

2019–2020

RENTER'S GUIDE

HELPING STUDENTS MAKE INFORMED
OFF-CAMPUS LIVING DECISIONS

Presented by USG



OhioStateUniversityUSG



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THE OHIO STATE UNIVERSITY

OFFICE OF STUDENT LIFE



USG

UNDERGRADUATE
STUDENT GOVERNMENT
AT OHIO STATE

Dear OSU Student,

Thank you for reading the 2019-2020 version of The Ohio State University Renter's Guide, provided by the Undergraduate Student Government's Student Affairs Committee. It is our sincere hope that this publication will make your search for off-campus housing easier, and that it will allow you to make well-informed decisions in the leasing process. The following pages will provide you with data on landlords in the off-campus area, which was compiled from a survey commissioned by the Undergraduate Student Government (USG) and administered by the Center for the Study of Student Life. The Renter's Guide is one of many yearly USG initiatives to improve the student experience at OSU; for more information, please visit our website to learn more about your student representatives and the work that we do. We welcome your feedback: 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 their respective landlord from the previous year. We hope that you will utilize this guide to help you make an informed decision when choosing a landlord. An excellent resource for related leasing 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 this Guide. The Undergraduate Student Government Renter's Guide survey was administered by the Center for the Study of Student Life in September of 2019 to undergraduate students living in the 43201 ZIP code. The sample included 2,000 undergraduate students. The survey yielded 476 responses, or approximately a 23.4% 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 Student Legal Services (studentlegal.osu.edu) or another attorney service.

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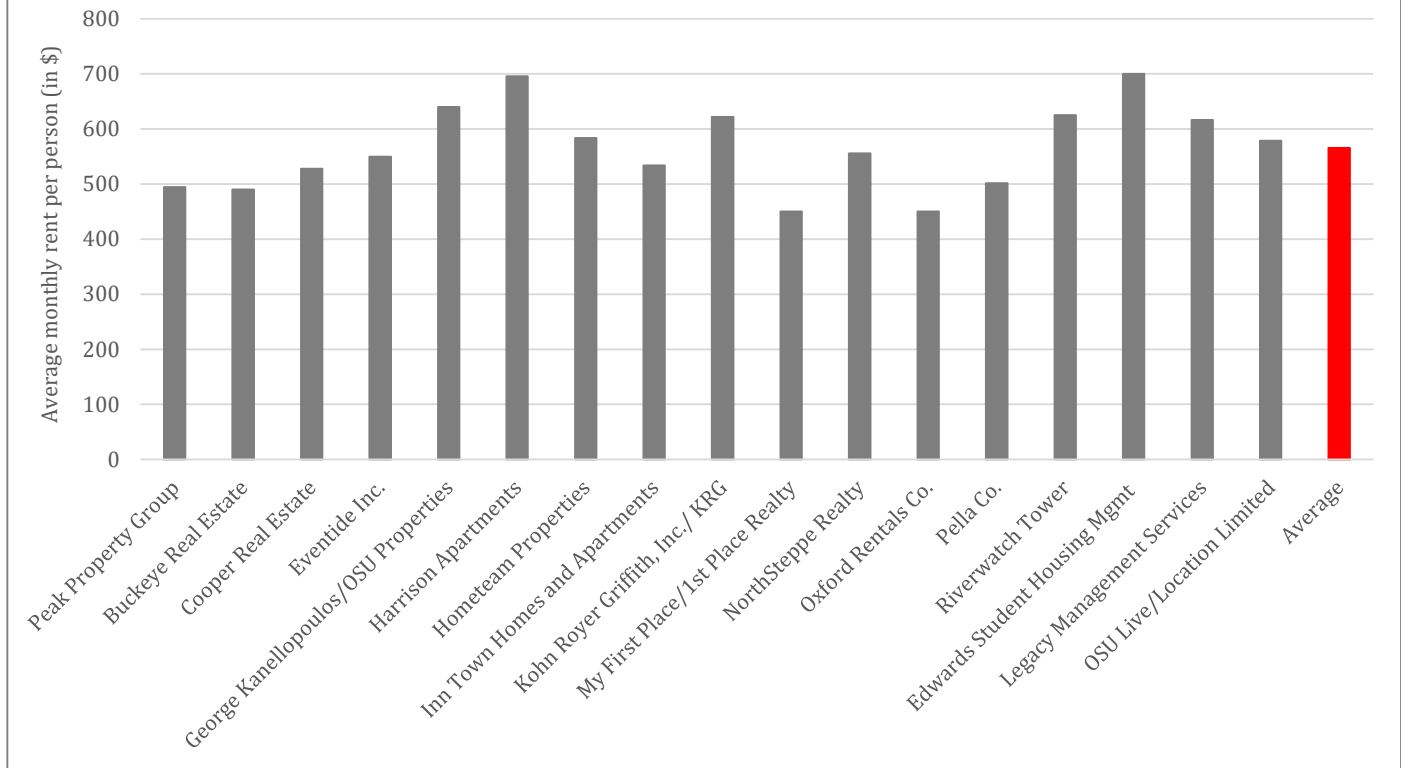
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What was the monthly rent per person for your rental property?

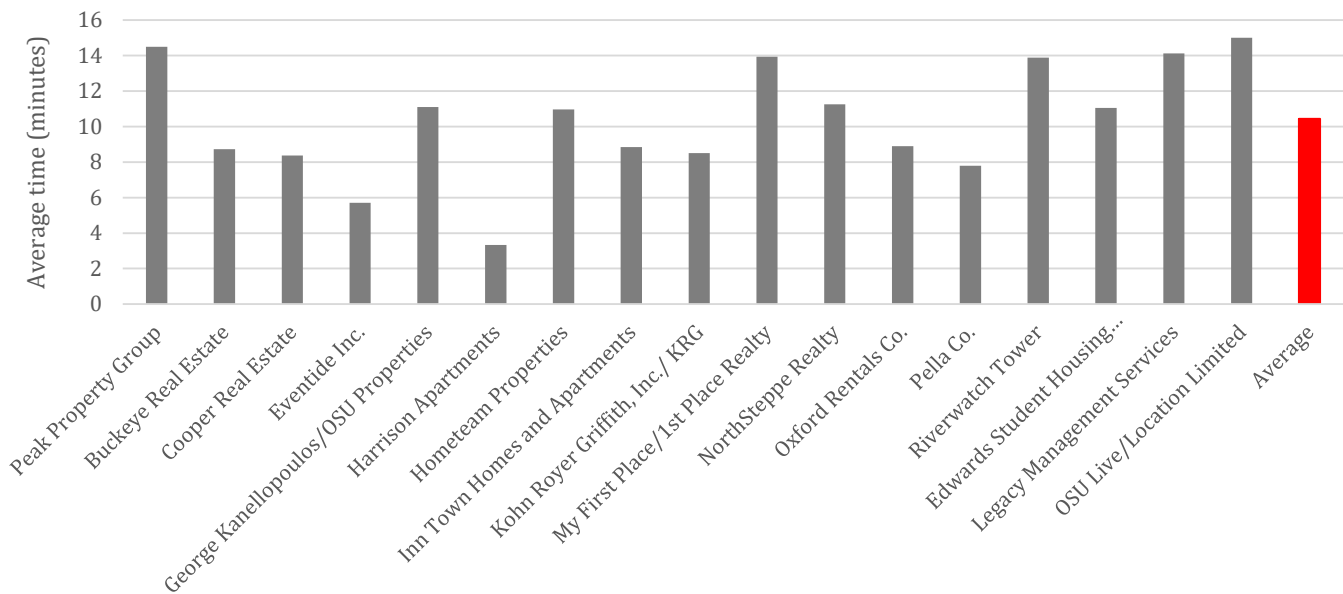


Which of the following utilities and/or costs were included in your rent?

| Rental Company | Number of Respondents | Utilities that respondents noted as included in rent | | | | | |
|-------------------------------------|-----------------------|--|-------|----------|-----|-------|----------|
| | | Water | Trash | Electric | Gas | Cable | Internet |
| Peak Property Group | 18 | 2 | 9 | 0 | 0 | 0 | 0 |
| Buckeye Real Estate | 34 | 8 | 17 | 1 | 2 | 1 | 1 |
| Cooper Real Estate | 16 | 3 | 7 | 0 | 0 | 0 | 0 |
| Eventide Inc. | 5 | 1 | 4 | 0 | 0 | 0 | 5 |
| George Kanellopoulos/OSU Properties | 23 | 22 | 21 | 22 | 21 | 21 | 21 |
| Harrison Apartments | 6 | 6 | 5 | 6 | 6 | 4 | 6 |
| Hometeam Properties | 67 | 16 | 37 | 12 | 13 | 9 | 14 |
| Inn Town Homes and Apartments | 39 | 35 | 20 | 5 | 4 | 2 | 2 |
| Kohn Royer Griffith, Inc./ KRG | 8 | 3 | 5 | 0 | 0 | 0 | 1 |
| My First Place/1st Place Realty | 14 | 10 | 7 | 3 | 3 | 0 | 0 |
| North Steppe Realty | 30 | 27 | 13 | 2 | 4 | 0 | 0 |
| Oxford Rentals Co. | 20 | 3 | 5 | 0 | 0 | 0 | 0 |
| Pella Co. | 14 | 3 | 3 | 0 | 0 | 0 | 0 |
| Riverwatch Tower | 8 | 8 | 3 | 0 | 3 | 0 | 1 |
| Edwards Student Housing Mgmt | 10 | 2 | 9 | 0 | 1 | 7 | 7 |
| Legacy Mgmt Services* | 12 | 10 | 9 | 11 | 10 | 10 | 10 |
| OSU Live/ Location Limited | 7 | 3 | 3 | 0 | 0 | 0 | 0 |

