Corvallis consistently ranks as one of the brightest and best places to live anywhere in the U.S., including top college town in the West. As you make the transition to living off campus, use this guide to learn more about tenant rights and responsibilities, along with Oregon State and Corvallis community resources.

Corvallis Community Relations is a department of the Office of Student Life. It supports Oregon State University students living off campus by providing education, services and advocacy, promoting student connections to campus and engaging students in the Corvallis community.

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Before you begin

Ask yourself:

• Can I live off campus?
  The university’s First-Year Experience (FYE) requires full-time, first-year students to live on campus — an excellent way for students to connect with key campus resources and build community. For more information and to see if it applies to you, visit the FYE website.

• Should I live on or off campus?
  Living off campus comes with increased independence and responsibility. Find out what the additional requirements of a Corvallis tenant and neighbor are before moving off campus.

• Can I afford to live off campus?
  Start by creating a realistic budget. Check out our tips (p.7) and download a spreadsheet from the appendix to create your budget.

• Am I willing to spend extra time commuting to class?
  Consider location and transportation options when choosing a place to live, including parking expenses. Parking around campus is limited, and you have to pay to park on campus.

• Will I be able to communicate effectively with my roommates and neighbors?
  Relationships take effort to build and maintain. Check out our recommendations for healthy relationship building and conflict management in the Love section.

• Am I familiar with city codes/ordinances and how they can affect me?
  Understand the expectations of your community in the Learn section.

Thanks to our sponsors
• UHDS
• ASOSU
• Orange Media Network
WANT $250?

This guide is your resource to become a dam good neighbor!

Visit CorvallisLivingGuide.com and correctly answer 16 of 20 questions to qualify for up to $250 off your security deposit.

HOUSING AVAILABLE FOR SECOND YEAR & ABOVE

Check out on-campus options including apartments & suites just for second-year and above students.

Keep life simple:
- No-hassle contracts for students leaving on academic exchange or internship
- Convenient on-campus locations
- All expenses rolled into one bill

uhds.link/return

APPLY STARTING FEB. 1
Housing terminology

- **Landlord/Property Manager**
  The owner who leases or rents a property to a tenant.
- **Tenant**
  The person who rents or leases a property from a landlord.
- **Apartment manager**
  The person in charge of an apartment building who takes care of maintenance and repairs, collects the rent and resolves problems.
- **Rental agreement or lease**
  A legally binding contract between a landlord and tenant, whether written or verbal, containing the terms and conditions of the use and occupancy of a dwelling unit and its premises.
- **Deposit/fees**
  These may include first and last month’s rent, security deposit, cleaning fees, screening fees and/or application fees. Security deposits are usually refundable, meaning the deposit will be returned to you if you maintain the property in the same condition as it was when you moved in. Some landlords automatically deduct a portion of the security deposit for such things as carpet or window cleaning, but this should be outlined in the lease agreement.
- **Credit check**
  A credit check may include your Social Security number, employment information, spouse information, credit accounts, loans, bankruptcies, lawsuits, court judgments, repossessions, etc. Credit bureaus collect information from various sources about your credit history that may stay on file up to ten years. Landlords may check your credit to see if you have a habit of paying your bills on time.
- **Criminal history**
  Landlords may check your criminal history through public records.
- **Documentation**
  This is proof that a request, agreement, commitment or some other action has taken place and has been noted. It is often needed in case of legal recourse. Always keep a copy of all documents until your relationship with your landlord has ended entirely.
- **Assignments and sublets**
  An assignment is when you turn your rental over to another tenant. A sublet is when you let someone live in your rental for a limited time while you’re away or rent an extra bedroom to another occupant with you as the landlord. Most landlords will not allow assignments or sublets without their written consent.
- **Joint and several liability**
  Most leases have a joint and several liability clause. This means that you — individually — can be held responsible for the entire lease amount for the lease term, as well as for any damages to the property, even if you share the lease with roommates.
- **Utilities**
  Services such as water, gas, electricity, cable TV, internet and garbage pickup. Some of these services may be included in the rent, but they are usually separate. Your lease will define what services are included.
- **Co-signer**
  The co-signer on a lease is a third party who becomes financially responsible for unpaid rent or damage to the property if the tenant cannot or does not pay. You may be asked by a landlord to provide a co-signer if you have limited rental history or insufficient proof of income.
- **Joint and several liability**
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BUDGETING

- **Don’t take on more than you can afford.**
  Experts generally recommend that rent should be no more than 30 percent of your monthly income.
- **Develop a budget.**
  Download a budget spreadsheet from the Appendix to create your budget. When planning your budget, take into account that spending might be higher, such as for air conditioning in the summer, heating in the winter and gifts during the holidays.
- **Don’t rely on credit.**
  Consider carefully before using credit cards. If used responsibly, they are a great way to establish good credit. However, if you don’t pay the balance in full every month, there will be interest charged on any part that rolls over — and that can really add up quickly.
- **Know where your money goes.**
  Be aware of how you spend it. For instance, if you spend $4 per day on coffee, that adds up to $120 a month. Tracking how you spend your money will show where you can cut back.
- **Plan for major purchases.**
  Adjust your budget to build up savings so you don’t have to use credit for textbooks or other big expenses.
- **Protect yourself.**
  If you are living with roommates, make sure they are on the lease with you. Make sure that all the utilities aren’t just under your name. Consider rental insurance to protect your belongings in the case of fire, flood or theft. Renter’s insurance also covers a tenant from liability of injuries that may happen on the rental property during their lease.

