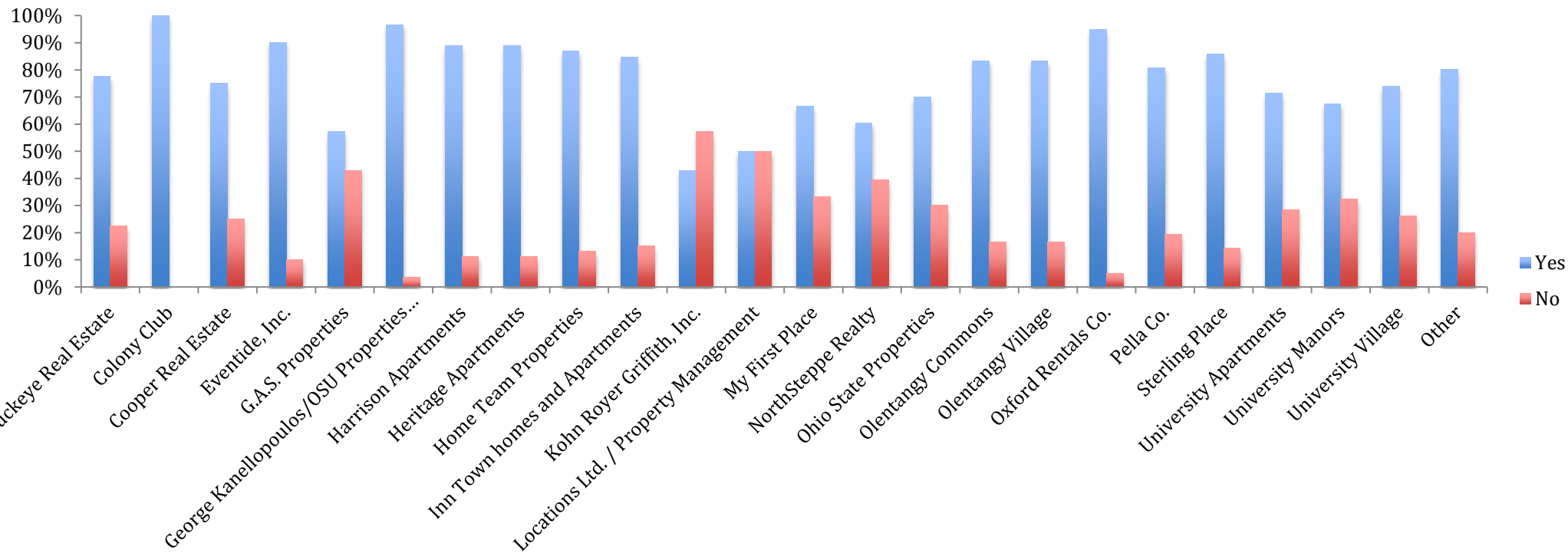
How clean was your rental property at the time of your move-in?