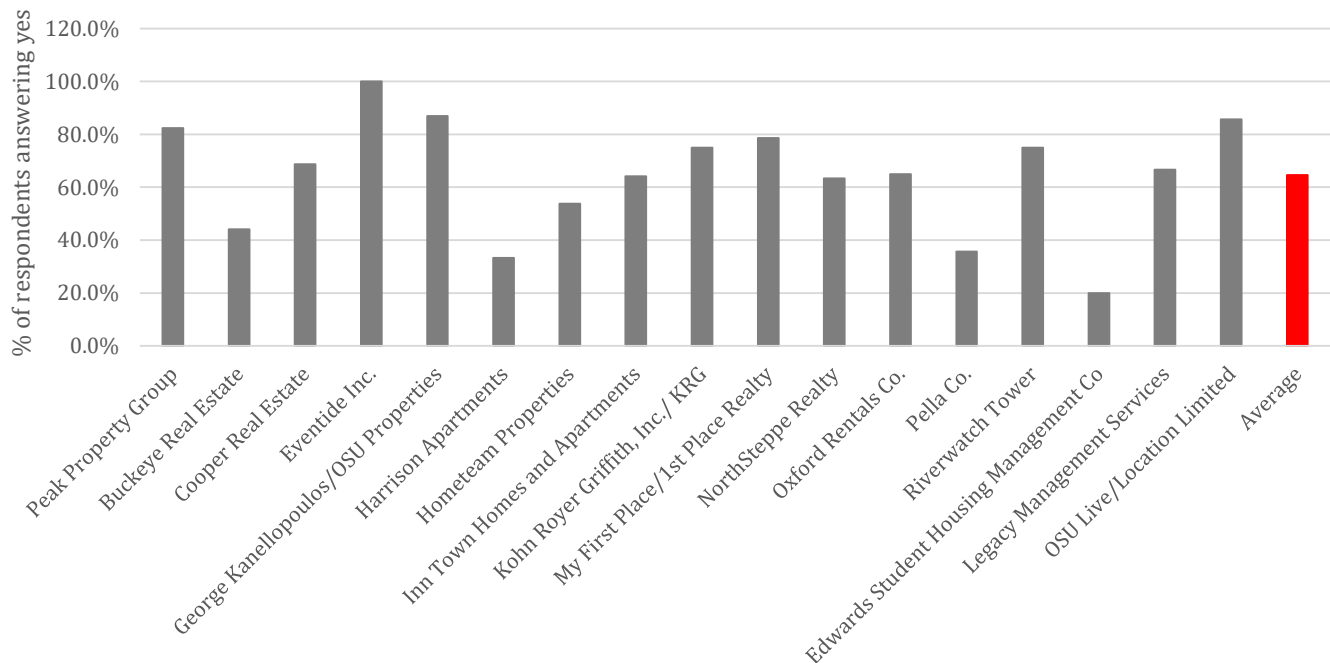
* 1 respondent noted that \$100 per person monthly electric allowance is included

How long, on average, was your commute from your rental property to campus?*

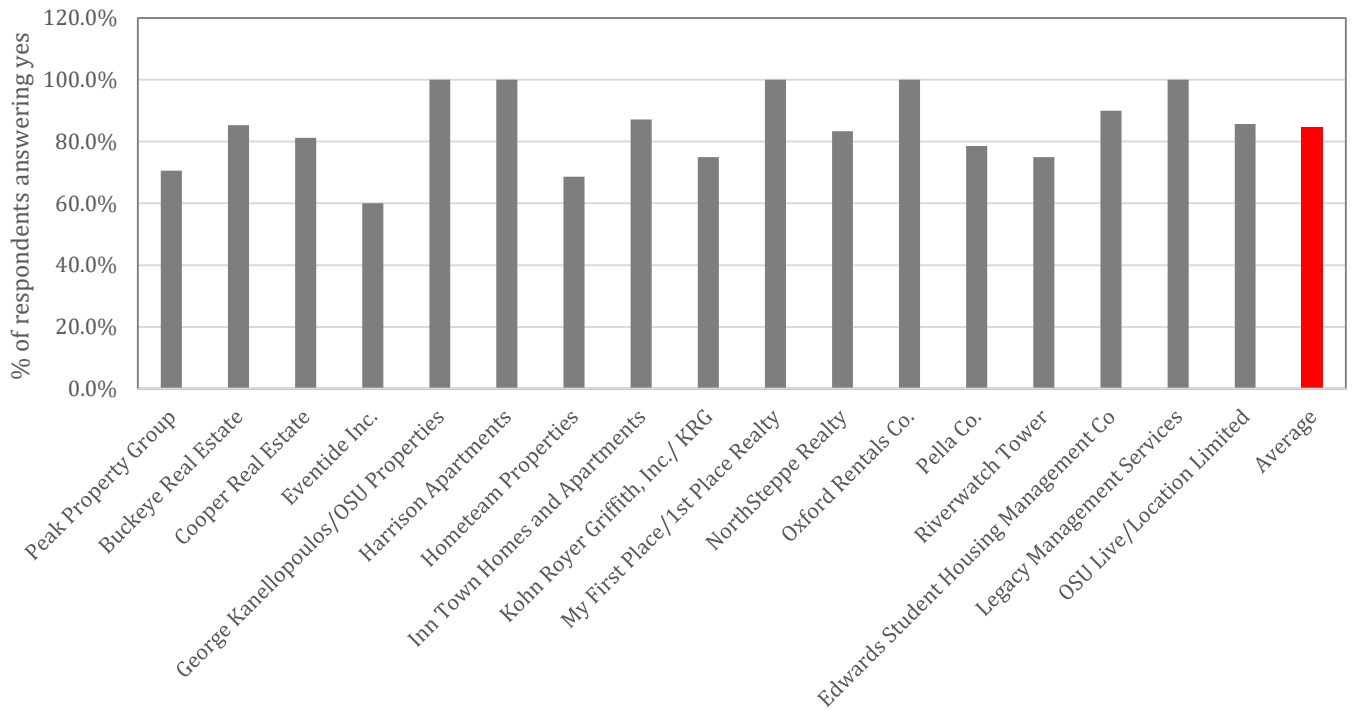


*On average 93.6% of students commuted by foot

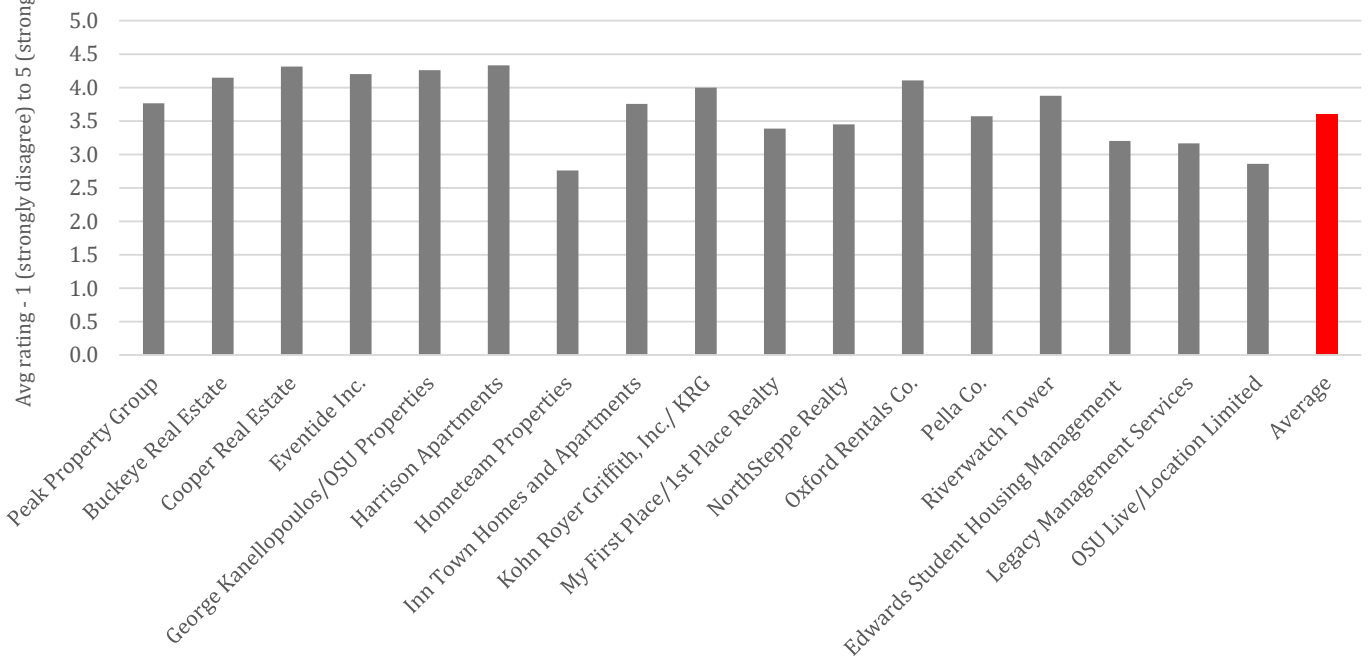
Prior to signing the lease, did your landlord/property manager show you the exact unit you would rent (rather than a model unit)?