Initial move-in costs

Move-in costs vary, but expect to pay the following before moving in:

- **First month’s rent**
- **Last month’s rent**
- **Security deposit**
- **Application fee**
- **Service fees to connect utilities (payable to utility companies)**

Contact ASOSU Student Legal Services if you feel that you are being unfairly charged for initial move-in costs or additional, unexpected fees.

Utility costs

Utilities are generally not included with rental properties in Corvallis. The cost for utilities can vary based on many factors, including the type of unit and the age of the building.

Consider budgeting — at a minimum — $150 to $200 per month per person when living with roommates for power, gas, cable, internet, water and trash pick-up.

When viewing a rental property, ask the current tenants what their average utility bills are per month. Although everyone has different usage patterns, this can at least give you an estimated cost for comparison. If you’re unable to ask the current tenants, try contacting the utility companies directly.
CHOOSING A RENTAL PROPERTY

People have different priorities when it comes to selecting housing. Ask yourself what is important to you.

Common housing priorities
1. How much can I afford to pay?
2. How many bedrooms and bathrooms do I need?
3. What type of housing am I looking for?
4. Is location important?
5. What kind of transportation will I need?
6. Do I have a pet to consider?
7. Which facilities/amenities are important to me (e.g., laundry, gym, pool)?

Types of off-campus housing
- **Apartment**
  A unit within a building or complex with separate bedroom(s), bath(s), kitchen and living room. Some apartments are advertised as furnished. This means that a minimum amount of furniture is included with the rental. Most apartments are rented unfurnished.
- **Studio apartment**
  An apartment with a separate bathroom and kitchen. The living room and bedroom are combined into one room.
- **Quad**
  A set of four apartments that usually has a shared living room, kitchen and bathroom.
- **Duplex**
  Two separate houses that are joined together at one of the outer walls.
- **Condominium**
  Similar to an apartment, but each unit is privately owned.
- **Townhouse**
  Similar to an apartment, but with more than one floor and a small private yard.
- **House**
  A stand-alone building with a living room, kitchen, dining room, bedroom(s), and bath(s), plus a private yard and in most cases a driveway, carport or garage.

Corvallis housing search
- UHDS
- Craigslist
- Property management websites
- Trulia
- Zillow
Renting requirements in the Corvallis area typically include:

• **Application form**
  You and each of your roommates may be asked to fill out an application, and there is usually a fee of about $30 to $75 per person.

• **Background checks**
  The landlord may run your credit report and/or a criminal background check.

• **Proof of income**
  The landlord will require proof of income and/or employment. Landlords typically expect the income to be at least 2.5 or 3 times higher than the rent.

• **Rental history**
  Many landlords ask for your rental history for at least the last two years. They may call your previous landlords to find out if you paid your rent on time, if you were evicted and if you took good care of the property. Living on campus sometimes counts toward rental history. Many property managers in Corvallis recognize students may have limited or no rental history and make allowances such as permitting co-signers on the lease. However, it is important for future rental applications that you establish a rental history, and this is one advantage of signing a lease.

• **Co-signer/guarantor**
  Most campus-area landlords require a tenant who cannot provide sufficient rental history or proof of income to have a co-signer on the lease. The co-signer is a third party — often a parent or guardian — who becomes financially responsible for unpaid rent or damage to the property if the tenant cannot or does not pay. The difference between a co-signer and a guarantor is that a co-signer is a co-tenant and entitled to live there. The liability undertaken by the guarantor is independent of a right to occupy the property.

• **Signing the lease**
  Once your application has been approved, you will sign a lease. If you will be living with roommates, make sure all tenants and co-signers sign the lease and submit it all at one time. You do not want to end up signing and submitting your copy of the lease only to discover that none of your roommates and/or co-signers signed or submitted theirs. You could be held responsible for the total rent amount for the entire lease term.

• **Free lease reviews**
  If you sign a lease with a security deposit and fees,

landlords will require a security deposit, usually equivalent to one month’s rent. There may be other fees, such as a cleaning fee.

Keep a copy of all signed documents. Once all documents have been signed, make sure each roommate keeps their own copy.

**Documents you may need**

- Social Security number
- State-issued identification such as a driver’s license
- Proof of income:
  - Pay stub
  - Financial aid, student loan, scholarship or grant papers
  - Bank letter stating average monthly balance for the past three months
  - Three months of bank statements from your checking and/or savings accounts
  - Veterans or Social Security benefit statement
  - Any other documents showing an income source

**Beware of scams**

Far too many students are preyed upon by rental housing scams. Here are some red flags:

- **Requests to wire funds via MoneyGram or Western Union**
  Most scams involve a request to wire funds. Do not wire funds to anyone you haven’t met personally. Scammers create convincing reasons why they need to deal remotely. Likewise, do not accept wire funds that you did not initiate.

- **Long-distance landlords**
  Be wary of claims from people who are contacting you from abroad because they are missionaries, U.N. workers or in the military.

- **Requests for verification codes**
  If you are asked to provide a code sent to your cell phone via text or phone call, this is a scam.

- **Requests for personal or financial information**
  Do not provide your bank account or Social Security number to unknown sources. First, verify that it is a trusted source, then provide this information sparingly.

**Inspecting a property**

Once you and your roommates have found the property you want to rent, give it a thorough inspection before signing a lease:

- **Turn on all faucets and shower heads to make sure the hot and cold water works.**
- **Flush all toilets.**
- **Check the thermostat to make sure the heat and air conditioning work properly.**
- **Make sure there is a sufficient outdoor lighting for your safety.**
- **Open windows to check the condition of their hardware and to make sure they are not painted shut.**

**BEWARE OF SCAMS!!**

- **Do not provide your bank account or Social Security number to unknown sources.**

**International students may need to provide a U.S. visa and proof of university enrollment. Contact International Student Advising and Services (ISAS) if you need support providing these forms or documents.**

**WANT $250?**

Want up to $250 off your security deposit? Prove you know how to be a dam good neighbor. Correctly answer 16 of 20 questions about your tenant rights, responsibilities and resources, and you’ll receive a discount of up to $250 off your security deposit. Participating housing providers may provide one $50 rental deposit discount for each student tenant ($6 tenants = $250 discount) or one $50 rental deposit discount per property (Only one student tenant per property must pass the CLG Quiz).

