

A photograph of three students walking on a paved path in a lush, green campus setting. On the left, a young woman with dark hair in a ponytail, wearing a black t-shirt and shorts, is laughing and looking towards the other two students. In the center, a young man in a white t-shirt and blue jeans is smiling and holding a skateboard. On the right, another young man in a black t-shirt and khaki pants is also smiling and looking at the man in the center. He is carrying books, one of which is titled 'Neuroscience'. All three students are wearing backpacks. The background is filled with large, leafy trees and a grassy area. The title 'Off-Campus Living Guide' is overlaid on the left side of the image in a large, white, serif font, with a red horizontal line underlining the word 'Off-Campus'.

Off-Campus Living Guide



THE OHIO STATE UNIVERSITY
OFFICE OF STUDENT LIFE



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A photograph of two young adults, a man and a woman, standing outdoors next to a silver car. The man, on the left, is wearing a grey t-shirt with 'COLUMBUS OHIO' printed on it, light blue shorts, glasses, and a backpack. The woman, on the right, is wearing a white t-shirt with a red graphic, denim shorts, and a backpack, and is holding a red folder. They are both smiling and looking at each other. Red hand-drawn lines and squiggles are overlaid on the image, framing the two individuals and the car. The background shows green trees and a paved area.

Visit Willie J. Young, Sr. Off-Campus and Commuter Student Engagement

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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.


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Table of Contents

6

WELCOME TO LIFE OFF-CAMPUS

- 8** Meet the Off-Campus
and Commuter
Student Engagement
Team
- 10** Events and Services

12

FINDING OFF- CAMPUS HOUSING

- 14** The Search for
Off-Campus Housing
- 18** Roommates 101
- 19** Understanding
Your Lease

25

LIVING OFF-CAMPUS

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

28

RESOURCES FOR YOUR SAFETY

- 29** Fire Safety
- 30** Personal Safety

WHEN AN OHIO STATE **STUDENT** NEEDS CONFIDENTIAL,
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THEY HAVE **SERVICES** FROM EXPERIENCED ATTORNEYS.



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dissolutions
victim assistance
notary & much more



**Welcome to
Life Off-Campus**

The Off-Campus Living Guide outlines resources and tips to help all students engage, learn and thrive. 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, support and access to many helpful online resources at offcampus.osu.edu!



Dilnavaz Cama

Director



Rachel DeMooy

Off-Campus Residential
Experience Manager



Rochelle Toth

Community Outreach and
Engagement Manager



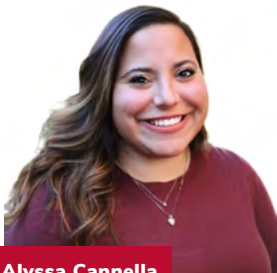
Chris Antjas

Operations Manager



James MacGregor

3rd Year & Beyond Manager



Alyssa Cannella

1st & 2nd Year
Senior Specialist



Brent Vogel

Community Partner
Senior Representative

As an Off-Campus student, you will want to get to know your Community Ambassador, a peer Ohio State student who will support your student experience. Your Community Ambassador builds community off-campus, 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.

“I work as a Military Community Advocate, so my focus is on that subgroup of students. Being assigned to OCCSE was probably the best thing to happen for me in my role. The office has helped me countless times in planning events and offering resources to military-connected students. But by working here, I've been able help more than just my "assigned" community. Being here I've helped to make an impact with every student that contacts our office. It's one of the best communities I've had the pleasure of working in.”

– Zach Feltner

“Being a Community Ambassador has helped me to build connections with other students and hear their stories in the community and get to ask important questions that help guide our knowledge of off-campus living and what students need to ensure the

most comfortable living experience as possible. I have gotten to know more about the community itself as well as learn the various aspects of the university district that previously, I had not been aware of. I feel that my ideas and thoughts are actively listened to and feel that I have great support with my supervisors in the office as they are always open in sharing and giving advice for me in the job and in life.”

– Elyssa Dorman





Events and Services

- Roommate Fairs
- Complimentary Safety Devices
- Commuter Preview Day
- Off-Campus Living Expo
- Food Truck Events
- Community Clean-Ups
- Off-Campus Living Workshops
- Commuter Kitchen and Lockers
- Online Modules



LUXE BELLE

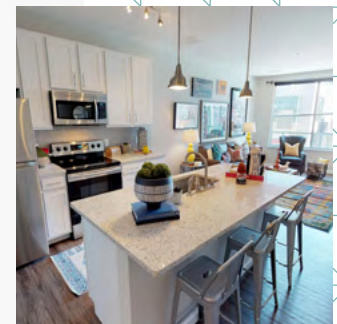
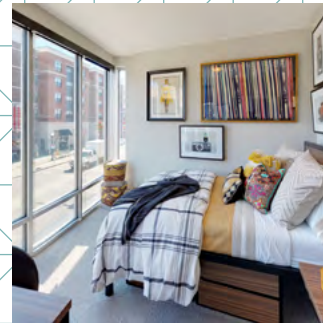
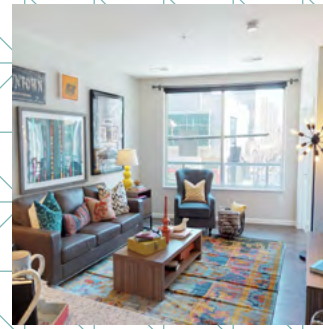
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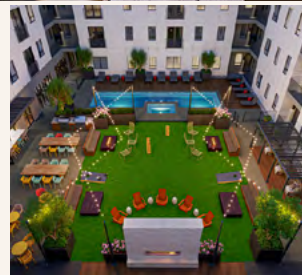
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The Search for Off-Campus Housing: What to Consider While House Hunting