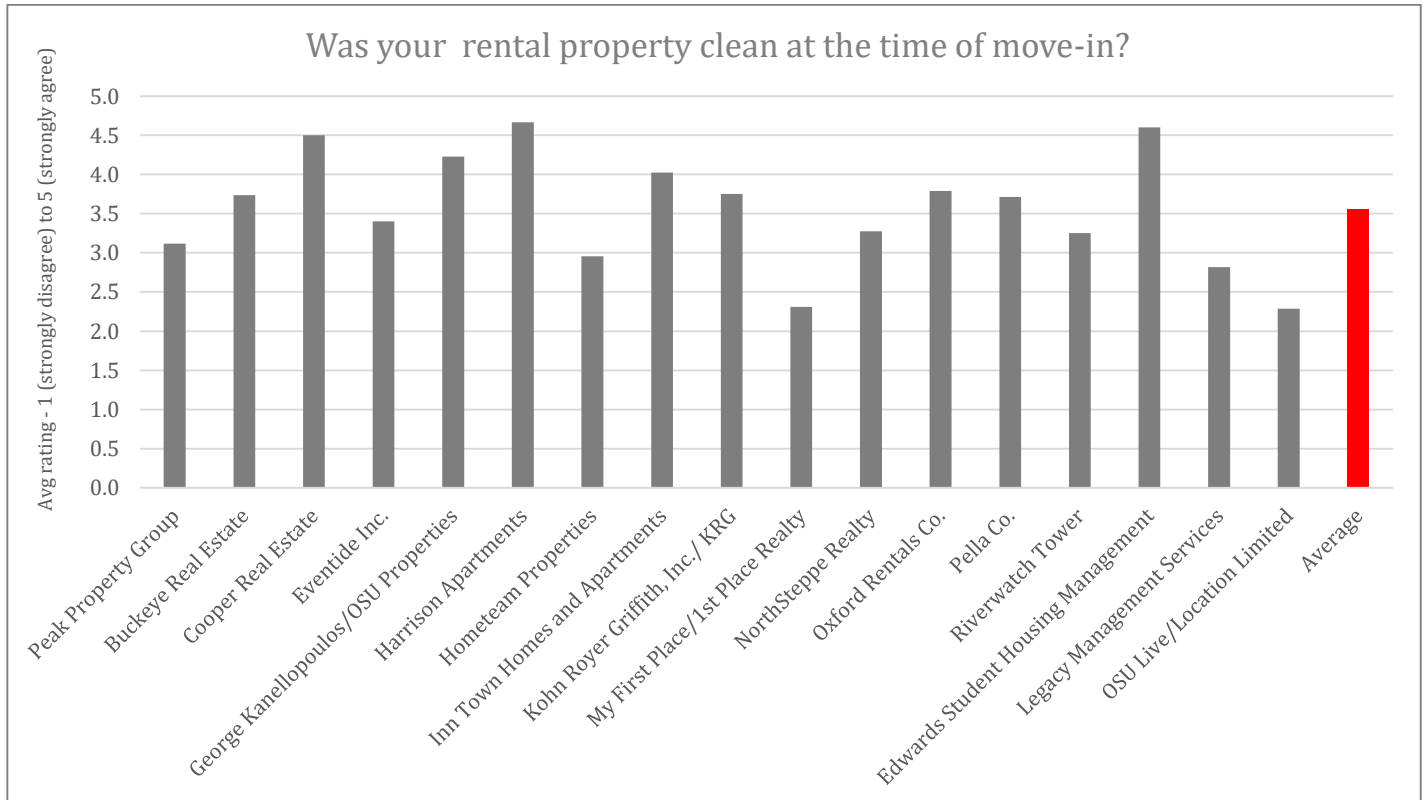
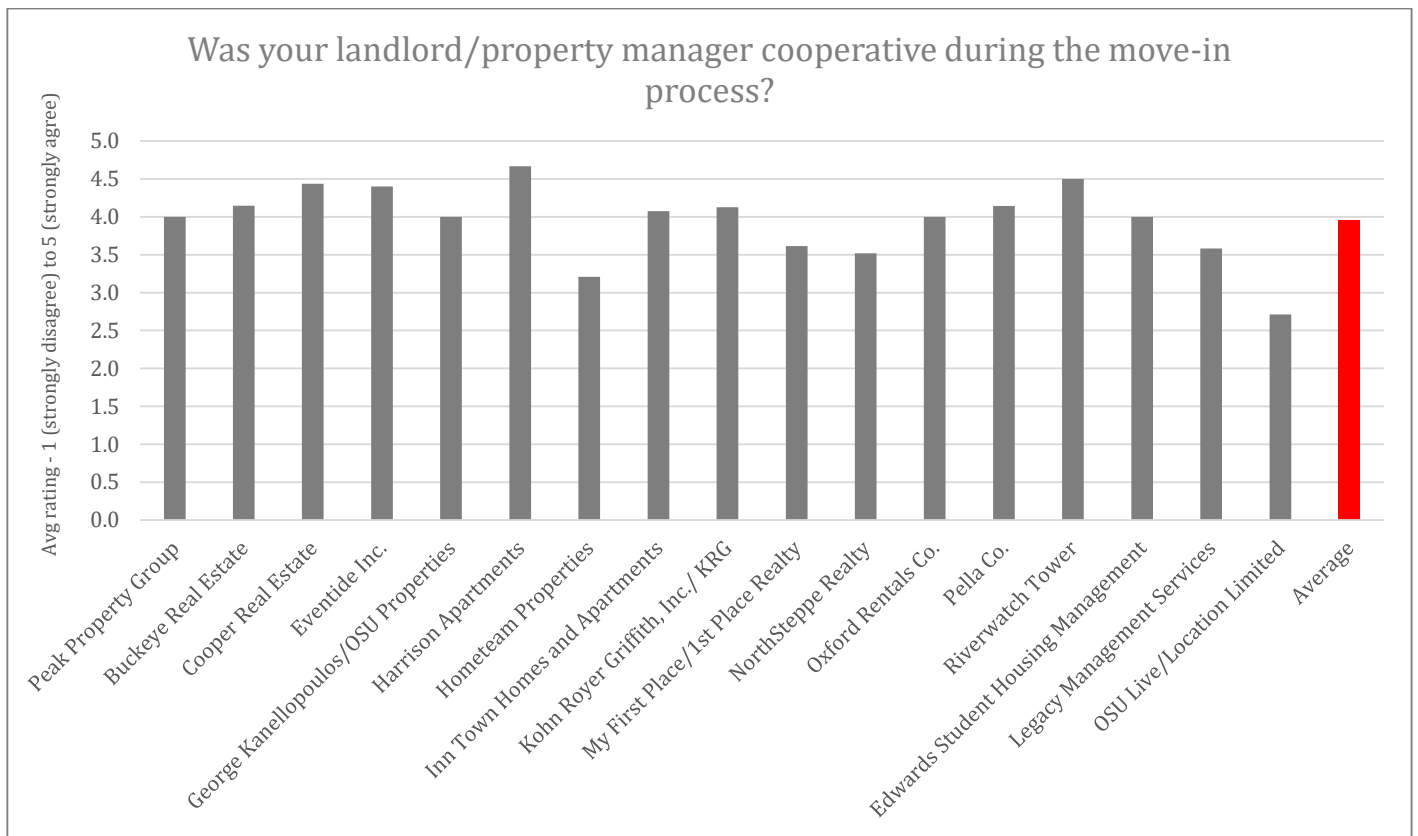


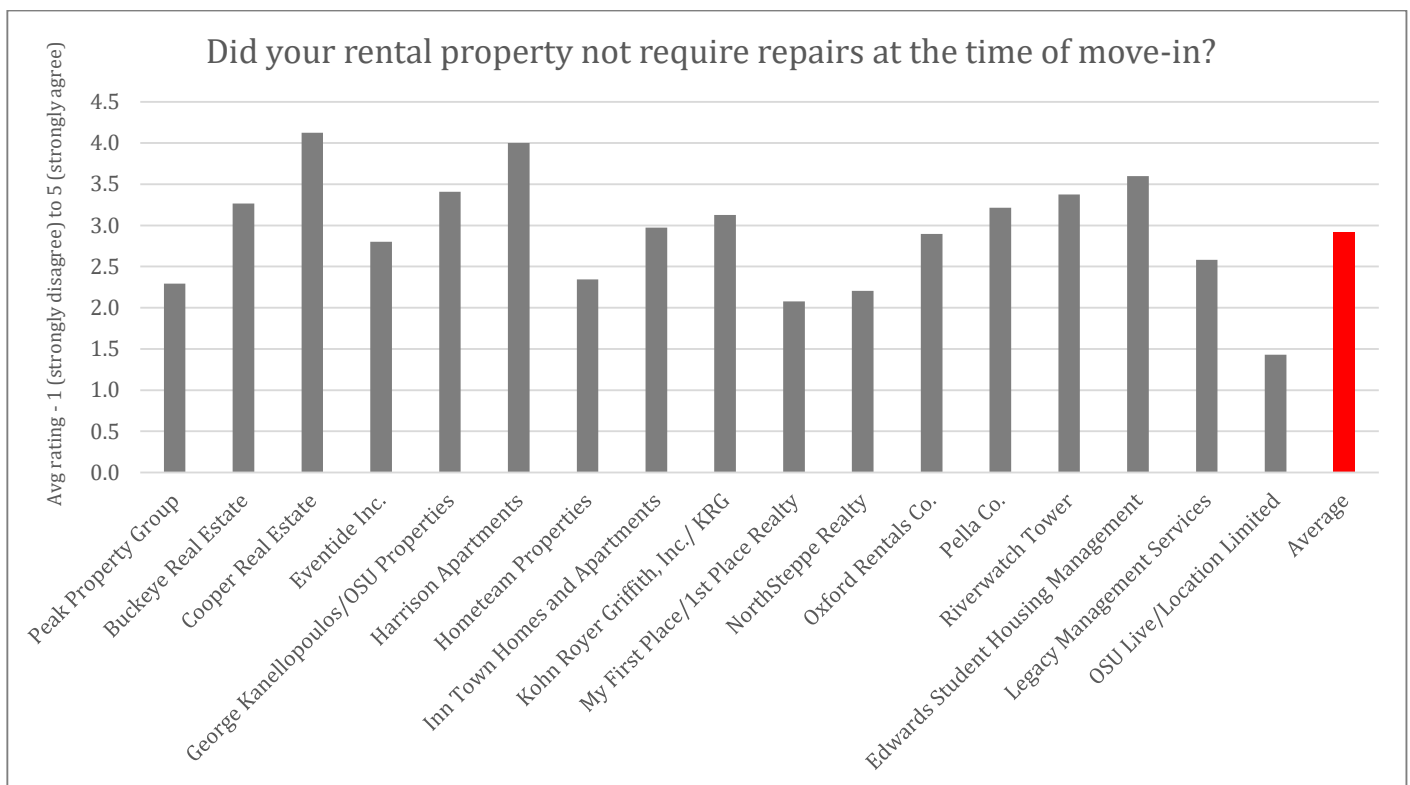
Did your landlord/property manager give you a copy of the signed lease agreement?