Take the Corvallis Living Guide Quiz

There’s 3 ways for you to learn your 3 R’s:
- **Read the Corvallis Living Guide.**
- **Watch an animated video (45-minutes).**
- **Attend a CLG workshop for your group/organization; Email or call 541-737-8606 to schedule.**

**AFTER INSPECTING THE PROPERTY, REQUEST A FREE LEASE REVIEW.**

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**ORIENTATION AND SERVICES (ISAS) if you need support providing these forms or documents.**

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**ORIENTATION AND SERVICES (ISAS) if you need support providing these forms or documents.**
Questions to ask your landlord before signing a lease

Application
• Am I required to submit an application?
• Is there a fee to apply? Is the fee refundable?
• Do I need to provide a rental history?
• Will I need a co-signer?
Rent
• What is the cost of the rent?
• When is the rent due? Is there a grace period? Is there a penalty for late rent?
• What is the preferred method of payment?
Security deposit
• How much is the security deposit?
• What are the conditions for return of the security deposit?
Additional costs
• Are utilities included in the rent?
• Are pets allowed? If so, is there an additional cost?
• Are there any other additional fees?
• Is the dwelling furnished?
Time of occupancy
• What is the move-in date?
• What is the term of the lease? How long am I committing to live there?
• How much notice is required before moving out?
Roommates/sublease
• What is the maximum number of roommates?
• Do additional roommates sign a separate lease?
• Is subletting allowed?

Repairs
• Do you use a rental checklist to document any existing damage to the dwelling?
• Who is responsible for repairs?
• How do I submit a maintenance request?
• Can I make changes (e.g., paint walls, install shelving)?

Parking
• Is parking available?

Laundry
• Are laundry machines available on site?
• If so, is there an additional fee to use them?

Terminating your lease early
• Tenants are legally responsible for rent until the property is rented again or the lease has expired.
• A voluntary early termination of a lease can occur at any time by mutual agreement of the landlord and tenant.
• Not all landlords offer the option of early termination. If this is the case, and you’re still moving out, you could either continue to pay rent or work out a sublease agreement if allowed.
• Depending on the terms of the lease, you may be liable for the landlord’s reasonable costs of re-renting the property.
• It is strongly recommended that you seek legal advice before terminating your lease early. Contact Student Legal Services.

What to expect when signing a lease

The lease should include the following:
• Amount of rent
• Length of the rental period
• Amount of security and any other deposits, along with the return date
• Name of the owner and manager and their contact information
• Name of all the inhabitants
• Date rent is due, late fees and when they are assessed
• Who is responsible for repairs and a protocol for maintenance requests
• Whether changes can be made to the property (e.g., painting walls)
• Whether subleases/assignments are allowed and under what terms
• When a landlord may enter your rental unit
• Whether pets are allowed and if a pet deposit is required
• Whether the entire property is leased or it is rented by room

The following lease provisions are considered illegal:
• Withholding refund of prepaid rent or a deposit without cause
• Charging a late fee more than 10 percent of the monthly rent
• Filing suit or claims against tenants in court without notice
• Terminating the rental agreement and evicting tenants without notice
• Prohibiting tenants from defending themselves in court if the landlord sues or evicts the tenant
• Allowing the landlord to switch the locks or otherwise denying entrance to the property if the tenant is late paying rent
• Allowing the landlord to keep the tenant’s personal property if the tenant is late on rent or evicted

Housing Discrimination

Federal law prohibits landlords from denying any application based on a person’s race or color, religion, national origin, familial status or age, disability or handicap or sex. In Corvallis, students are a protected class. That means landlords cannot discriminate based on whether the applicant is a student.

Landlords may not treat international students differently from other tenants. If you believe you are charged higher rent or deposits than other renters in the same apartment complex, or if you feel you are being treated differently based on your identity contact the Fair Housing Council of Oregon at 1-800-424-3347 or the Community Services Consortium at 541-704-7649.

Breaking a lease, assignments and subletting

The very first step to take when you’re considering breaking lease is to thoroughly read your rental agreement. Lease agreements generally include a clause that details fees in the case of early lease termination.

If you must terminate your lease agreement early, assigning can occur only with landlord approval. Assignment replaces you with someone new and removes you from further lease obligations.

When you sublet your place, a third party known as a subtenant takes over your lease. You are responsible for finding this subtenant, and subletting does not release you from the responsibilities of your lease if the subtenant fails to fulfill their obligations. If you have roommates, discuss the idea of subleasing just your part of the lease. It is important that your roommates are in agreement. Find out what requirements your current roommate/s have for your replacement. Since they will have to live with this person, you should have them meet and approve your subtenant.

When changing assignment or finding a subtenant, there should be some discussion/agreement concerning what portion of the security deposit should be refunded to the departing tenant. Most landlords require the security deposit refund be coordinated between the incoming and outgoing tenants.
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Repairs
Immediately report any habitability problems to your landlord. Although it’s not required, it’s still a good idea to report any problems in writing. It is against the law for a landlord to retaliate against you for seeking repairs. There are special circumstances when you and the landlord may agree that you will arrange to have repairs made and deduct the cost from your rent. Such agreements should be in writing.

