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

<table>
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<tr>
<th>Rental Company</th>
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</table>

* 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?

% of respondents answering yes

# of respondents answering yes

- Buckeye Real Estate
- Eventide Inc.
- Harrison Apartments
- Homestead Properties
- Kohn Royer Griffith Inc./KRG
- My First Place/1st Place Realty
- Northsteppe Realty
- Oxford Rentals Co.
- Pella Co.
- Riverwatch Tower
- Legacy Management Services
- OSU Live/Location Limited
- Average

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

Avg rating - 1 (strongly disagree) to 5 (strongly agree)
Was your landlord/property manager cooperative during the move-in process?

Was your rental property clean at the time of move-in?
Did your rental property not require repairs at the time of move-in?

If your landlord/property manager agreed to complete repairs prior to your move-in, how many were completed on time?
Were you satisfied with the overall condition of your property?

Did your landlord/property manager properly maintain the exterior of your rental unit (e.g., adequate lighting, property free of garbage, grass cut)?
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?
Was it easy to find a parking spot at or near your rental property?

Avg rating

- 1 (strongly disagree) to 5 (strongly agree)

Was your landlord/property manager cooperative during your move-out?

Avg rating

- 1 (strongly disagree) to 5 (strongly agree)
Would you rent from your landlord/property manager again?

Was it easy to contact your landlord/property manager with concerns or requests?
Were you satisfied with the response from the landlord/property manager to your concerns or requests?

Did your landlord provide at least a 24-hour notice prior to entering your property during non-emergency situations?
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?
How often did you have emergency maintenance concerns during the last year?

On average, how quickly did your landlord/property manager tend to emergency maintenance concerns?
Based on the condition that you left the property, do you feel that you received a fair portion of your security deposit back?

Avg rating - 1 (strongly disagree) to 5 (strongly agree)

If applicable, what percentage did you receive back of your security deposit?
Was your landlord/property manager professional and polite?

Please rate the overall performance of your landlord / property manager
How would you describe the process of finding off-campus housing?

- Very difficult: 10%
- Difficult: 35%
- Neither difficult nor easy: 25%
- Easy: 20%
- Very easy: 5%

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://rem.osu.edu
Phone: 614-292-9334
Email: sl-fmi@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.

@offcampusosu
@offcampus_osu
@OffCampus_OSU
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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studentlegal.osu.edu
614.247.5853