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
- Renter's 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 personal preferences.
- Utilize the Off-Campus Housing Network by searching for off-campus housing on our **website**. ↩



OFF-CAMPUS HOUSING NETWORK

Ohio State is committed to helping students make informed decisions through The Ohio State Off-Campus Housing Network. The Ohio State Off-Campus Housing Network is a collaboration among The Ohio State University, Student Legal Services, property owners and a number of City of Columbus departments, including police, fire, Public Safety and Code Enforcement.

This new and innovative program is designed to support an iconic residential experience in the off-campus area.

The Ohio State Off-Campus Housing Network establishes certain criteria for property owners. Those property owners that commit to meeting these criteria will be considered “in network.” In-network status is provided to property owners who commit to and uphold specific criteria and will be the only property owners featured in our online [housing search](#). Students and families will have access to information about in-network property owners to help them make informed decisions about off-campus living options.



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214 E. Norwich Ave.
33 E. 13th Ave.
1540 Neil Ave.
118 King Ave.
410 King Ave.

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.
215 E. Lane 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 ½ E. 17th Ave.

6-7 BEDROOM

235 E. Lane Ave.

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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 you in your off-campus roommate search. You can post and/or browse roommate ads at offcampus.osu.edu

ROOMMATE FAIRS ←

Whether you are looking for a roommate or need someone to replace you and live with your current roommates, make sure to check out the Roommate Fair, held each semester. It's a great opportunity to connect with potential roommates.

Find your Columbus home



George Makkas
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Elektra Properties | Stefos Properties
Erini Properties | Filia Properties

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 \$50-\$75 per person rate plus administrative fees. Most 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.

TIPS TO CONSIDER:

- Once all documents have been signed, make sure each roommate keeps a copy.
- Once your lease is reviewed and signed, your property owner collects a security deposit to pay for any unpaid rent or damages to the property during the lease term. To ensure that you are not charged for damages you did not cause, take photos and video of the property when you move in. Complete the move-in checklist provided by **Student Legal Services**. Communicate damages to your property manager so they can repair them, and always stay up to date on rent.



The City of Columbus provides additional options and protections for tenants renting from operators/property owners in Columbus. Property owners may be held criminally liable for a misdemeanor offense for violating these laws.

- Renter's Choice requires a property owner with less than five units to provide the tenant with written notice and the option to pay any applicable security deposit in full or in payments over 3, 6 or more monthly payments due when rent is due.
- Rental Receipt obligates a property owner to provide the tenant with written receipt of any security deposit or rent payments at the time the money is received, unless the payment is processed electronically such as through a 3rd party portal.
- Source of Income protections for tenants prohibit property owners from discriminating against a tenant because of the tenant's source income, including social security, child support, spousal support, housing choice vouchers and other lawful means of payment. For example, based on source of income, a property owner cannot refuse to lease, make a distinction between price or terms, discourage a tenant from renting, tell a tenant a unit is not available when it is, or deny renting a unit to a tenant that, but for the source of income, would satisfy any application criteria and/or income thresholds.



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.

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



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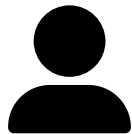
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Living Off-Campus

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 walk-through 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 renter's 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 in writing of needed repairs, 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 CBUS 311 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.

COLUMBUS 311 SERVICE CENTER

The City of Columbus Service Center provides a way for you to submit a request for city services. The Service Center is the single point of contact for requesting all non-emergency city services and is available to residents, city businesses and visitors. If you have any questions or comments about city services, or if you want to submit a complaint or concern to the City of Columbus, visit go.osu.edu/311 or call 614-645-3111.



A young Black man is shown in profile, looking towards the left. He is wearing a blue baseball cap and a blue sweatshirt. He is holding a silver keychain with a small circular light and the word 'birdie' on it. Red hand-drawn lines are overlaid on the image, highlighting various safety items: a cap, a jacket, a backpack, a keychain, and a phone. The background is a city street with buildings and traffic lights.

Resources for Your Safety

Fire Safety

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. By 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 and 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 a bi-weekly newsletter that will keep you up to date about your community events and resources.

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 university designated 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.

BE SMART, BE SAFE, BE A BUCKEYE.

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. Sign up for our **BLOC** newsletter to stay up to date with events, resources, and reminders.
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**

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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OFFICE OF STUDENT LIFE

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