MOVING IN
Changing your address
Changing your address is a simple process and should be one of the first steps you take when moving into your new home. You can change your address online through the U.S. Postal Service or complete a form at the post office. If you use the online form, you will have to provide a valid email address and credit card number for security and verification purposes.

Document the Condition
When moving into your rental home, make a record of the condition of the property at the time of possession. Landlords often provide tenants with move-in and move-out rental checklists, too. Complete the checklists and take pictures/video of the entire property from floor to ceiling, preferably with move-in and move-out rental checklists. Just as with moving in, moving out requires planning ahead. Get boxes and pack your belongings little by little. Ask friends and family to help make the moving process a little easier. Below is a move-out checklist:

• Check the lease end date. By what date do you need to move out or renew your lease in order to stay? If you haven’t renewed your lease by the landlord’s deadline — which may or may not be the last day of your lease — the landlord may rent the property to someone else.
• Don’t wait until the last minute. It’s easy to underestimate the time it takes to pack all your belongings and move. Start packing at least 14 days before you need to vacate.
• Pack up in stages to allow yourself time to sell, donate or find homes for things you no longer need or should not go in curb side or dumpster garbage. Check out the Corvallis Sustainability Coalition’s ReUse Directory to find out how to donate unwanted items.
• Make a move-out policy. Do you need to return keys, have the carpet cleaned or do anything else before moving out?
• Cancel your utilities or transfer your service to your new address.
• Renting a truck, movers or a storage unit? Make your reservation well in advance since lots of other people are moving out at the same time.
• Clean everything thoroughly. Save all receipts for cleaning products or professional services as proof. Consider using green cleaning supplies.
• Take pictures or video of your empty unit to document the condition of the property when you left.

• Change your mailing address so that any follow-up is needed.
• Make a move-out checklist and have the landlord sign and date it. Use an impartial witness if the landlord is not available.
• Find out the date when you will get your security deposit back. This is not guaranteed. If there is damage or cleaning needed, the landlord may use money from your security deposit to repair the property.
• A landlord has 31 days after termination of the lease to return the security deposit or send a notice by First Class mail stating how much is going to be deducted from the deposit and why.
• Give your landlord your new mailing address and phone number in case any follow-up is needed.
• Change your mailing address so that important documents or bills are forwarded to your new address.

Renter’s insurance
Renter’s insurance is a relatively inexpensive way to protect against damage or theft of your belongings. It can also protect you against accidental fire or water damage to the property. Before buying a renter’s insurance policy:
• Check to see if you are covered under your parents’ homeowner’s insurance.
• If you’re not covered under your parents’ policy, estimate how much it would cost to replace your personal belongings. You will also need to decide which items you want to have fully covered (e.g., jewelry, electronics or collectibles).

• If you pay for car insurance, check with your agent to see if you qualify for renter’s insurance at a discounted rate.

Renter’s insurance terms
• Deductible
Most policies have a deductible, which is the amount deducted from every claim you file. Deductibles can range from $50 to $250 or more, and the higher the deductible, the lower the cost of the policy. Also, the deductible may vary depending on whether the item is lost, stolen or damaged.
• Liability
Liability coverage can range from $100,000 to $300,000. In most cases, more coverage is better. Check to see if your policy will cover your attorney costs in a civil suit and/or medical damages for you and others.
• Minimum coverage
Some policies won’t cover your property for less than a specific amount. Usually the minimum ranges between $8,000 and $10,000.

Repairs
Immediately report any habitability problems to your landlord. Although it’s not required, it’s still a good idea to report any problems in writing. It is against the law for a landlord to retaliate against you for seeking repairs. There are special circumstances when you and the landlord may agree that you will arrange to have repairs made and deduct the cost from your rent. Such agreements should be in writing.

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Changing your address is a simple process and should be one of the first steps you take when moving into your new home. You can change your address online through the U.S. Postal Service or complete a form at the post office. If you use the online form, you will have to provide a valid email address and credit card number for security and verification purposes.

Document the Condition
When moving into your rental home, make a record of the condition of the property at the time of possession. Landlords often provide tenants with move-in and move-out rental checklists, too. Complete the checklists and take pictures/video of the entire property from floor to ceiling, preferably with move-in and move-out rental checklists. Just as with moving in, moving out requires planning ahead. Get boxes and pack your belongings little by little. Ask friends and family to help make the moving process a little easier. Below is a move-out checklist:

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• Don’t wait until the last minute. It’s easy to underestimate the time it takes to pack all your belongings and move. Start packing at least 14 days before you need to vacate.
• Pack up in stages to allow yourself time to sell, donate or find homes for things you no longer need or should not go in curb side or dumpster garbage. Check out the Corvallis Sustainability Coalition’s ReUse Directory to find out how to donate unwanted items.
• Make a move-out policy. Do you need to return keys, have the carpet cleaned or do anything else before moving out?
• Cancel your utilities or transfer your service to your new address.
• Renting a truck, movers or a storage unit? Make your reservation well in advance since lots of other people are moving out at the same time.
• Clean everything thoroughly. Save all receipts for cleaning products or professional services as proof. Consider using green cleaning supplies.
• Take pictures or video of your empty unit to document the condition of the property when you left.

• Change your mailing address so that any follow-up is needed.
• Make a move-out checklist and have the landlord sign and date it. Use an impartial witness if the landlord is not available.
• Find out the date when you will get your security deposit back. This is not guaranteed. If there is damage or cleaning needed, the landlord may use money from your security deposit to repair the property.
• A landlord has 31 days after termination of the lease to return the security deposit or send a notice by First Class mail stating how much is going to be deducted from the deposit and why.
• Give your landlord your new mailing address and phone number in case any follow-up is needed.
• Change your mailing address so that important documents or bills are forwarded to your new address.

