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Visit Us Today!
Intro to Off-Campus Life
WELCOME TO LIFE OFF-CAMPUS
This Off-Campus Living Guide outlines the steps and resources to help you have an extraordinary off-campus living experience. Utilize this guide to answer your off-campus housing questions, learn about university and city resources and understand your rights and responsibilities as an off-campus resident.

OUR OFFICE
Off-Campus and Commuter Student Services is The Ohio State University’s resource center for all things off-campus living and commuting. Whether you’re not sure how to start looking for housing, want a free home safety walk-through or need help buying a parking pass, we are here to support you!

Our mission is to serve off-campus and commuter students by collaborating with stakeholders and providing opportunities to foster involvement, civic engagement and student success to enhance the extraordinary student experience.

CHECK OUT OUR WEBSITE!
Visit offcampus.osu.edu to find several resources for life off campus, including the housing search.

STOP BY OUR OFFICE!
Off-Campus and Commuter Student Services
3106 Ohio Union
1739 N. High Street
Columbus, OH 43210
Hours: Monday–Friday | 8 a.m.–5 p.m.
Phone: 614-292-0100
Email: offcampus@osu.edu
Website: offcampus.osu.edu

FIND US ON SOCIAL MEDIA!
Off-Campus and Commuter Student Services
offcampus_osu
offcampus_osu

MEET THE OFF-CAMPUS AND COMMUTER STUDENT SERVICES TEAM!
Our dedicated team provides a variety of resources, such as free safety devices, mentoring first year commuter students and maintaining our comprehensive website, offcampus.osu.edu!

Senior Director Willie Young can be found walking and driving around the University District neighborhoods throughout the week and on the weekends, building positive relationships with off-campus students and offering advice on any safety concerns he may see along the way.
young.56@osu.edu
YOUR COMMUNITY AMBASSADORS

Community Ambassadors are Ohio State students who live in the off-campus University District and directly interact with residents. These student leaders have knowledge about the University and the City and can offer tips on how to stay safe and have fun, all while providing opportunities to make a positive contribution to your neighborhood!

- Sign up to receive the Off-Campus Monthly newsletter, or check it out online at offcampus.osu.edu.
- Be on the lookout for fun and informative neighborhood events hosted by your Community Ambassadors!

---

OUR EVENTS

Check out these great events hosted by Off-Campus and Commuter Students Services.

OFF-CAMPUS LIVING EXPO

Autumn and Spring Semesters

Learn about the off-campus community with information and prizes from:
- Landlords
- Businesses
- Various Ohio State Departments
- Safety Resources

ROOMMATE FAIRS

Autumn, Spring and Summer Semesters

- Meet potential roommates face-to-face
- Resources for off-campus living
- Light refreshments provided

NOTE: Attendees are required to provide a student ID upon entry

COMMUNITY COOKOUTS

Autumn and Spring Semesters

An opportunity for you to stop by and meet neighbors, grab a bite to eat, play games and meet your Community Ambassador!

CORNHOLE TOURNAMENT

Spring Semester

Bring your friends to compete in a friendly cornhole tournament during the Scarlet and Gray Tailgate with The Collegiate Recovery Community! Prizes and free food sponsored by Coca-Cola.

Please visit offcampus.osu.edu for more information about all of our events.
right where you want to be.

FIND YOUR PERFECT 1, 2, 3 OR 4 BR!
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• Adjacent to campus
• Fully furnished 1, 2, 3 & 4 BR's
• Outdoor lounge
• Under building parking garage with direct building access available

THE WELLINGTON
11 E. 17TH AVE. COLUMBUS, OH 43201 (614) 768-3356 WELLINGTONOSU.COM
• Great location! Directly across from The Wex
• Fully furnished Studios, 1, 2, 3 & 4 BR's
• Exciting retail underneath including Target, Chick-Fil-A, Starbucks, CVS, Huntington & more!
• Group & quiet study rooms
• Movie theater
• State-of-the-art fitness center
• Under building parking garage with direct building access available

THE HIGHLINE AT NINE
1494 N. HIGH ST. COLUMBUS, OH 43201 (614) 503-7884 THEHIGHLINEATNINE.COM
• Great location! Adjacent to Campus Gateway
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• Exciting retail underneath including Chumley’s, Popeyes, Great Clips, Knobu & more!
• Group & quiet study rooms
• High-speed internet & cable TV with HBO incl.
• Spectacular clubhouse with 2nd floor lounge
• 24-hour computer lab with copier/printer
• State-of-the-art fitness center with yoga studio

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Student Health Services, located in the Wilce Student Health Center, is a Joint Commission Accredited outpatient facility.

