OFF-CAMPUS LIVING GUIDE





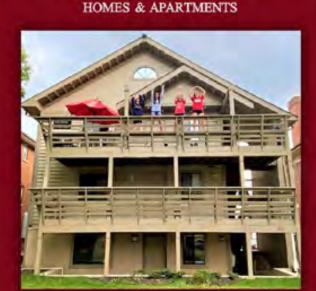


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**Complementary Services: Off-Campus Housing Consultations,** Safety Devices, Roommate and Sublet Ads, Access to the Commuter Kitchen and Commuter Lockers and much more.

Whether you are searching for off-campus housing or looking for a roommate we have everything you need to make your time at Ohio State successful.



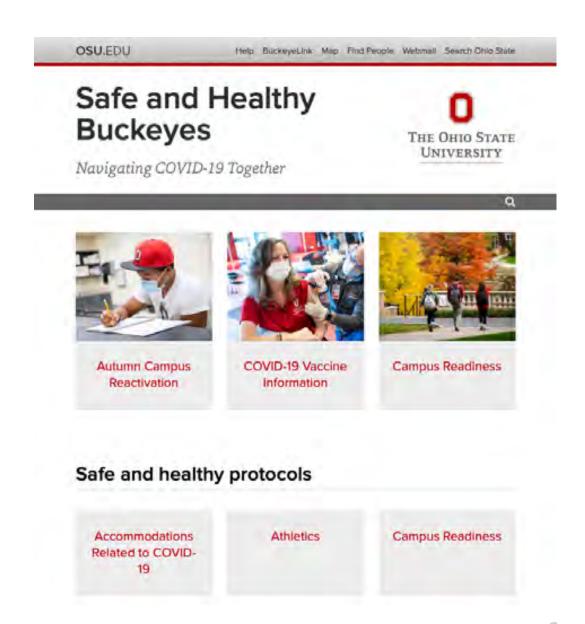






#### **STAY SAFE AND HEALTHY**

Ohio State's Safe and Healthy Buckeyes website is your primary stop for information on current protocols and guidelines related to personal safety practices, testing requirements, COVID-19 vaccine information and more. Students are encouraged to check this website frequently to stay up to date on the latest guidelines as we navigate COVID-19 together.



# TABLE OF CONTENTS

9

## Welcome to Life Off-Campus

- 11 Meet the
  Off-Campus and
  Commuter Student
  Engagement Team
- 13 Events and Services

**16** 

#### Finding Off-Campus Housing

- 17 The Search for Off-Campus Housing
- 19 Roommates 101
- **20** Understanding Your Lease

**24** 

## Living Off-Campus

- 26 Moving Into Your New Home
- **27** Moving Out

**29** 

## Resources for Your Safety

- **30** Fire Safety
- **31** Personal Safety



## Apartments starting at \$649









WELCOME
TO LIFE
OFFCAMPUS





The Off-Campus Living Guide outlines resources and tips to help all students have an extraordinary off-campus living experience. This guide provides you with answers about off-campus housing, university and city resources and helps you understand your rights and responsibilities as an off-campus resident.

## MEET THE OFF-CAMPUS AND COMMUTER STUDENT ENGAGEMENT TEAM

Student Life Willie J. Young, Sr. Off-Campus and Commuter Student Engagement (OSSCE) is The Ohio State University's resource center for off-campus living and commuter life. We can provide you with tools to find housing and roommates, resources to encourage safe practices in the off-campus area and support you while being a responsible neighbor in the Buckeye community. Our dedicated team can provide you with a variety of resources, such as free safety devices, peer to peer mentoring and support, and access to many helpful online resources at offcampus.osu.edu!



**Dilnavaz Cama**Department Manager



**Rachel DeMooy**Program Manager



**Kyle Huffman**Graduate Associate

As an off-campus student, you will want to get to know your Community Ambassador, a peer Ohio State student who lives near you in the University District. Your Community Ambassador builds community in your neighborhood, while delivering important safety and off-campus living information. They also take time to get to know you, learn about what you'd like to see in your community and what you would like to get out of your off-campus living experience.

"As a Community Ambassador, I am able to connect with off campus students every week and support them in our neighborhood, making sure they feel at home in our Buckeye community."

- Amber

"I enjoy working with a dedicated team at Off-Campus and Commuter Student Engagement and developing bonds with my coworkers and the off-campus community."