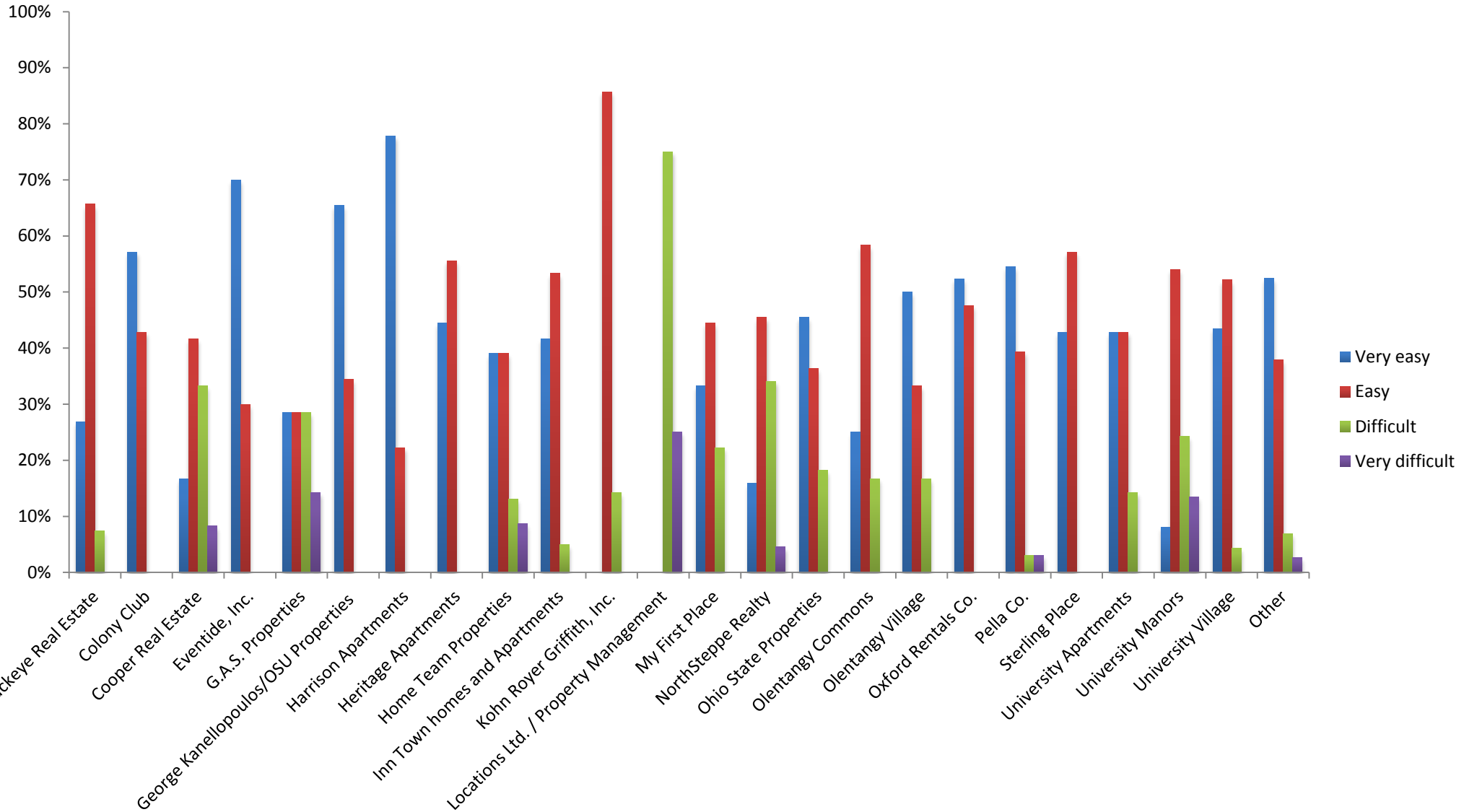
How well do you feel that your realtor maintains the exterior of your unit?