Renter’s insurance
Renter’s insurance is a relatively inexpensive way to protect against damage or theft of your belongings. It can also protect you against accidental fire or water damage to the property. Before buying a renter’s insurance policy:
• Check to see if you are covered under your parents’ homeowner’s insurance.
• If you’re not covered under your parents’ policy, estimate how much it would cost to replace your personal belongings. You will also need to decide which items you want to have fully covered (e.g., jewelry, electronics or collectibles).

• If you pay for car insurance, check with your agent to see if you qualify for renter’s insurance at a discounted rate.

Renter’s insurance terms
• Deductible
Most policies have a deductible, which is the amount deducted from every claim you file. Deductibles can range from $50 to $250 or more, and the higher the deductible, the lower the cost of the policy. Also, the deductible may vary depending on whether the item is lost, stolen or damaged.
• Liability
Liability coverage can range from $100,000 to $300,000. In most cases, more coverage is better. Check to see if your policy will cover your attorney costs in a civil suit and/or medical damages for you and others.
• Minimum coverage
Some policies won’t cover your property for less than a specific amount. Usually the minimum ranges between $8,000 and $10,000.
PARTY SMART
If you decide to host a party or just have a few friends over, be safe and respectful of your neighbors. Below are some tips:

- Don’t allow open sources of alcohol
- Control who you let in. Have a guest have a few friends over, be safe and
- If you decide to host a party or just
- Keep the party inside to keep down
- Notify your neighbors and give them a phone number to call if the noise becomes excessive. Keep in mind, neighbors have no obligation to call you before they call the police.
- Keep the party inside to keep down the noise. Can you hear music from outside? If so, turn down the music and close the doors and windows.
- Clean up after yourself and your party. You may have had a party, but it shouldn’t look like it the next morning.

Student Conduct Code
Oregon State University’s Student Conduct Code applies to all students whether living on or off campus. Students are expected to be upstanding members of the Corvallis and university communities. Breaking the law or violating a city ordinance is also a violation of the Student Conduct Code. Sanctions may include alcohol and drug education, community service and reflection papers. For more serious violations, a student may be suspended or expelled from the university.

Laws you should know
- Special Response Notice (SRN) is a written warning issued by the Corvallis Police Department for violations like littering, noise or indecent exposure. You will not be charged for the first SRN. However, if you receive a second SRN within 30 days, you’ll be billed for what it cost the city to respond to both incidents. And that could be hundreds or even thousands of dollars.
- Furnishing alcohol or marijuana to anyone under 21. This is illegal and will result in a hefty fine.
- Notify your neighbors and give them a phone number to call if the noise becomes excessive. Keep in mind, neighbors have no obligation to call you before they call the police.
- Provide food, water and other non-alcoholic beverages for your guests.
- Don’t overserve alcohol, especially to guests who appear intoxicated.
- Don’t let your guests drink and drive. Even riding a bicycle when impaired is considered a DUII. As the host, you may also be liable if someone at your party receives a DUII. Call a taxi or use ASOSU SafeRide to get your guests home safely.
- Don’t provide alcohol or marijuana to anyone under 21. This is illegal and will result in a hefty fine.
- Notify your neighbors and give them a phone number to call if the noise becomes excessive. Keep in mind, neighbors have no obligation to call you before they call the police.
- Provide food, water and other non-alcoholic beverages for your guests.

Legal Advice
ASOSU Legal Services provides legal advice and representation to Oregon State students when they have a dispute that does not pertain to the university. Supported by student fees, ASOSU Legal Services most commonly provides representation for landlord/tenant disputes such as:

- Not coming to an agreement after speaking to the landlord
- Discrimination or harassment by the landlord
- Unauthorized entry or eviction
- Failure to return security deposit
- Housing code violations
- Lack of essential maintenance or failure to address major repairs

Safety
Be vigilant about your personal safety and take reasonable precautions:

- Ask your landlord to tell you the names of any service people hired to work at your home, and the day and time they are scheduled to come.
- Get to know your neighbors so you have somewhere to go if you’re uncomfortable or frightened.
- If you come home and see a door or window open or broken, do not go in. Call 911 and wait for the police in a safe place outside your home, such as a neighbor’s house.
- Avoid walking or going for a run alone at night. This applies to both women and men.
- If you’re walking somewhere at night, stick to well-lit streets.
- Shout if you are being harassed. Try to attract attention and head to anywhere people are present.
- Stay alert and be aware of your surroundings. Talking on a cell phone or listening to music can make you less alert and an easy target for criminals.
Trust your instincts. If something or someone makes you uneasy, avoid the person or leave the area.

Drink responsibly. Intoxicated pedestrians make easy targets for criminals.

Use ASOSU SafeRide to get to and from campus at night. Service is available within the Corvallis and Philomath city limits from 7 p.m. to 2:30 a.m. seven days a week except for major U.S. holidays. Oregon State holiday breaks and campus closures. Call 541-737-5000 or download the free app for Android and iPhone.

Sexual violence prevention and survivor support

Oregon State University is dedicated to preventing all forms of sexual violence on campus, which is defined by Title IX to include sexual harassment, dating violence, domestic violence, sexual assault and stalking. That means supporting a culture of respect and healthy interpersonal relationships, prioritizing affirmative consent to sexual encounters and dating relationships and creating a university community where violence in any form is not tolerated.

Sexual Assault Support Services
541-737-7604
Sexual Assault Nurse Examiners
541-737-9355
Student Health Services
541-737-9355
Medical care, including STD testing and treatment and pregnancy prevention.