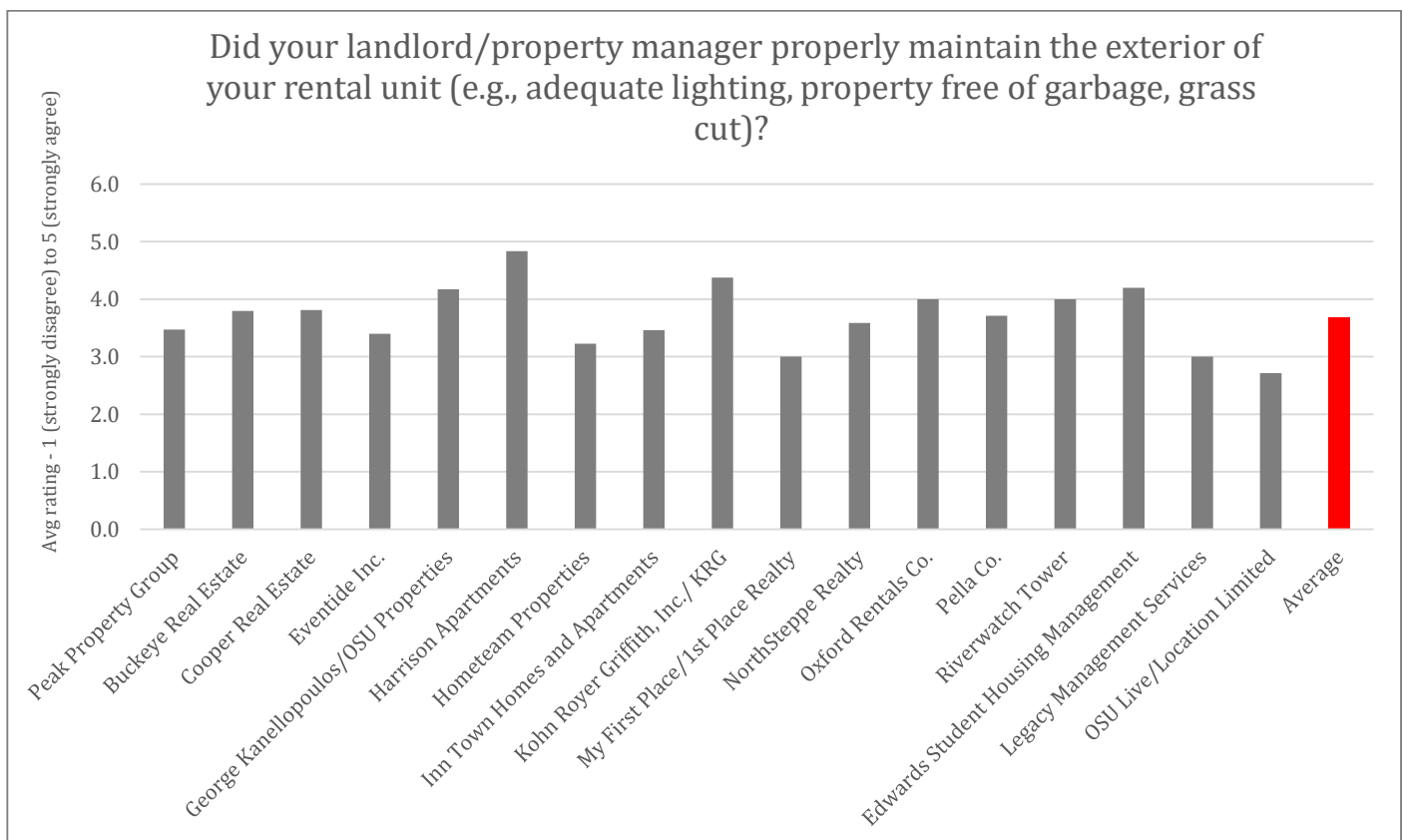
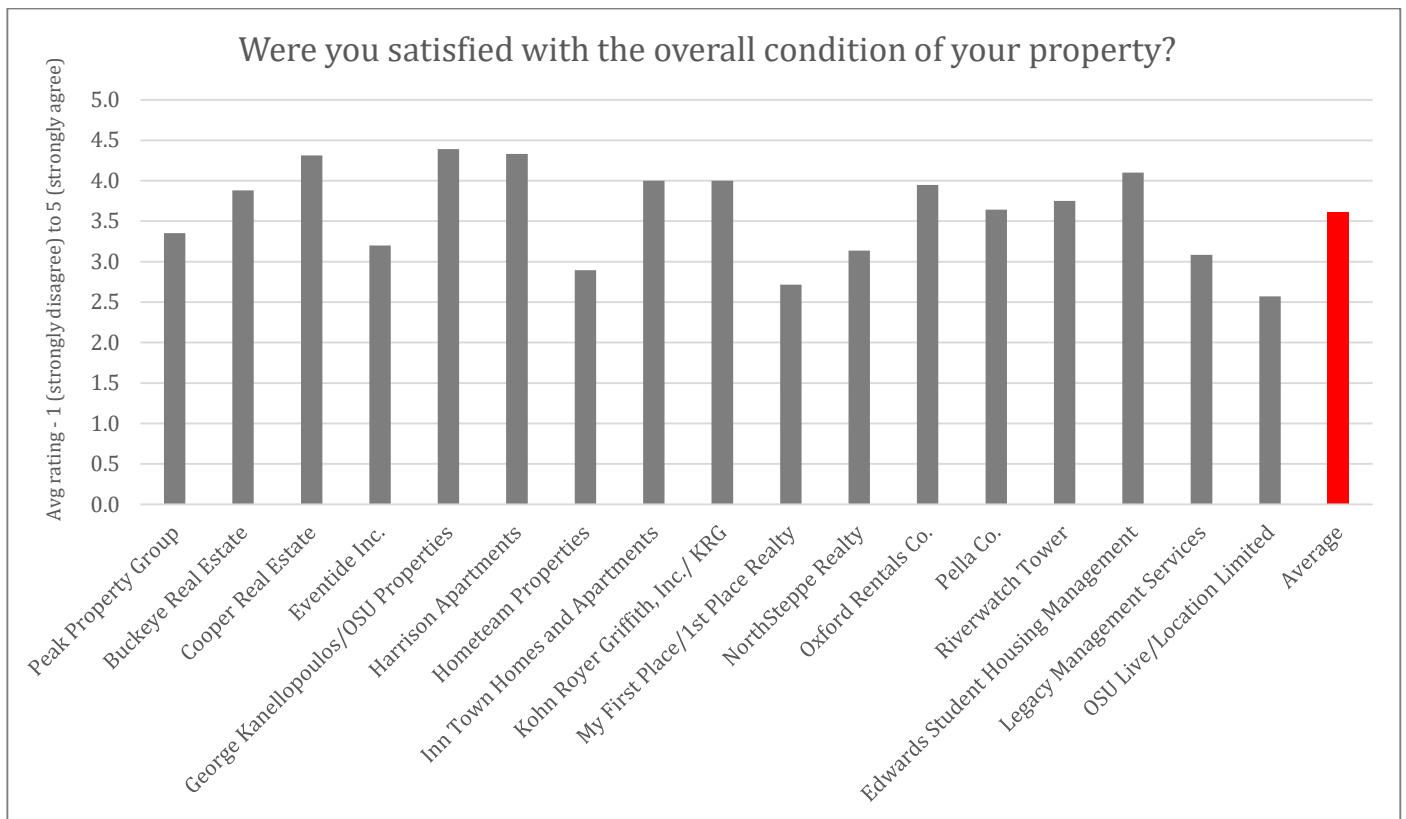


Did your landlord/property manager clearly describe your lease (and all related documents) and all that they entailed?