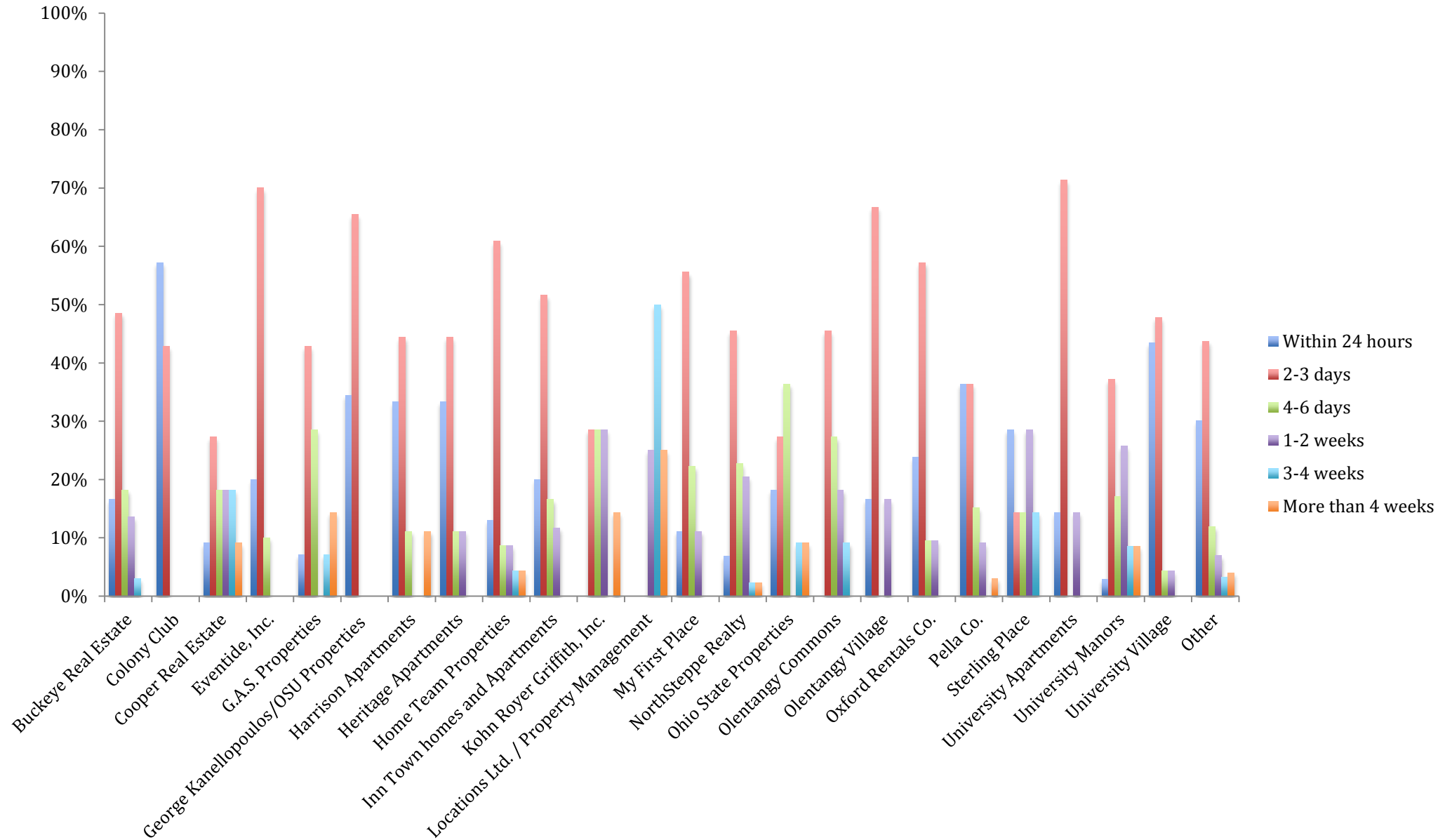
In general, does your realtor provide adequate safety measures for your rental property?