- Kari





## **EVENTS AND SERVICES**

- Roommate Fair
- Commuter Preview Day
- Access to the Commuter
   Kitchen and Lockers
- ComplimentarySafety Devices

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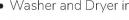


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#### 1-5 Persons

77 E. 7th 1-2 1181 Say 1-2 1444 N. High 1-2 100 W. 9th 1-2 292 E. 15th 1-2 77 E 7th 2-4 290 E. Lane 1-5 556 S Drexel 1-2 45-45.5 Euclid 3 291 E 14th 3-4 192 F. 12th 2-4 86 W. Lane 2-4 192-194 E 11th 2-3 320 E. 17th 2-4 331 E. 18th 2-4 333-335 E 12th 3-5 350 E. 12th 2-4 1369-1373 Summit 2-3 414-416 E Whittier 3-4 1366 -1400 Indianola 3-4 1548-1550 Hunter 2-4 222 E. 11th 2-5 45 Euclid 3 1394 ½ Indianola 3 84 E. 9th/High 3-4 165 E. Northwood 3-4 180-182 W. 8th 3-4

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#### 6-7 PERSONS

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#### 8-9 PERSONS

52 E. Woodruff/Tuller 7-8 86-88 Chittenden 7-8 130 W. Northwood 7-8 88 W. Northwood 8 185 E. Lane 8-9 187 E. 12th 8 242 E 18th 8 408 E. 15th 8 1888 Summit/17th 8 199 E. 14th 8-9 179 E. Lane 8-9 278 E. 14th 8-9 278 E. 15th 8-9 222 E. 16th 9 150 Frambes 9 193 Frambes 8

10+ PERSONS 2259 N. High 4-10 2265 N. High 4-10 2275 N. High 4-10 2279 N. High 4-10 2285 N. High 4-10 2289 N. High 4-10 80-82 Euclid 8-10 115 E. 12th/Indianola 8-10

195 E. 14th 8-10 62 E. Woodruff 9-10 119 E. 13th 9-10 150 Frambes 9-10 244 E. 17th 9-10 1957 Indianola/17th 9-10 135 E. 14th 9-11 58 E. 12th 10-11 71 E. 13th 10-11 1985 Waldeck/18th 10-11 1965 Indianola/17th 10-12 1846 Summit/16th 10-13 90 E. 12th 12-14 86 Chittenden 14-15 43 E. 15th 15-16 1952 luka 12-16 240 E. 15th 18-24 1978 luka 18-22

#### COMMUNITIES

86 on Lane **University Commons Hometeam Apartments** The King Apartments The View On High The View On Pavey Sq. Wilson Place Hometeam Riverview











1516-1518 Summit 3-5

# FINDING OFF-CAMPUS HOUSING



## THE SEARCH FOR OFF-CAMPUS HOUSING: WHAT TO CONSIDER WHILE HOUSE HUNTING

Before making a decision on where you are going to live, it is important to set a budget and calculate the affordability of a potential home. Schedule an appointment with Scarlet and Gray Financial to access coaching to establish strategies to budget for your transition off campus.



## Below are a few things to consider when calculating your budget:

Rent

Renters Insurance

Utilities

Parking

#### Tips to Consider



- Check out crime statistics at communitycrimemap.com.
- The Undergraduate Student Government offers a Renter's Guide which contains a compilation of ratings from students renting from local property owners/ managers.
- To understand more about your lease and subleasing, talk to Student Legal Services studentlegal.osu.edu
- Prepare your roommate agreement so it aligns with your health and safety preferences.

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- All units have electronic keypad deadbolts on exterior doors and keyed locks on individual rooms.
- All units have an easily accessible fire extinguisher on every floor that is professionally inspected and tagged annually.
- We have a full-time, well-qualified, well-paid, trustworthy, and courteous maintenance team.
- We will never enter without a 24-hour notice, unless in an emergency.
- Convenient and free online rent payments via e-check.
- Guaranteed response to maintenance requests within 24 hours.
- Guaranteed full satisfaction with move-in condition of all properties.
- Guaranteed well-lit, off-street parking. We never sell more parking permits than we have spaces.

"IF A RENTAL PROPERTY IS NOT FIT FOR MY CHILDREN,
IT'S NOT FIT FOR ANYONE'S CHILDREN."

#### **ROOMMATES 101**

Finding a compatible roommate is important. Take as much time and care in choosing your roommate(s) as you do in choosing where you live.