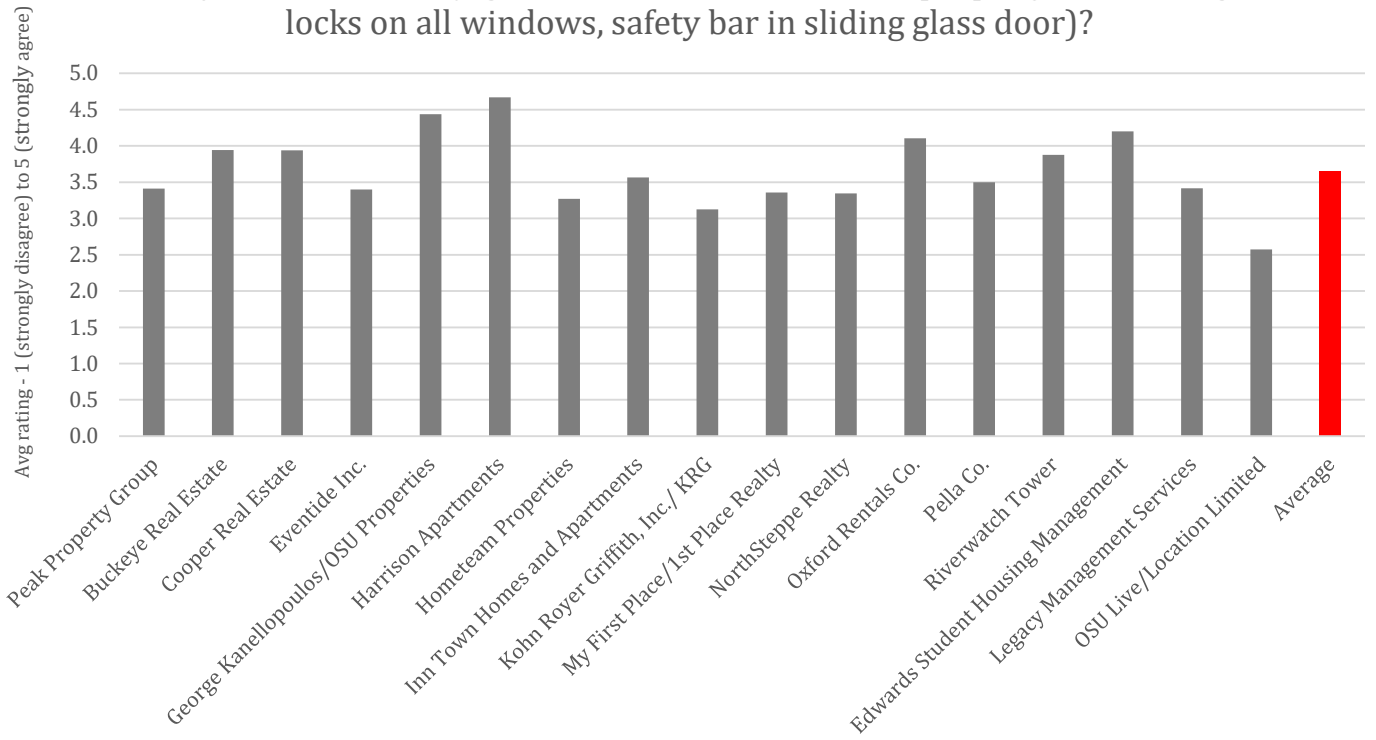






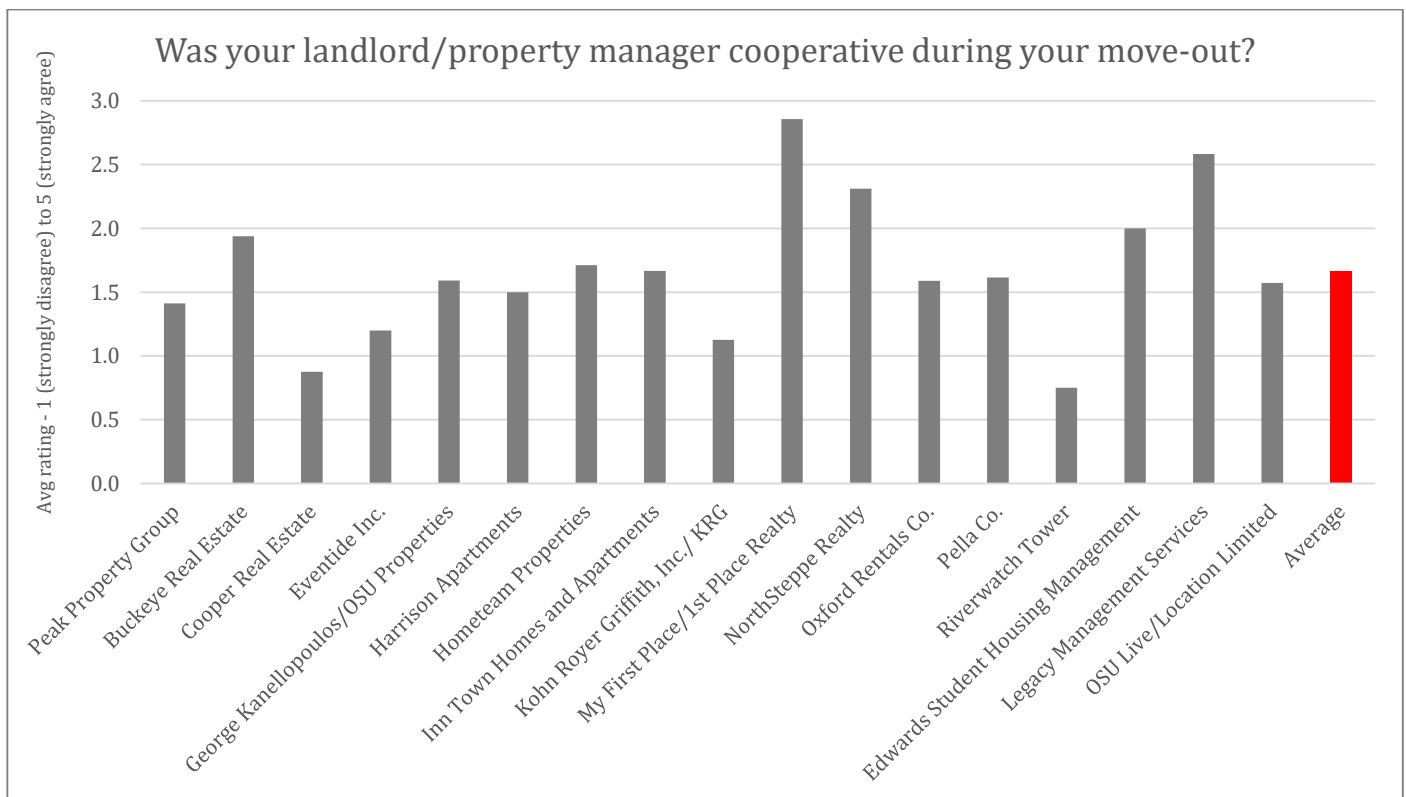


Did your landlord/property manager provide adequate safety measures for your rental unit (e.g., deadbolt on exterior door, properly functioning locks on all windows, safety bar in sliding glass door)?

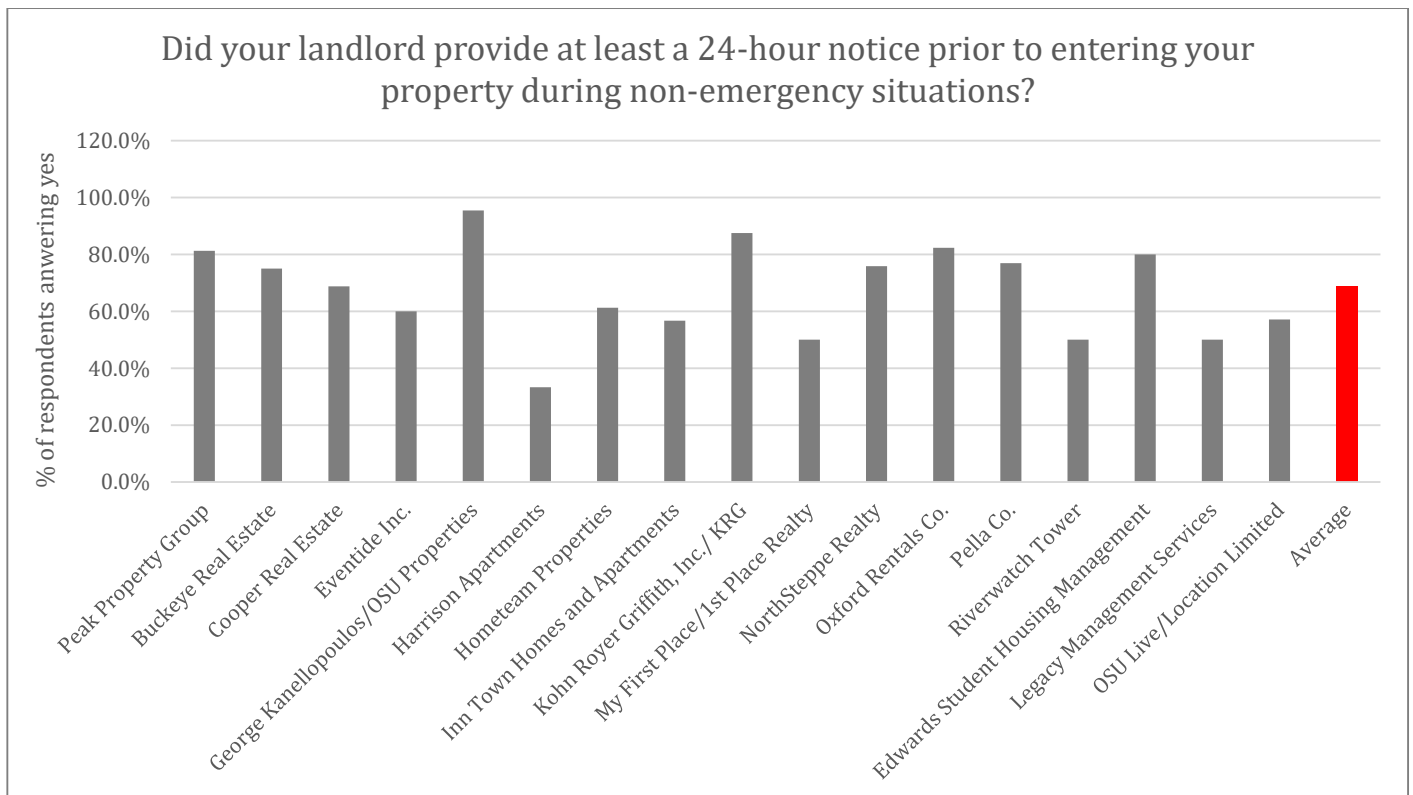
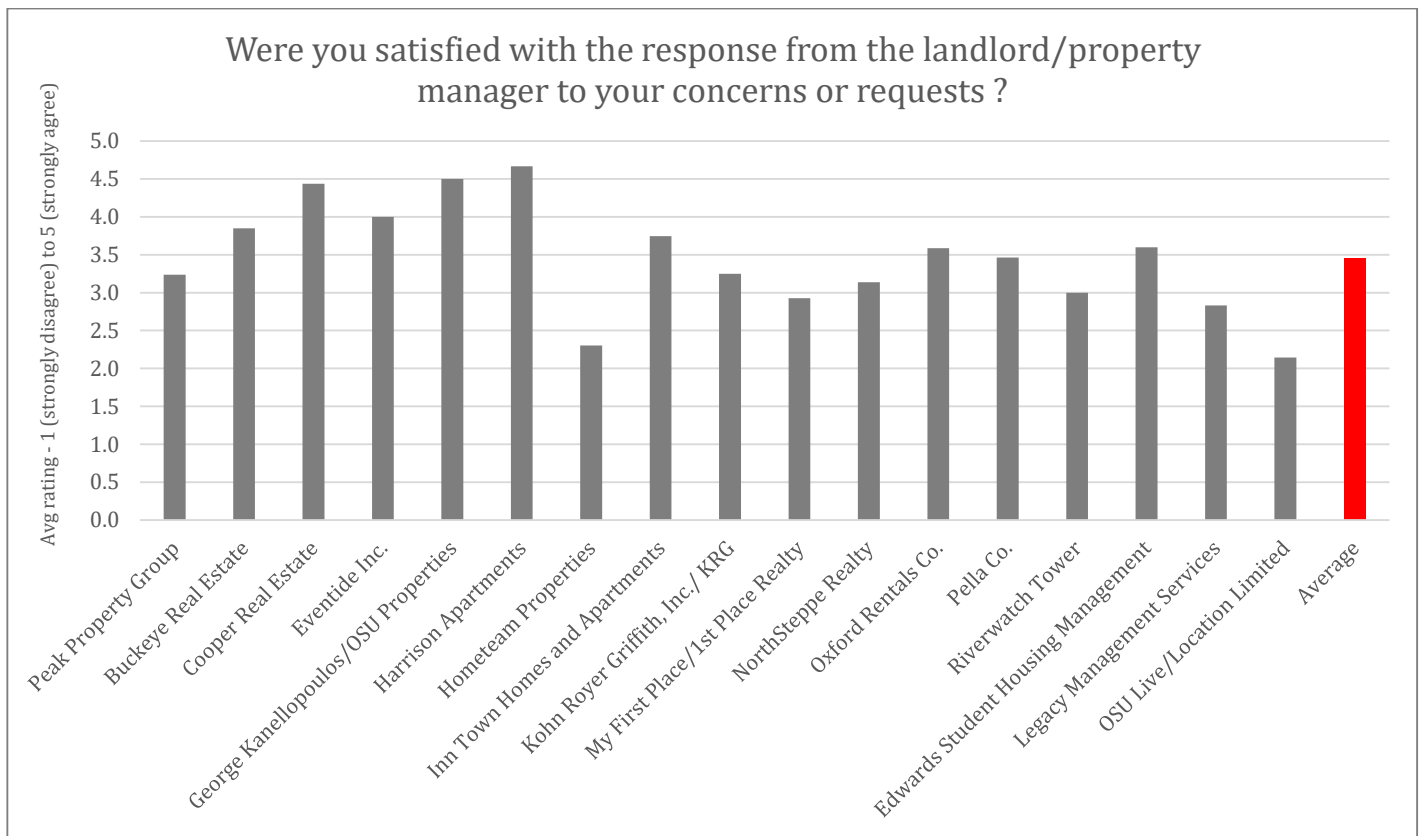


Did your landlord keep sidewalks and driveways (if applicable) around the property free of significant damage and/or holes?