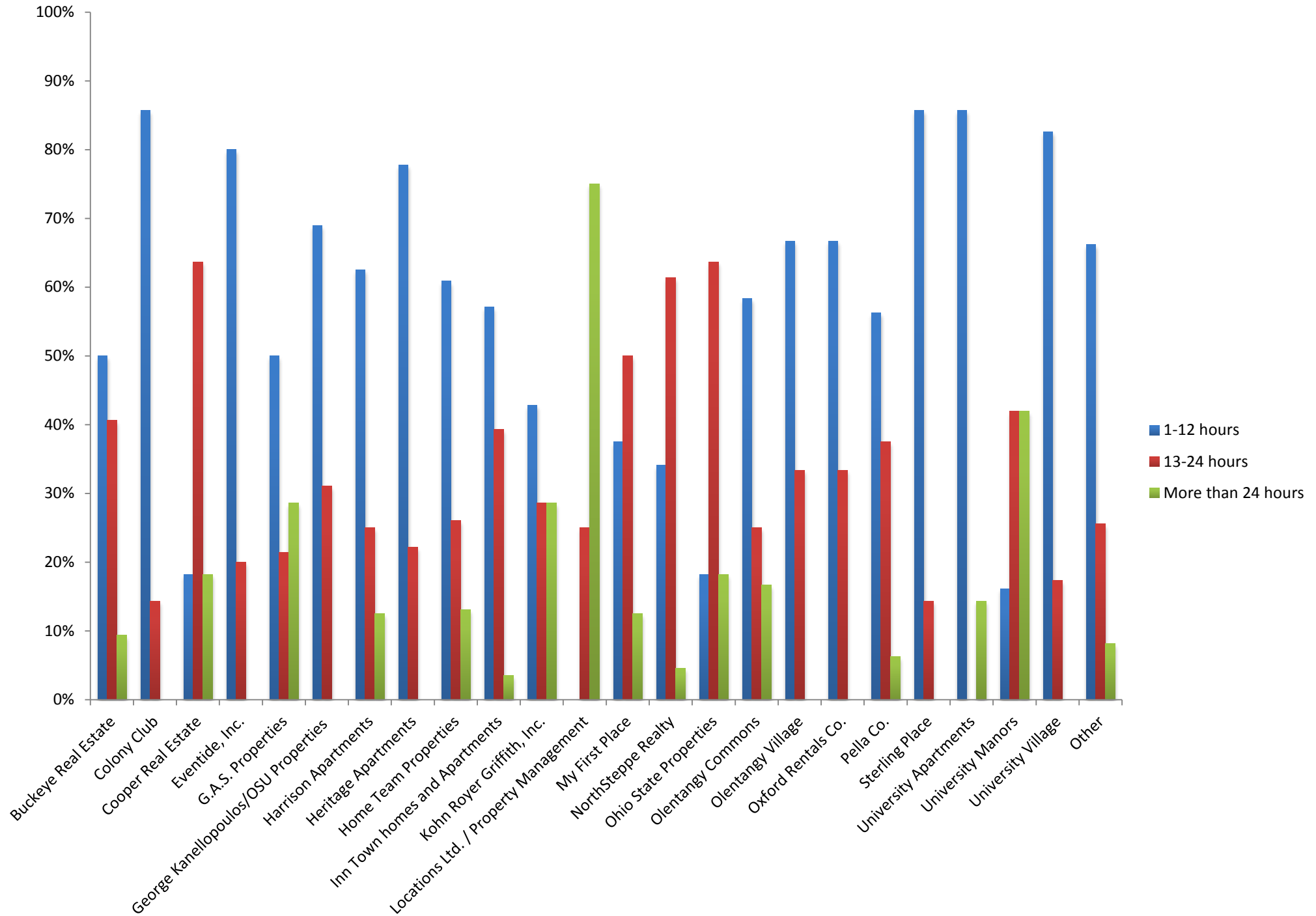
How easy is it to contact the realtor with concerns or requests?