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- Primary Care
- Women’s and Men’s Health Services
- Physical Therapy and Sports Medicine
- Preventive Medicine, Immunization and Vaccination
- Dental Services
- Optometry and Eyewear Gallery
- Allergy Evaluation and Injection Therapy
- Office Procedures
- Travel Medicine
- Nutrition

Support Services for enrolled students, faculty and staff:
- Pharmacy
- Laboratory
- Radiology

Questions?
- shs.osu.edu
- 614-292-4321

OFFICE OF STUDENT LIFE
STUDENT HEALTH SERVICES

Finding Off-Campus Housing
**THE SEARCH FOR OFF-CAMPUS HOUSING: THINGS TO CONSIDER WHEN FINDING YOUR HOME**

Not sure where to start? Take a look at our online housing search at [offcampus.osu.edu](http://offcampus.osu.edu). Be sure to consider the following:

**AFFORDABILITY AND UTILITIES**

To help calculate the affordability of your next home, you may want to take into account the following:

- Rent
- Utilities
- Renters Insurance (a must!)
- Textbooks, parking and food
- Other living expenses (toiletries, clothes, supplies, etc.)
- Visit the Student Wellness Center for a Scarlet and Gray Financial counseling appointment

**LANDLORD REPUTATION**

The Undergraduate Student Government publishes an annual Renter’s Guide (found at [offcampus.osu.edu](http://offcampus.osu.edu)) which contains a compilation of ratings from students renting from local landlords. Learn from your peers:

- Does the landlord make repairs in a timely fashion?
- Is the landlord respectful and easy to work with?
- Would your peers rent from this landlord again?
- Does the landlord participate in the Off-Campus Housing Excellence Program? Visit [go.osu.edu/ochep](http://go.osu.edu/ochep) for more information.

**PROPERTY LOCATION**

You should never live where you feel unsafe simply to save money

- Visit the property during the day, at night and on weekends
- Talk to the current tenants, as well as other tenants in the area, and find out what their experience has been with the landlord and/or the area
- Check out crime statistics at [communitycrimemap.com](http://communitycrimemap.com)

**QUICK TIP!**

Do not put all the utility bills under one person’s name in case a roommate does not consistently pay their share of bills.

**SUBLEASING**

Does the landlord permit subleasing?

- Advertise your property on the Off-Campus Housing Search (once you’ve made sure your landlord permits you to sublease your property)
- Keep in mind, you may still be responsible for the rent and/or potential property damage
- To understand more about subleasing, talk to Student Legal Services or visit their website at [studentlegal.osu.edu](http://studentlegal.osu.edu)

**Sublet:** A vacant apartment or house where a renter has already signed a lease.
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"If a rental property is not great enough for my children, it’s not fit for any student."

TOP RATED LANDLORD

TOP RATED for 14 STRAIGHT YEARS by the OSU Undergraduate Student Government Renter’s Guide.

MAX RATING of “six buckeyes” on EVERY UNIT through the new OSU Off-Campus Housing Excellence Program.

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- ALL UNITS have INTERCONNECTED smoke detectors in EVERY BEDROOM AND HALLWAY.
- ALL UNITS have carbon monoxide detectors on EVERY FLOOR.
- ALL UNITS have ELECTRONIC KEYPAD LOCKS 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 your apartment without a 24-HOUR NOTICE, unless for an emergency.
- RENT INCLUDES ALL UTILITIES (gas, electric, water / sewer, cable TV and HIGH-SPEED INTERNET – 600 Mbps / 40 Mbps).
- CONVENIENT and FREE online rent payments.
- GUARANTEED response to general 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.

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ROOMMATES 101
Finding a compatible roommate is important, so take as much time and care in choosing your roommate(s) as you do in choosing where you live.

ONLINE ROOMMATE SEARCH
Off-Campus and Commuter Student Services 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.

CHECK IT OUT!
Our website offers several other roommate resources, including tips on how to protect yourself from roommate scams, information about The Office of Student Conduct’s Student Mediation Program and a sample Roommate Agreement from Student Legal Services.

ROOMMATE FAIRS
Are you looking for a roommate? Do you need someone to replace you and live with your current roommates? Check out our Roommate Fairs, held throughout the year. Roommate Fairs allow students the opportunity to meet potential roommates face-to-face in a casual and safe environment. Visit our website, offcampus.osu.edu, for dates and more information!