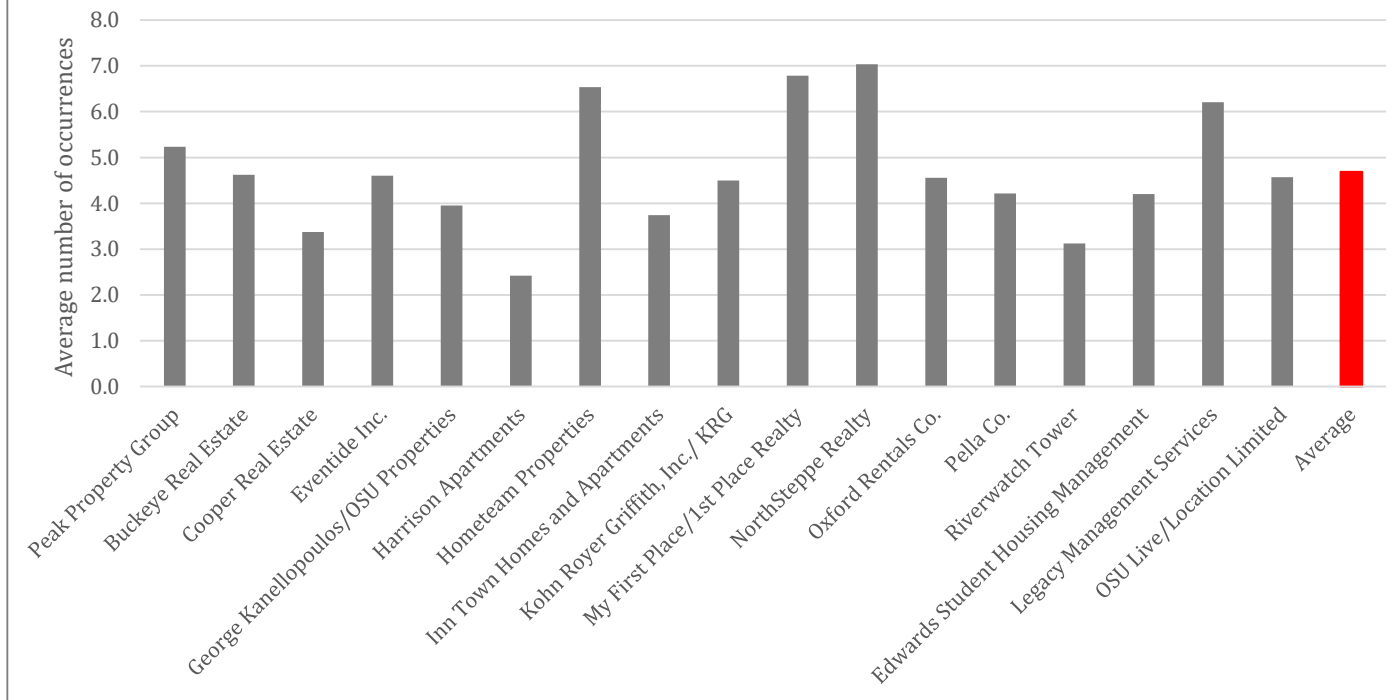




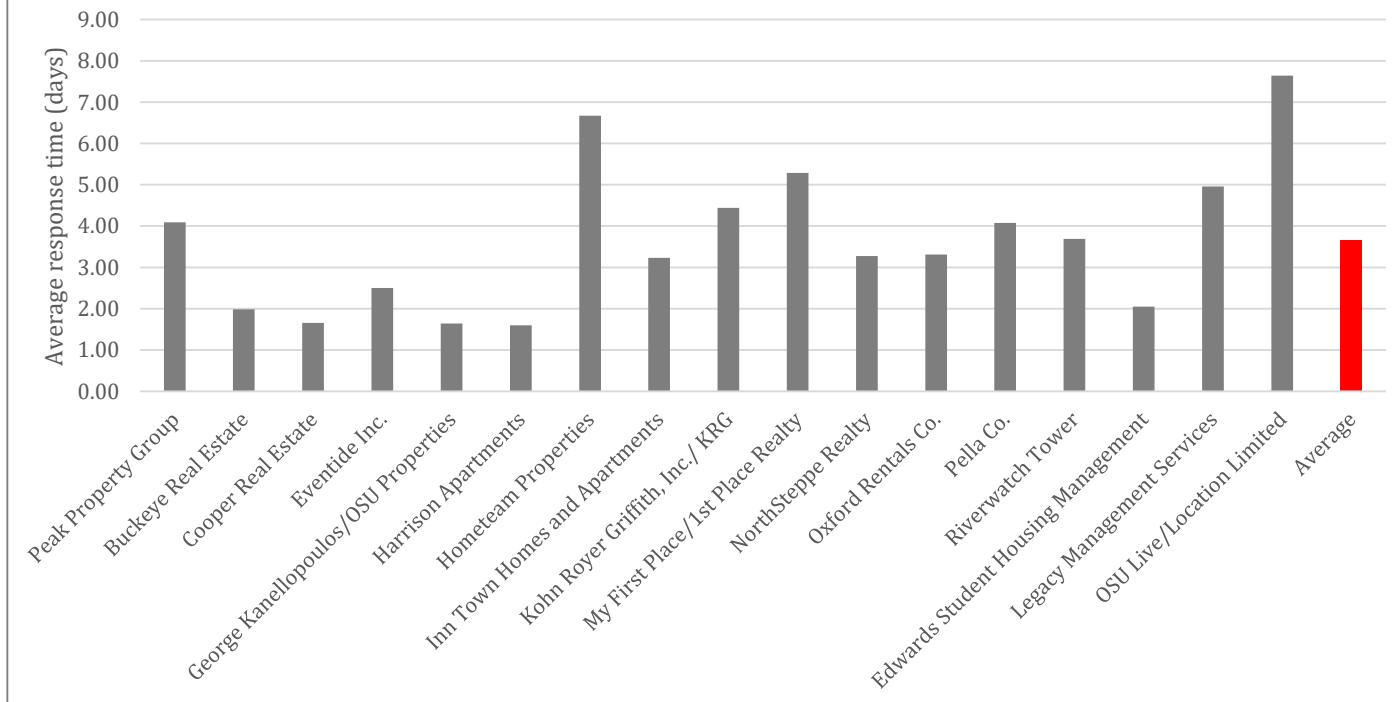


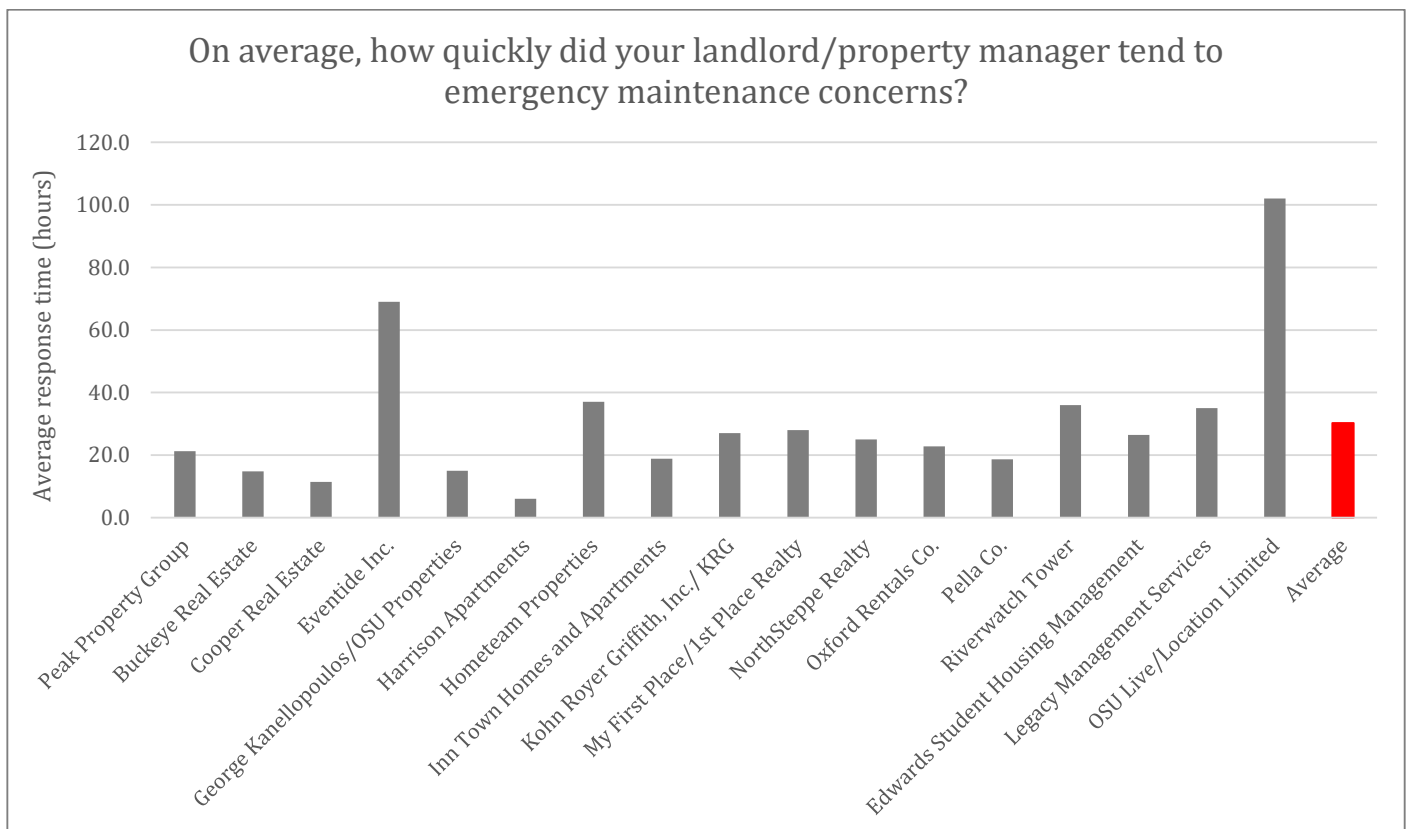
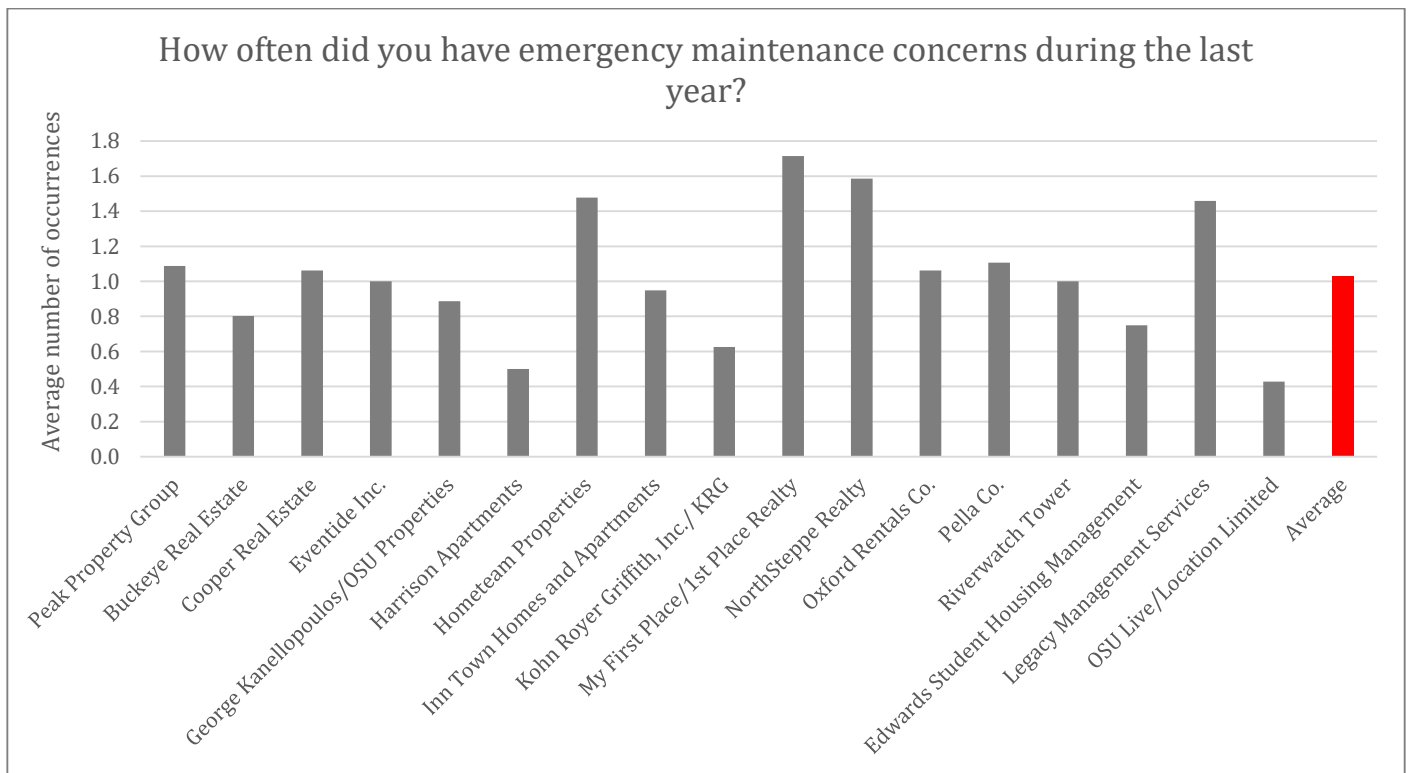