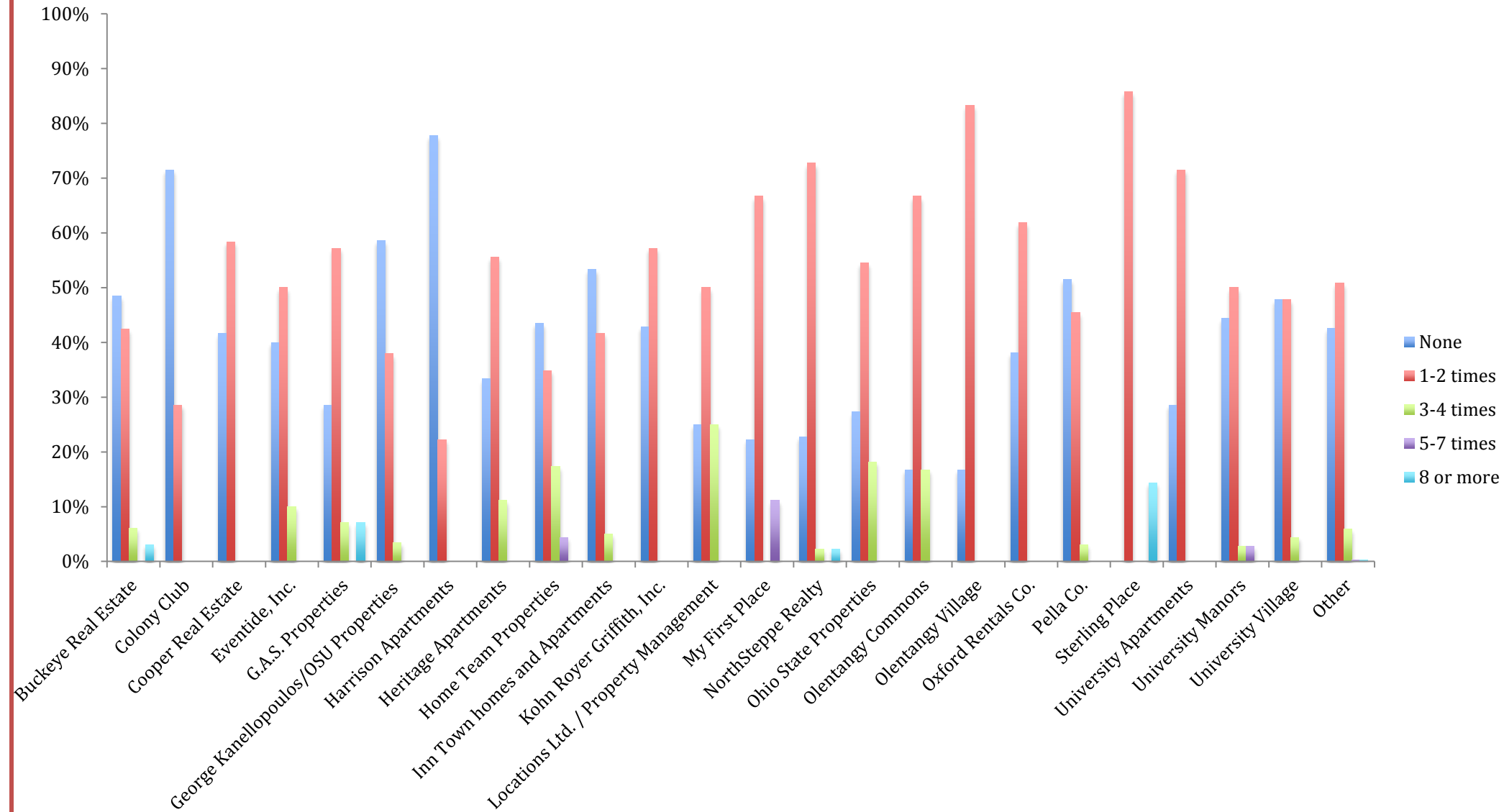
How soon does your realtor tend to general maintenance concerns?