Theft prevention

Corvallis is a safe place to live, and the crime rate is relatively low. Break-ins and bike thefts are the most common, so learn how to keep your home, car and belongings safe:

• Keep all doors and windows locked, including garage doors. A surprising majority of burglaries are reported as unforced entry.
• Prevent window shopping. Close curtains or blinds.
• Don’t leave valuables in your car.
• Be bright. Connect an automatic timer plug to an interior lamp and turn on your porch light to deter burglars.
• Burglars often target homes when they see mail piling up on the doorstep. Use the free hold mail service if you’re going to be away.
• Don’t trust the garden gnome. Burglars know all the hiding spots for house keys.
• Getting to know your neighbors can greatly reduce the chances of a break-in.
• Use a U-lock or other sturdy lock to secure your bike. Don’t leave it parked in a public place overnight.

Fire safety

• Cooking accidents are the leading cause of home fires and injuries. Do not leave cooking food unattended or stack anything on a stove top. If your cooking catches fire, slide a lid over the pan and turn off the burner. Do not remove the cover, because the fire could start again. Let the pan cool.
• Never throw water on a grease fire. Use baking soda instead.
• Other fire hazards:
  - Candles — Never leave a candle unattended.
  - Overloaded electrical circuits — Don’t plug too many things into the same outlet.
  - Open coil heaters — Keep away from curtains and clothing.
• Smoke alarms are required outside of every sleeping area and on every level of the residence. Do not tamper with smoke alarms. Test smoke alarms monthly and change the batteries as needed.

Bike safety

OSU is one of the top ten most bike-friendly campuses in the nation, according to Best Colleges Online. To help keep it that way, follow these and other bike safety tips:

• Be bright, be seen. According to Oregon law, bicyclists must have a rear reflector and a front headlight that is visible from 500 feet away when riding at night. It is also smart to use reflectors on other parts of your bike as well. The brighter you are, the safer you are.
• Bicyclists in Oregon must follow all vehicle laws. This includes stopping at stop signs and using turn signals with your hands. Yes, you can receive a ticket if you don’t.
• Wear a helmet.
• Don’t drink and ride. You can receive a DUII for riding a bicycle while impaired by drugs or alcohol.
• Lock your bike using a U-lock or other sturdy lock. Bike theft is common in Corvallis, and thieves often look for the most expensive bikes to steal.
• Know your bike’s serial number and register your bike with the Department of Public Safety in Cascade Hall. Registering your bike may increase the likelihood that it’s returned and retrieved to you if it’s stolen.

SafeRide

ASOSU SafeRide provides a ride home or to campus for all Oregon State students. Service is available within the Corvallis and Philomath city limits from 7 p.m. to 2:30 a.m. seven days a week except for major U.S. holidays. Oregon State holiday breaks and campus closures. Call 541-737-5000 to request a ride or download the SafeRide OSU app from Google Play for Android or the App Store for iPhone.
LOVE
Responsibility: be a good neighbor, roommate and tenant

RESPECT THY NEIGHBOR
Corvallis is known for its friendliness and small-town warmth. Experience it for yourself, and get to know your neighbors.

- Introduce yourself
  A simple hello goes a long way. Introduce yourself and put a face to the name. Make a connection — maybe even a friend.

- Keep neighbors informed
  Contact your neighbors in advance before undertaking something that may affect them, like throwing a party or pruning a shrub. Share your contact information so there’s an easy way of communicating.

- Be aware of differences
  Age, faith, ethnic background, family status and other factors can drastically affect how people go about their daily lives. Be aware and respectful of differences between you and your neighbors.

- Ask how you can help
  Neighborly gestures like raking leaves or walking the dog for a neighbor who may need assistance contribute to a positive and welcoming environment for everybody.

Resolving neighbor conflicts
Sometimes conflicts come up between neighbors. These problems usually arise from a lack of communication. Common issues are:

- Noise and nuisance complaints — Parties, loud stereos, car doors slamming late at night, loud arguments
- Parking problems — Too many vehicles per residence, blocked driveways or sidewalks, nonworking vehicles parked in the street long term
- Over-occupancy concerns — No more than five unrelated tenants may occupy a dwelling
- Animal disturbances — Excessive barking, pet waste, abandoned pets
- Lack of property maintenance — Keep the appearance of your property clean.
- Litter — Cigarette butts and other trash left on the sidewalk or street, garbage bins left at the curb after pick-up
- Eyesores — Couches and other indoor furniture used in front yards and left on porches

Effective communication is one of the best methods to help resolve disputes with neighbors, roommates, landlords, friends or anyone for that matter. Communicate concerns directly to your landlord. Respond to communication from landlords in a timely manner. If the response does not address your concerns, you may seek additional support and resources (e.g., Neighbor to Neighbor, ASOSU Legal Services, Fair Housing or Corvallis Rental Housing Program).

Communicating with Landlords
The landlord-tenant relationship can be tricky, but open communication and total transparency are the best ways to handle a touchy situation like leaving before the lease term is up. Your landlord is a business person, but they’re a human being too.

Communication is one of the best methods to help resolve disputes with neighbors, roommates, landlords, friends or anyone for that matter. Communicate concerns directly to your landlord. Respond to communication from landlords in a timely manner. If the response does not address your concerns, you may seek additional support and resources (e.g., Neighbor to Neighbor, ASOSU Legal Services, Fair Housing or Corvallis Rental Housing Program).

LIVING WITH ROOMMATES
Living with other people during your college years can be fun as well as challenging, so take as much time and care in choosing your roommate as you do in choosing where you live. Keep in mind, friends don’t always make the best roommates. Make sure you know the legal, financial and other implications of signing a lease with others.