#### Online Roommate Search

Willie J. Young, Sr. Off-Campus and Commuter Student Engagement offers a secure, central platform to assist the Ohio State community in their off-campus roommate search. You can post and/or browse roommate ads at offcampus.osu. edu

#### **Roommate Fairs**

Are you looking for a roommate? Do you need someone to replace you and live with your current roommates? Check out the Roommate Fair, held each semester, allowing you the opportunity to connect with potential roommates.



## UNDERSTANDING YOUR LEASE

When renting off campus, you will be asked to sign a lease, which is a legally binding document between you (the tenant) and the property owner. It is important that you understand your rights and responsibilities before signing this lease. Everyone who signs the lease may be asked to fill out an application which is usually associated with a \$30-\$75 fee per person. Most campus-area property owners require all tenants on the lease under the age of 23 to have a co-signer, often a parent or guardian.



Student Legal Services offers lease reviews to students.

This provides a great opportunity to learn everything about your lease.

#### Tip to Consider:

- Once all documents have been signed, make sure each roommate keeps a copy.
- Once your lease is reviewed and signed, you will also be asked to pay a security deposit (typically equivalent to one month's rent); the signed lease and security deposit will be submitted together. Protect your security deposit by taking pictures and videos of the entire property prior to moving in furniture, and always stay up to date on rent.



#### TAKE TIME BEFORE YOU SIGN

Before signing a lease, it is important to thoroughly inspect the entire rental property. Utilize this checklist to guide you with your inspection and ensure that if you do discover any issues, you have the property owner commit to a resolution in writing.

0	Turn on all faucets and shower heads to make sure the hot and cold water works	0	Inspect the walls, floors and carpet for moisture damage or mold
0	Confirm that there is at least one smoke detector per floor, especially in or near each bedroom (ideally there would be one smoke	0	Make sure all exterior doors have functioning locks
	detector per bedroom as well)	0	Check all appliances to be certain that they work
	Check the thermostat and make sure the		
	heat and air conditioning work properly	$\bigcirc$	Talk to the current tenants to see if they have had any problems or issues with the
0	Make sure there is enough outdoor lighting for your safety		unit or appliances
	.o. your carety		If you see any issues or needed upgrades,
0	Open windows to check the condition of		discuss each item with the property owner
	their hardware and to make sure they are		if they agree to your requests, be sure to
	not painted shut. Bedroom windows should		put each item in writing in the lease
	be large enough to escape through in case		
	of emergency		





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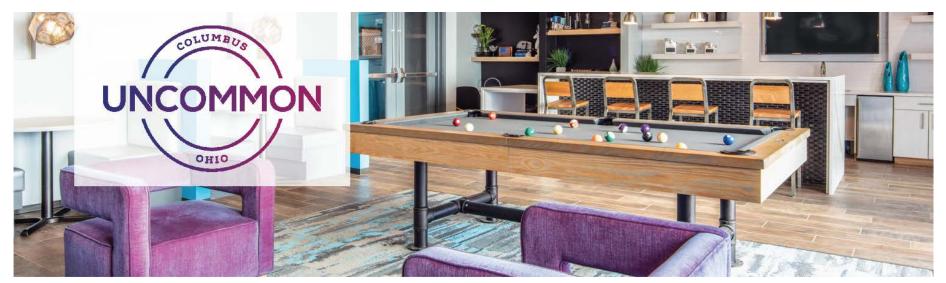
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#### TIPS FOR MOVING INTO YOUR NEW HOME

Preparing for your move into your rental property is important.

#### Follow these tips to have a smooth move:

- Schedule a date to pick up your keys. This is a great opportunity to ask your property owner to do a walkthrough before you move your furniture into the unit.
- Document the condition of your property with pictures and videos.
- Set-up utilities (gas, electric, water, internet, etc.)
- Purchase a renters insurance policy.
- If you plan to park on Ohio State's campus, you will need to purchase a campus parking permit through CampusParc.
- If you plan to park on an off-campus street, keep in mind that many streets require you to purchase a City Parking Permit.

#### You're Moved In...Now What?

- Pay your rent on time
- Notify your property owner of repairs needed in writing, keeping a copy of all communication

 For a notice-to-repair template letter, Student Legal Services can help!

#### Your Rights and Responsibilities

Did you know there is a law in Ohio that regulates the relationship between property owners and tenants? This is known as Ohio Landlord-Tenant Law and it sets forth the rights and responsibilities for both property owners and tenants.

#### **Code of Student Conduct**

It is a violation of The Ohio State University Code of Student Conduct to participate in off-campus behavior that causes substantial property damage or serious harm to the health and safety of members of the community, including but not limited to:

- Setting fires
- Throwing glass bottles or other dangerous items
- Setting off fireworks
- Standing on or rocking cars

The Office of Student Life provides the full Code of Student Conduct.