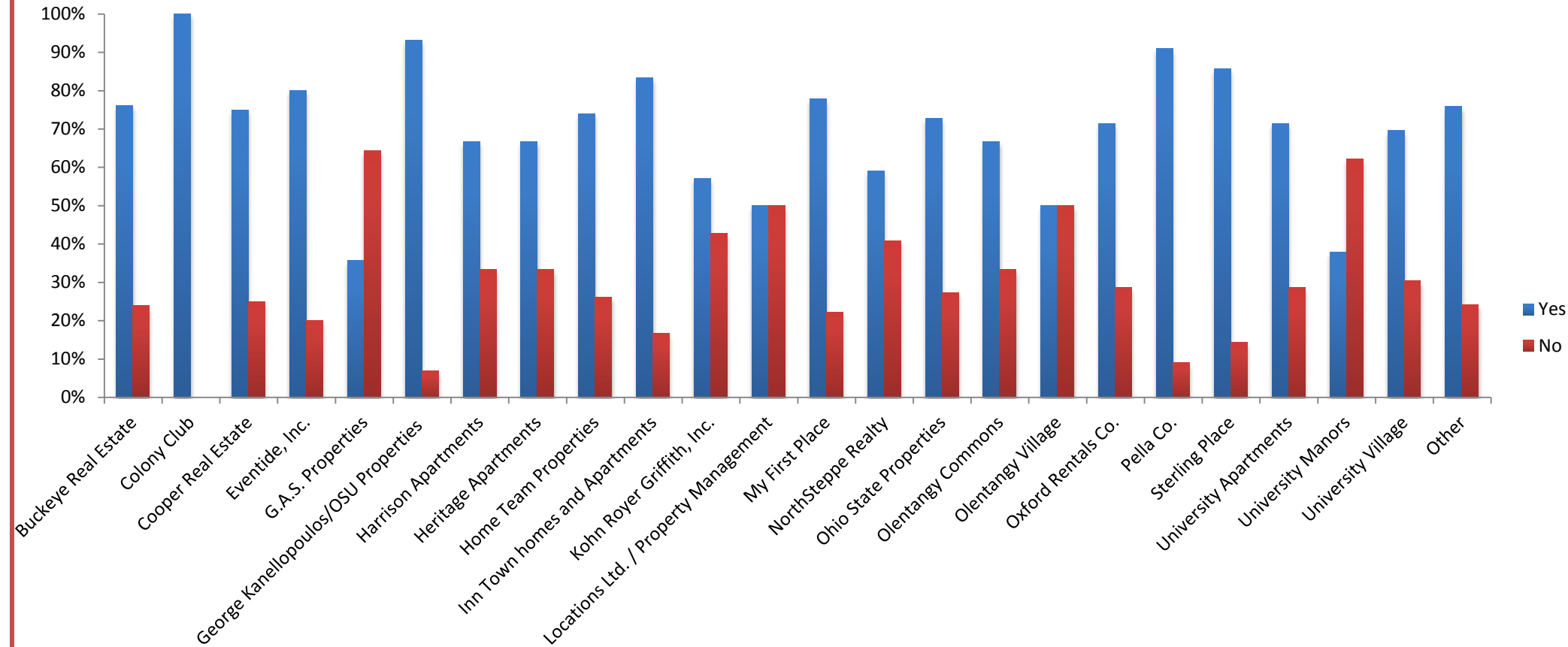
How soon does your realtor tend to emergency maintenance concerns?



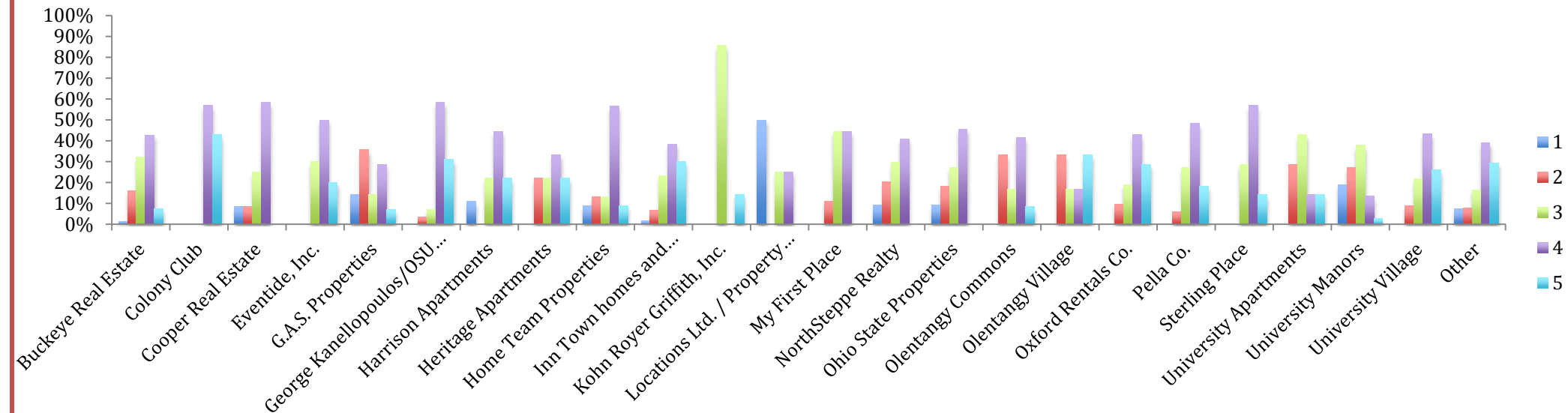
How often did you have emergency maintenance concerns during the last year?