TAKE TIME BEFORE YOU SIGN
Before signing a lease, thoroughly inspect the entire property. Below are a few tactics to guide you with your inspection:

- Turn on all faucets/showerheads 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
- Check the thermostat and make sure the heat and air conditioning work properly
- Make sure there is a sufficient amount of 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 a fire
- 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
- If you see any issues and/or needed upgrades, discuss each item with the landlord. If they agree to your requests, be sure to put each item in writing in the lease

After inspecting the property, if you and your roommates are still interested in renting the property, request a sample lease from the landlord. Take the sample lease to Student Legal Services for lease review.

UNDERSTANDING YOUR LEASE
Although not all landlords have the same policies, renting requirements in the Columbus area are typically consistent.

- Everyone on the lease may be asked to fill out an application which is usually associated with a $30-$75 fee per person
- Most University District landlords require all tenants under the age of 23 to have a co-signer, often a parent or guardian
- Student Legal Services offers free lease reviews to students. This provides a great opportunity to learn everything about your lease
- Once all documents have been signed, make sure each roommate keeps a copy
- 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

Joint and Several Liability Cause: A landlord’s ability to bring a lawsuit against any single tenant to pay rent or property damages, including the entire rent amount for the whole lease term, even if this individual was not the one to default on paying his/her rent.

Security Deposit: A required, yet refundable, payment to a landlord in order to ensure that the rental property is not damaged and that all rent is paid during the lease term. Typically equivalent to one month’s rent.

Lease: A negotiable, legally binding contract by which one party (typically a landlord) provides property to another (typically a tenant) for a specified term, in return for periodic payment.
TIPS FOR MOVING INTO YOUR NEW HOME

Off-Campus and Commuter Student Services is here to help you prepare for your move!

• Schedule a date to pick up your keys
  - This is a great opportunity to ask your landlord 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/sewage, internet, etc.)

• Purchase a renters insurance policy
  - Make certain your policy takes effect the day you get your keys and move-in.

• Buy your parking permit(s)
  - If you plan on parking on the Ohio State campus, you will need to purchase a campus parking permit through CampusParc, osu.campusparc.com
  - If you plan on parking on an off-campus street, keep in mind that many streets require you to purchase a City Parking Permit, publicservice.columbus.gov

• Check fire safety. Ask your landlord to provide the following:
  - A fire extinguisher for each floor
  - Smoke and carbon monoxide detectors for each floor and each bedroom

• Schedule a FREE 20-minute safety home walk-through by visiting go.osu.edu/ochep and select the best time and date that works for you. Check your home’s safety, find out ways you can improve your security and how to possibly save money on your utilities!

The City of Columbus will sell parking permits in the Off-Campus and Commuter Student Services office (3106 Ohio Union) on August 15–17 and August 20–22, 2018. Visit offcampus.osu.edu for details!

Enter to win $50 BuckID cash if you sign up for a home walk through and/or refer a friend to sign up!

YOU’RE MOVED IN…NOW WHAT?

Always be aware of your rights and responsibilities as a tenant, roommate, neighbor and community member.

Pay your rent on time!

• If you are having issues with your landlord, do not withhold rent. Instead, contact Student Legal Services

Notify Landlords of needed repairs!

• Your landlord is responsible for making repairs and keeping the rental property in a habitable condition

• You may contact your landlord to inform them of the needed repair, but always follow up in writing immediately - this is crucial!

• Once notified, a landlord must make repairs in a reasonable amount of time, typically 30 days, unless it is an emergency situation

• Visit studentlegal.osu.edu/offcampus for a notice to repair template letter

Don’t let the bed bugs bite!

• If you suspect that you may have bed bugs (or that your neighbor may have bed bugs), contact your landlord immediately

• Professional extermination is the only way to effectively eliminate a bed bug infestation
YOUR RIGHTS AND RESPONSIBILITIES

Did you know there is a law in Ohio that regulates the relationship between landlords and tenants? This is known as Ohio Landlord-Tenant Law and it sets forth the rights and responsibilities for both landlords and tenants. Visit offcampus.osu.edu for specific details.

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:

- Hosting an out-of-control party
- Setting fires
- Throwing glass bottles or other dangerous items
- Setting off fireworks
- Standing on or rocking cars

To view the full Code of Student Conduct, visit studentlife.osu.edu/csc.

It is illegal in the city of Columbus to have upholstered furniture on a porch, deck, yard or any outdoor location. Upholstered furniture can quickly catch fire and block exits.

TRASH TALK

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

- Visit publicservice.columbus.gov/refuse to determine your designated trash-collection day
  - Recyclables are collected every other week. Visit 311.columbus.gov/colorday for more information
- Schedule a bulk item collection pick-up
  - Remember, bulk items such as mattresses and couches are not collected unless the resident schedules a pick-up collection.
  - Download the MyColumbus App, where you can schedule bulk pick-ups and have several other city resources at your fingertips.
- Donate old furniture, clothing and other items in good condition.