To avoid conflict and make sure everyone is comfortable, discuss these topics and set expectations before committing to share a home:
- Habits
- Environment
- Cleanliness/house chores
- Food/groceries
- Household items
- Pets
- Sharing personal belongings
- Privacy
- Visitors
- Smoking, drinking, drugs
- Guests
- Roommate agreement
- Lease term
- Rent
- Utilities and other services

Clear expectations
The best way to present clear expectations is by drafting and signing a roommate agreement. It is imperative that you and your roommate(s) discuss all items on the roommate agreement and come to a mutual understanding. Find a sample roommate agreement in the Appendix.

Joint and several liability
This is an important legal term you should know. Most leases have a joint and several liability clause, which essentially means that you — individually — can be held responsible for the entire lease amount for the entire lease term, as well as for any damages to the property.

For example, if you sign a 12-month lease, and the total monthly rent is $2,000, you and your co-signer can be held responsible for a total of $24,000. Landlords do not necessarily have to bring a lawsuit against the tenant who failed to pay the rent or caused the damage; they may go after any tenant/ co-signer they choose. Ultimately, your landlord will see you and all of your roommates as one entity, so choosing your roommates wisely is crucial.
Conflict resolution collaborative model — ABCD

- **Achieve rapport** — Establish trust, explain your role in the interaction, make the other party feel comfortable, find an appropriate time and place to meet, begin on an even playing field.
- **Boil down the issues** — listen carefully, ask questions, get the whole story, address fears which might keep others from moving toward a solution.
- **Clarify their wants** — Don’t make assumptions, ask clarifying questions, ask what if questions, find out what their interests and goals really are and what needs they want to have met.
- **Develop a game plan** — Collaborate, brainstorm possible solutions, be creative, be clear about what you can do and what they need to do. Discuss a general timeline in which things will get done and when you will talk again.

Additional tips

- Be wary of jumping to conclusions or making assumptions.
- Empathize don’t sympathize.
- Listen and ask questions. Repeat as necessary.

Dealing with difficult situations

- Restate the other party thoroughly by repeating the content of what was said and acknowledging the emotions behind what was said. Ask them if you understood correctly, or if there’s something they think you haven’t heard.
- Make a list of the main issues and then address them one by one. Look for common interests and start there. Help refocus the other party when they start to stray.
- Check out their commitment to resolving the problem. Explain what you can realistically help with and what role they will need to play to accomplish their goals.

Use neutral language

- Please tell me more about...
- Can you share some examples of...
- Have you encountered this problem before? How did you address it then?
- What I hear you saying is...
- Can you suggest an option that could address the problem of...
- If (name) is willing to...does that change what you would consider as an option?
- Do you see a way of doing that?
- What feels like a fair solution to you?

Prescription for prevention

- Communicate interests and needs to everyone who is responsible for knowing.
- Don’t procrastinate. In most cases, the longer you wait, the harder it will be to solve your problem.

Seek assistance

Everyone has different abilities at different times in their lives to work through adversity. Take advantage of multiple campus resources to ask for help when you’re stuck, need information, need ideas or just need someone to listen. The Oregon State Ombuds Office offers free conflict-management assistance.

University Ombuds Office
116 Waldo Hall
541-737-4537
ombuds@oregonstate.edu

University Housing and Dining Services has additional information and suggestions about living with roommates.

Orange is the new green

Moving out? Use these resources to properly dispose of unwanted items and keep Corvallis clean.

- **Furniture for reuse**
  - Corvallis Furniture
    - Will pick up unwanted furniture for free. Call 541-754-0444 to schedule a pickup.
  - Furniture Share
    - Donate items, including mattresses, in ready-to-use condition. Drop off for free or pay $20 for a pickup. Call 541-754-0444 to schedule a pickup.
  - Garbage and recycling
    - If your bin won’t close, you will be billed extra. Call Republic Services for additional bags or a larger bin.

- **Craigslist**
  - At the end of spring term, there’s an excess supply of unwanted items, so plan ahead. Sell early or give away.

- **Relise Directory**
  - Find out where to take unwanted items — school supplies, appliances, electronics, etc. — in clean, good-working condition.

Keep your neighborhood clean. Pick up trash and recyclables from your property. Know your trash and recycling pickup days. Remove trash bins from the curb within 24 hours.

- **Craigslist**
  - At the end of spring term, there’s an excess supply of unwanted items, so plan ahead. Sell early or give away.

- **Relise Directory**
  - Find out where to take unwanted items — school supplies, appliances, electronics, etc. — in clean, good-working condition.
Get involved
At Oregon State, you’re not just a member of Beaver Nation, you’re part of the Corvallis community. Through advocacy, activism, philanthropy and service, you can make an impact in the ways that matter to you most. Get involved, make connections, enhance your leadership skills, build your résumé and have fun through the many volunteering opportunities in Corvallis:

- OSU Experience: Community and Civic Engagement — Discover where your passions meet the world’s needs and join other Oregon State students in civic-minded research opportunities, alternative break trips and service learning courses.
- Chintimini Wildlife Refuge — Help feed and care for rescued wildlife.
- Community Services Consortium — Provide assistance to a food drive.
- Corvallis Environmental Center — Help grow the SAGE garden or support the Farm-to-School program.
- Corvallis Parks and Recreation — Coach a youth sports team.
- Corvallis Boys and Girls Club — Volunteer at the club for local youth.
- Corvallis Community Outreach — Help out at a local shelter.

Stay connected
Stay connected to the campus community as you explore Corvallis. You’ll find plenty of opportunities to explore your favorite activities — and try new ones. Choose from more than 300 clubs and activities, including student government, sports, community service, social and environmental awareness, Greek life, theater and music. Find a comprehensive list at Student Leadership and Involvement. Oregon State also hosts a variety of events that are open to the community, including lectures, concerts, festivals and other cultural programs.