#### **MOVING OUT**

## To help create a smooth move-out experience, follow the tips below:

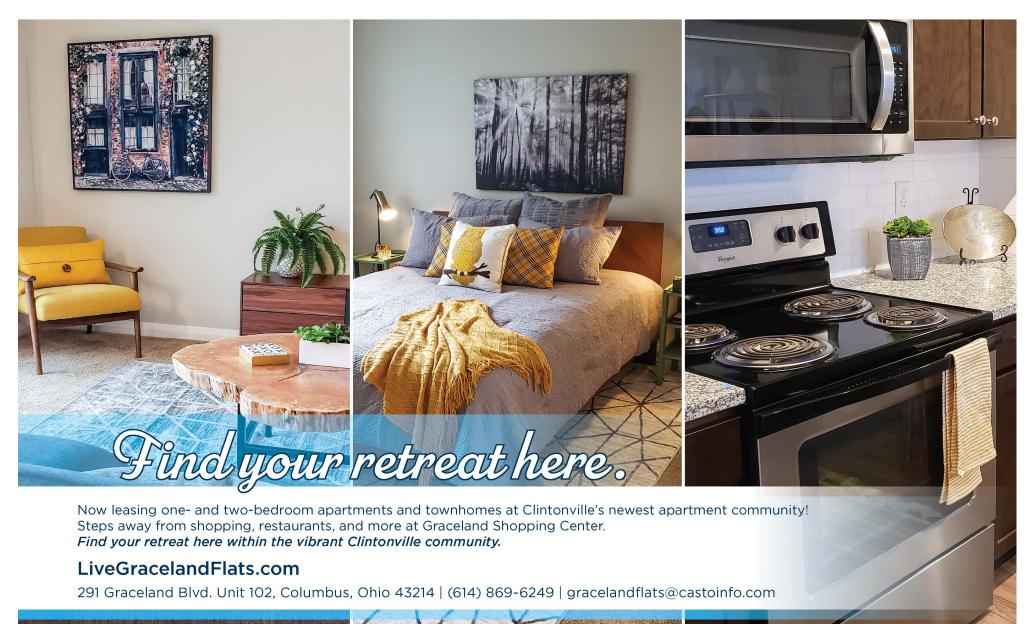
- Double-check your lease for your defined move-out notice period
- Clean the property thoroughly
- Document condition of the property
- Cancel all utility accounts

#### Trash Talk

Trash is collected once a week and is managed by the City of Columbus Department of Public Service - Division of Refuse Collection.

- Determine your designated trash-collection day.
- Recyclables are collected every other week.
- Schedule a bulk item pick-up. Remember, bulk items such
  as mattresses and couches are not collected unless the
  resident schedules a pick-up. Download the MyColumbus
  app, where you can schedule bulk pick-ups and have
  several other city resources at your fingertips.
- If you have old furniture, appliances, clothing and other items in good condition, consider donating them to a local organization.

## GRACELAND FLATS APARTMENTS



RESOURCES
FOR YOUR
SAFETY



#### **FIRE SAFETY**

## To help create a smooth move-out experience, follow the tips below:

Since 2000, Campus Firewatch has documented that 87% of fatal campus fires nationally occurred in off-campus areas. Follow these important steps to help prevent house fires.

- Test smoke alarms once per month and change batteries each semester.
- Don't grill on a porch or within 20 feet of a building. Check out grilling safety tips here.
- Keep a working fire extinguisher near your kitchen and know how to use it Student Life Facility Services offers complimentary fire extinguisher education.





#### PERSONAL SAFETY

Ohio State offers resources and services to help support your safety; it is up to you to take the necessary precautions to stay safe. Be creating a close-knit community you can look out for one another by informing each other of suspicious activity in your neighborhood. Community Ambassadors help you and your neighbors to be the eyes and ears in the community by offering opportunities to meet your neighbors, tracking observations about issues that could impact your off-campus experience (i.e. lights not working). Community ambassadors also lead BLOC (buckeyes living off campus) which is an online forum about your off-campus community. Once you join the online community, you will have access to ask questions and provide feedback to Community Ambassadors!

Below are additional recommendations to aid in your safety.

- Introduce yourself to your neighbors and exchange contact information.
- Walk in well-lit areas, never walk alone at night; remain alert and aware of your surroundings.
- Keep all windows and doors locked, even when you are home.
- Ask a neighbor or friend to keep an eye on your home while you're away.