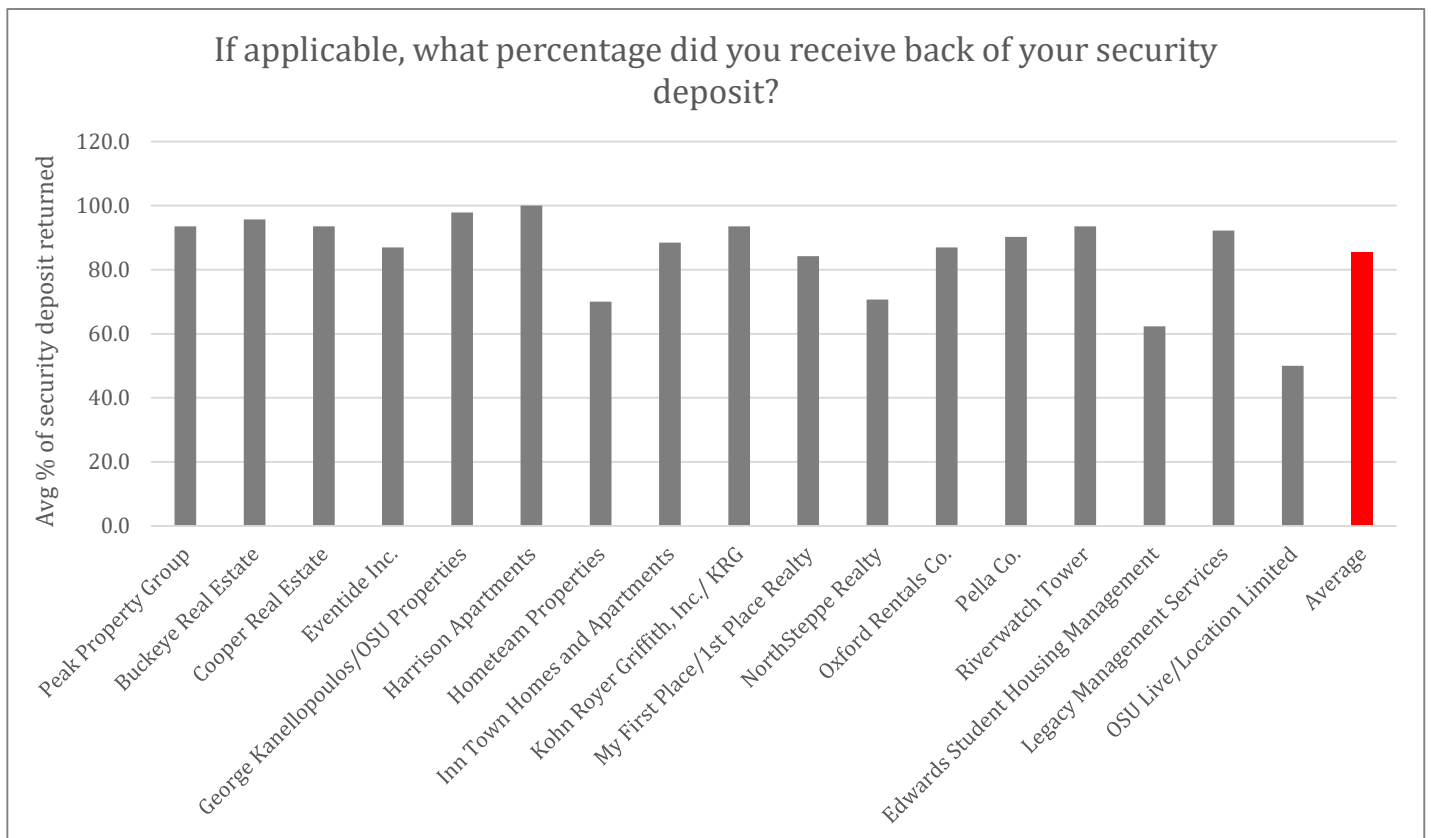
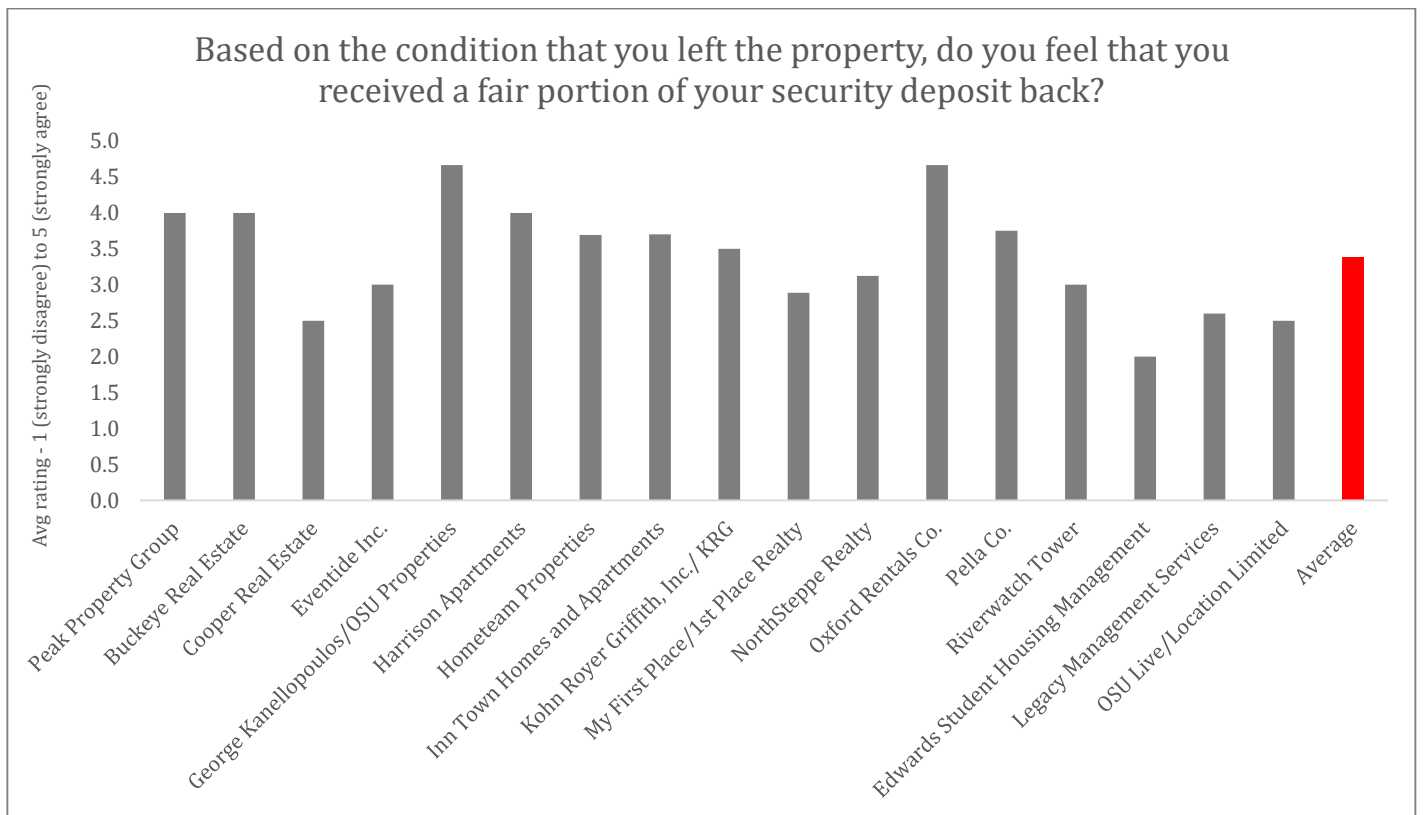
How often did you have general maintenance concerns during the last year?