Peer support
Students from across campus can help make Oregon State and Corvallis a healthier, more cohesive community. Oregon State Wellness Agents are peer educators who support student success, campus engagement, well-being and inclusivity through education, environmental change and advocacy programs. Peer educators work with professional faculty in alcohol, drug and violence prevention, health promotion, survivor advocacy, community outreach and mental health. This program is an opportunity to gain professional experience and learn about working in higher education by volunteering five to eight hours a week. To become a Wellness Agent, enroll in H349 (Peer Helper Skills Development). Community Outreach agents (COA) are Wellness Agents that have chosen to specialize in improving community livability. COAs work with Corvallis Community Relations to enhance the off-campus student living experience through education and outreach, program planning and community building. COA volunteers serve as a resource for students and a liaison between the university and Corvallis residents.

Bike to campus
Corvallis is one of the most bike-friendly cities in America, and Oregon State is one of just 12 universities in the nation to earn a gold ranking from the League of American Bicyclists. It’s easy to get around town, and 97 percent of major city streets in Corvallis have bike lanes. Plus, you’ll avoid the hassles of limited street parking and the expense of parking on campus.

Free city bus transit
Oregon State is served by three transit lines:
- Corvallis Transit System
- Philomath Connection
- Linn-Benton Loop

Corvallis Transit also operates Night Owl, a free late-night bus service Thursday through Saturday. In addition, Benton County Dial A Bus provides wheelchair-accessible, curb-to-curb transportation for those with disabilities.

Transportation beyond Corvallis
- Hut Shuttle provides service to Portland International Airport every two hours 7 days a week.
- Amtrak Cascades trains run daily from Eugene to Vancouver, British Columbia. The Albany Amtrak station is served by the Linn-Benton Loop.
- Greyhound operates daily bus service from its station in downtown Corvallis.
- ZipCar offers a discounted student membership, hourly or daily rates.

Contact OSU Transportation Services for a list of airport shuttles, bus and train routes to other Oregon cities, as well as options for carpooling and car sharing.

Fun on a budget
- Visit The Arts Center across Central Park from the Corvallis-Benton County Public Library to see exhibitions by local artists or sign up for a community art class.
- Catch some local theater, dance, improv or music at the Majestic Theatre downtown on Second Street.
- Bike or mountain bike any of the extensive trails through McDonald-Dunn Forest, northwest of Corvallis. These trails can also be accessed via bordering northwest neighborhoods if you do not have a car.
- Download the Corvallis and Benton County Bicycle Guide for a bike-friendly map.
- Locally owned Darkside Cinema downtown on Fourth Street features independent films.
- Check out the downtown farmers’ market at First and Jackson Street from 9 a.m. to 1 p.m. on Saturdays and Wednesdays. The market is open from mid-April to Thanksgiving.
- Catch the amazing views from Mary’s Peak, located 24 miles west of Corvallis via Highway 34. Visit toward the end of spring term to see wildflowers.
- Catch the Coast-to-Valley Express to Newport on the Oregon Coast for $10 each way.
- Visit unique shops downtown, including Grass Roots Books & Music, The Book Bin, Browsers Bookstore and OSU Thrift Store.
- Check out the events calendar at visitcorvallis.com.
## Campus and Corvallis resources

The OSU Experience website includes a directory of the many student resources available to support your academic success and personal enrichment.

### Building or landlord problems
- **Corvallis Code Compliance**
  - Supervisor: 541-766-6545

### Conflict management
- **University Ombuds Office**
  - 541-737-4537

### Transportation
- **Transportation Services**
  - 541-737-2583
- **Beaver Bus**
- **Carpooling**
- **CarShare**
- **Parking**
- **ASOSU SafeRide**
  - 541-737-5000
- **Amtrak Cascades**
- **Corvallis Transit System**
- **Dial-A-Bus**
- **Greyhound**
- **Hut Shuttle**
- **Linn-Benton Loop**
- **Night Owl**
- **Philomath Connection**
- **ZipCar**

### Utilities
- **Water**
  - City of Corvallis: 541-766-6949
- **Electricity**
  - Consumers Power: 800-872-9036
  - Pacific Power: 888-221-7070
- **Natural gas**
  - NW Natural: 800-422-4012
- **Garbage**
  - Republic Services: 541-754-0444

### Useful forms
- Budget spreadsheet
- Move-in checklist
- Sample lease or rental agreement
- Sublease agreement
- Roommate agreement

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### ReUse Directory
- **sustainablecorvallis.org**

### Sexual assault support services
- **Survivor Advocacy and Resource Center**
  - 541-737-2030
  - (available 24/7)
- **Sexual Assault Support Services**
  - 541-737-7604
- **Sexual Assault Nurse Examiners**
  - 541-737-9355
- **Student Health Services**
  - 541-737-9355

**Medical care**, including STD testing and treatment and pregnancy prevention

### Furniture and household items
- **OSUsed Store**
  - 644 SW 13th St.
  - Public sales hours: Tuesdays 5:30 to 7:30 p.m. and Fridays Noon to 3 p.m.
  - Goodwill
  - 1325 NW Ninth St.
  - The Arc Thrift Store
  - 928 NW Beca Ave.

### Legal advice
- **ASOSU Legal Services**
  - 541-737-4165
- **340 Student Experience Center (SEC)**

### Local information
- **City of Corvallis**
  - corvallisoregon.gov
- **Counseling and Psychological Services (CAPS)**
  - 500 Snell Hall

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**APPENDIX Additional resources: where to go for help**