- Avoid posting on social media that you are away.
- Utilize Lyft Ride Smart at Ohio State it offers eligible students discounted rides inside the universitydesignated service area.
- Download the free Rave Guardian app. This service allows you to select friends or family as a virtual guardian to follow you via GPS tracking, using a destination-based timer.
- Schedule a date and time to pick up complimentary safety devices from the Off-Campus and Commuter Student Engagement office in 3106 Ohio Union.
- Maintain physical distancing and use facial coverings to prevent the spread of COVID-19 so that we can stay together as buckeyes.

Be smart, be safe, be a Buckeye.

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#### 2 BEDROOM

28 W. Maynard Ave. 190 E. Norwich Ave. 198 E. Norwich Ave. 220 E. Lane Ave. 34 E. 13th Ave. 130 W. 9th Ave. 102 W. 8th Ave. 112-114 King Ave. 400 King Ave. 410 King Ave. 109 E. Tompkins St.

#### 3 BEDROOM

20-22 W. Maynard Ave 63 W. Maynard Ave 66 E. Norwich Ave. 220 E. Lane Ave. 51 E. 17th Ave. 54 E. 13th Ave. 96-98 W. 8th Ave. 118 King Ave. 406 King Ave 127 E. Tompkins St.

#### 4 BEDROOM

2390 Neil Ave. 398 King Ave. 404 King Ave.

#### 5 BEDROOM

87 E. Lane Ave. 221 E. Lane Ave. 65 W. Maynard Ave. 21 W. Patterson Ave. 2403-2405 East Ave. 120 E. Norwich Ave. 2173 Indianola Ave. 2184 Indianola Ave. 51 1/2 E. 17th Ave.

#### 6-7 BEDROOM 235 E. Lane Ave.



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#### ABOUT YOUR FRANKLIN COUNTY AUDITOR'S OFFICE

Your Franklin County Auditor's Office is a leader in public service, eliminating bureaucratic red tape and providing quality, cost-effective information and services to all of Franklin County's citizens. Residents and businesses access the Auditor's office for a variety of reasons, such as licensing our dogs; providing property tax relief to our disabled, veteran, and senior populations; and certifying each fuel pump.

#### **RENTAL REGISTRATION**

Each landlord or rental property owner is required to register with the Franklin County Auditor's Office. Make sure your property owner is abiding by the law and is registered with the Auditor's office. If you have any questions, please email us at AuditorStinziano@franklincountyohio.gov or call us at (614) 525-HOME.

#### **DOG LICENSING FACTS**

Ohio law requires dogs to have a valid dog license. The dog license renewal period runs from December 1 through March 31 each year, after which the dog licensing fees are doubled. For 2021, the dog licensing deadline has been extended to July 1 due to legislative action taken by the Ohio General Assembly in response to COVID-19.

Dog licenses can be purchased for a one-year, three-year, or lifetime period. However, dogs nine months old or younger that are not spayed or neutered are not eligible for a multiyear license. Licenses are discounted if one of the following conditions apply:

Your dog is spayed or neutered; your dog is under 9 months old; your dog is being bred for sale/show; your dog is intended for hunting. You can also register your dog online at doglicense.franklincountyohio.gov.

For any other questions regarding dog licensing, please contact us at (614) 525-3260 or consumer@franklincountyohio.gov.



#### ALL DOGS OLDER THAN 3 MONTHS OF AGE:



Must be licensed



Must have their licenses renewed each year Must have a rabies vaccination

## DON'T FORGET TO UTILIZE YOUR RESOURCES

- 1. Utilize Student Life Willie J. Young, Sr. Off-Campus and Commuter Student Engagement for your off campus living needs
- 2. Schedule a Scarlet and Gray Financial Coaching session
- 3. Allow Student Legal Services to provide you with a free lease review
- 4. Pick up complimentary safety devices at 3106 Ohio Union
- 5. Join BLOC to be apart of the online forum for your community
- 6. Get involved in your community and get to know your Community Ambassador



#### This guide is brought to you by The Office of Student Life Willie J. Young, Sr. Off-Campus and Commuter Student Engagement

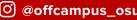
Willie J. Young, Sr. Off-Campus and Commuter Student Engagement 3106 Ohio Union, 1739 N. High Street, Columbus, OH 43210 Available Monday-Friday, 8 a.m. - 5 p.m. by phone and/or by appointment.

#### **CONTACT**

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