Would you rent from your current realtor in the future?



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





Neighborhood Services and Collaboration

OFFICE OF STUDENT LIFE

Neighborhood Services and Collaboration is The Ohio State University's central resource center in terms of off-campus housing and off-campus living. NSC liaisons with local area landlords and assists students, faculty and staff when searching for off-campus housing, provides educational information on typical renting requirements, precautions to take as well as steps to take prior to signing a lease. In addition, Neighborhood Services and Collaboration provides roommate services, sublet services, legal referrals, safety information, among various other resources/services to make sure students have a positive off-campus living experience.

Neighborhood Services and Collaboration holds an annual Housing Fair, which allows students, faculty and staff to gather information from landlords, businesses and other off-campus entities in order to make an informed decision regarding their off-campus living arrangements.

NSC also holds Roommate Fairs, which provides students, faculty, and staff the opportunity to meet potential roommates face-to-face in a safe, informal environment. Roommate Fairs are held at least once each semester. Check out our online calendar for upcoming events.

NSC also works towards educating students on how to stay safe and party smart. Free window/door alarms are provided to any/all students. The NSC office van can be seen driving up and down the University District Friday and Saturday nights, with Senior Director Willie J. Young, who spends a great deal of time monitoring activity and works hard to make sure students are being safe and partying smart.

If you are living off-campus, whether it be in the University District or in the Columbus area, let the offices of Neighborhood be part of your off-campus and living experience.

Please contact us at:

3106 Ohio Union 1739 N. High Street Columbus, OH 43210

Phone: (614) 292-0100 **Email:** offcampus@osu.edu



STUDENT LEGAL SERVICES

**HELP WHEN
YOU NEED IT
THE MOST**

**LEGAL
ADVICE
REPRESENTATION
EDUCATION &
RESOURCES**

**make an
appointment**

**<http://studentlegal.osu.edu>
614.247.5853**

Student Legal Services at The Ohio State University (SLS) is a team of attorneys and other legal professionals providing legal advice, representation, education, and resources to eligible Ohio State students. Thousands of students have legal needs each year in a wide variety of areas including lease reviews, off-campus housing disputes, and roommate and sublease contracts.

For students living off-campus, a lease is one of the first legal contracts you will ever sign. Signing a lease means taking on a lot of responsibility; and leases can be confusing with unfamiliar terms and legal jargon. That's why you should have your lease reviewed by SLS before you sign and become legally obligated. SLS will explain your legal rights and responsibilities, give you tips about what to do at move in to get your security deposit back when you move out, and answer any of your questions. You should have every new lease you sign reviewed (including lease renewals), because leases in Ohio are not standard and leases may vary from landlord to landlord. You should also consider drafting a Roommate Agreement with your roommates. The Agreement can help you clarify how the rent and utilities will be paid, special house rules, and other important information. You can get a sample Roommate Agreement and discuss your co-tenant rights and responsibilities by making an appointment with SLS.

Once you're living off-campus, if you have legal issues with your off-campus housing or landlord, such as getting repairs made or receiving your security deposit refund, you should schedule an appointment with an SLS attorney. SLS can also advise about subleasing and provide you with a sample sublease agreement.

Finally, if you have other legal or questions issues make an appointment with SLS. SLS also advises and represents regarding other legal issues students face including misdemeanor criminal cases, traffic accidents and offenses, consumer transaction problems, credit or debt disputes, marriage dissolution, employment agreements, wills, powers of attorney, notary services, and much more. Not sure if your issue is covered? Call us!



to learn more about USG resources and initiatives, check out

usg.osu.edu

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