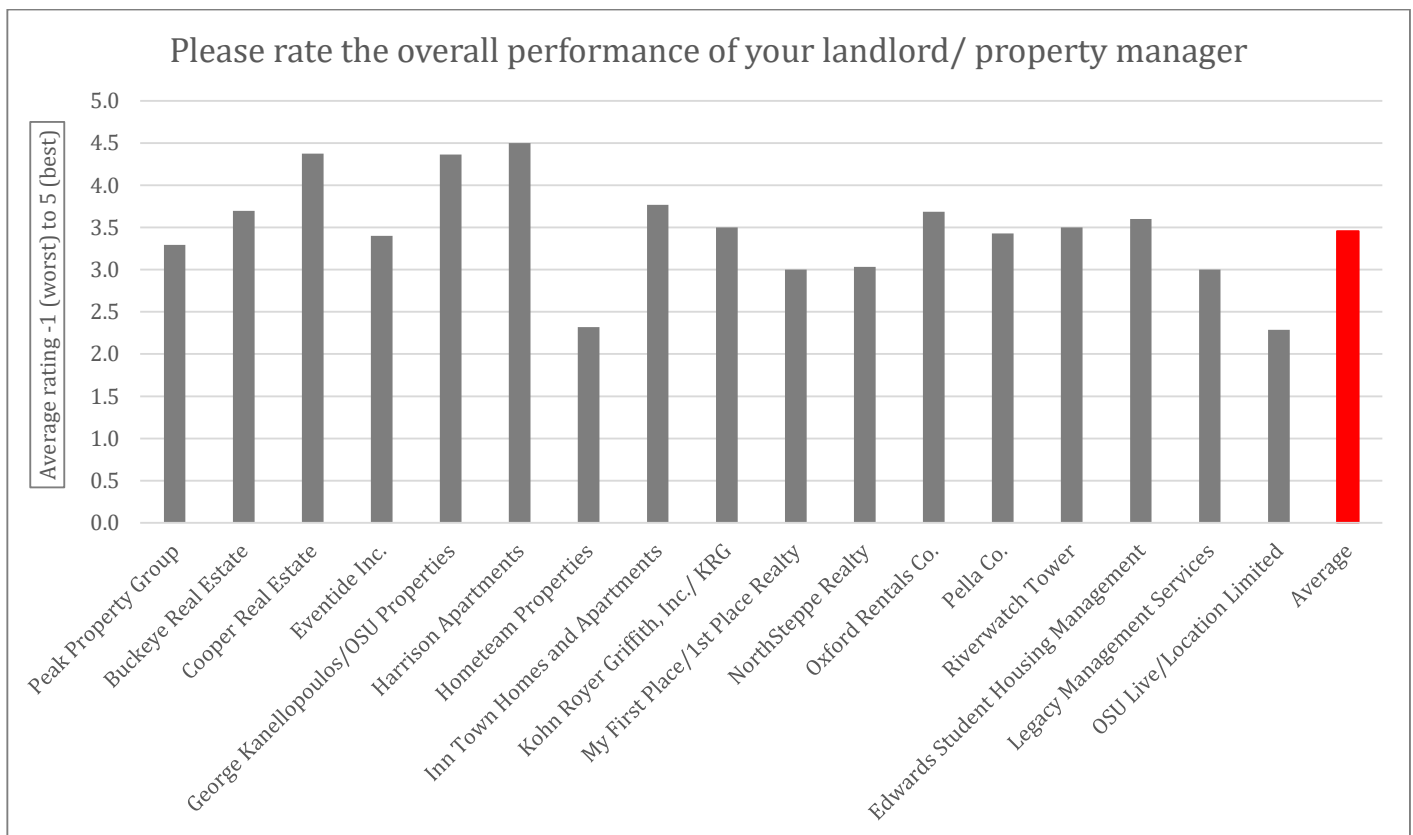


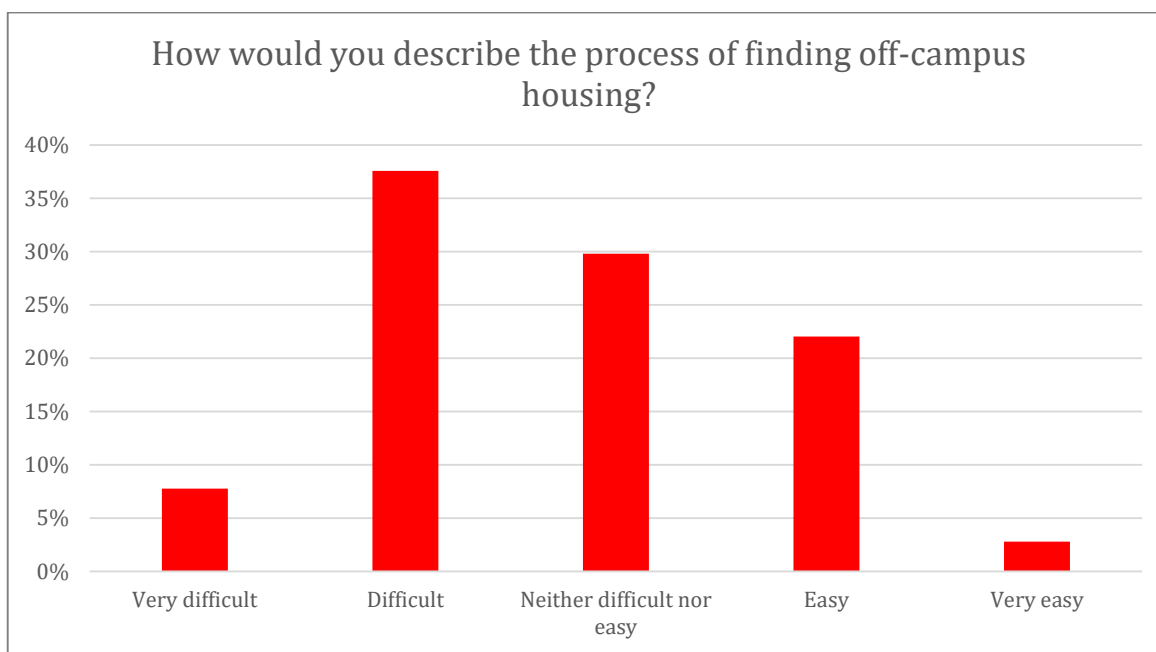
On average, how quickly did your landlord/property manager tend to general maintenance concerns?











PUBLIC SAFETY RESOURCES

Please take advantage of our campus safety resources in preparation for living in the off-campus area.

Office of Off-Campus and Commuter Student Services

Website: <https://offcampus.osu.edu/>

Phone: 614-292-0100

Email: offcampus@osu.edu

Twitter: @OffCampus_OSU

OSU Risk and Emergency Management

Website: <https://fml.osu.edu/rem>

Phone: 614-292-9334

Email: sl-fml@osu.edu

Twitter: @OSU_EMFP

Ohio State Department of Public Safety

Website: <https://dps.osu.edu>

Phone: 614-247-3000

Visit

OFF-CAMPUS AND COMMUTER STUDENT SERVICES

Ohio Union Room 3106

Walk-in Hours:

Monday – Friday
8 a.m. to 5 p.m.

Free Services:

Off-Campus Housing Consultations
Rideshare & Carpool Ads
Safety Devices
Roommate and Sublet Ads
Access to the Commuter Kitchen and Lockers
and much more!

offcampus.osu.edu
(614) 292-0100

Whether you are searching for off-campus housing, looking for a roommate, or want to carpool with fellow commuters, we have everything you need to make your time at Ohio State successful. Visit offcampus.osu.edu for more information about our programs and services.



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STUDENT LEGAL SERVICES

the lawyers for students



LEASE REVIEW

Schedule a lease review with SLS before you sign and become legally obligated. SLS will explain your rights and responsibilities, point out unenforceable terms, and answer your questions.



SECURITY DEPOSITS

Don't get charged for pre-existing damages. Document the condition of your place before you move in and when you move out using our checklists and by taking pictures and video.



GETTING REPAIRS

You must put your repair requests in writing to your landlord. Keep a copy for your records. If you don't get your repairs made, schedule an appointment with SLS.



ROOMMATE AGREEMENT

Draft a roommate agreement to clarify how rent and utilities are paid, special house rules, and other important info.

SAMPLE DOCUMENTS

Find checklists, agreements, and notices on our website studentlegal.osu.edu/offcampus

Issues Covered

off-campus housing
criminal misdemeanors
traffic offenses
credit & debt issues
contract review
consumer transactions
contract drafting
immigration
naturalization
victim assistance
name change
dissolutions
power of attorney
wills, notary
& much more



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