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

Notify the landlord prior to the deadline, in writing, of your intent to stay or to move out after the lease term. If you are planning to move-out, you must provide your landlord a forwarding address for your security deposit to be mailed.

Clean the property thoroughly

Leave your property in the same condition (if not better) as you received it.

Document condition of the property

Once this has been completed—and, ideally, once you move your furniture out, complete a move-out checklist and take pictures/video (just like you did when you moved in) to show in what condition you left the property.

Cancel all utility accounts

Ensure that you call all of your utility companies directly to schedule a date to disconnect all utilities. Remember, your bills have to be paid in full before you are permitted to close your accounts.
Ask About Our LEASING SPECIALS

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
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
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77 E. 7th 2-4
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45-45.5 Euclid 3
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
HOME SAFETY

Introduce yourself to your neighbors and exchange contact information. By creating a close-knit community, you can look out for one another. This includes informing each other of suspicious activity in your neighborhood, and encouraging your neighbors to display Buckeye Block Watch placards to signal to criminals that they are being watched.

LEAVING FOR BREAK?

There are several precautions to be taken when leaving your home for extended periods of time. These include:

- Securing valuables
- Locking all doors and windows
- Asking a neighbor or friend to keep an eye on your home
- Avoid posting on social media when you are out of town

For more detailed steps, visit our website, offcampus.osu.edu.

FIRE SAFETY

Since January 2000, Campus Firewatch has documented that 87% of fatal campus fires occurred in off-campus areas across the nation. Follow these important steps to prevent house fires. Be sure to visit offcampus.osu.edu for more ways to prevent fires.

- If there is a fire, GET OUT and STAY OUT; Call 911
- Have at least one working smoke alarm and carbon monoxide detector on each floor of your residence, preferably one in each sleeping area
  - Test alarms once per month and change batteries each semester
- Don’t grill on a porch or within 20 feet of a building
- Keep a working fire extinguisher near your kitchen and know how to use it
- Don't overload electrical outlets! This was the cause of an Ohio State off-campus house fire in 2015

Did you know? Off-Campus and Commuter Student Services provides free safety devices to students. Stop by Ohio Union Suite 3106 to pick up window and door alarms, safety timers and smoke detector batteries!

Buckeye Block Watch unites residents of the University District to create a clean, safe and enjoyable environment. You are the eyes, ears and voice of the Ohio State community, so if you see something, say something!

Unattended Cooking is the leading cause of residential fires. Careless Smoking and discarding of cigarettes is the leading cause of fire deaths.
$0 Application Fee
$99 Security Deposit
1/2 Off Admin Fees
Flexible Lease Terms
3-15 Months Available

For Students & Preferred Employers
(Preferred Employers: Ohio State University, Capital University, Ohio Health, and Riverside Medical Center employees.)

The Commons at Olentangy. This is Home.

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www.GOCommons.com
GOCommons@goldoller.com

THANK YOU
to our Fall 2017 and Spring 2018
Off-Campus Living Expo Sponsors
PERSONAL SAFETY

We encourage every student to be actively engaged as a neighbor and community member and a committed participant to one’s own personal safety.

- Walk in well-lit areas. Never walk alone at night
- Remain alert and aware of your surroundings
- Utilize Student Safety Service; request a Safe Ride by downloading the TapRide App
- Utilize the free LifeLine Response app

Did you know? Students are now able to request Safe Rides via the TapRide App! Visit dps.osu.edu/safe-ride for more information.

PARTY SMART

As a host of a party, you can be held responsible for the actions of your guests. As a responsible member of the Buckeye community, here are some tips on how to be safe and party smart:

BEFORE THE PARTY

- Talk to your neighbors prior to the party
- Limit the amount of alcohol available
- Put up orange fencing to control the crowd from leaving your yard

DURING THE PARTY

- Check IDs at the door
- Have at least one sober host
- Do not leave drinks unattended
- Keep music/noise at a reasonable level

AFTER THE PARTY

- If you have guests who have been drinking and want to drive home, call them a ride or have them spend the night at your place—do not let them get behind the wheel.
- Keep Columbus beautiful and respect your neighborhood. Clean up all garbage and other party debris.

OTHER RESOURCES

Community Crime Patrol (CCP) is a group of trained citizen patrollers working to increase safety in Columbus neighborhoods. For more information, visit communitycrimepatrol.org

Rape Aggression Defense (RAD) is a free self-defense class offered to women by The Ohio State University Police. For more information, visit dps.osu.edu/police/rad

Be sure to visit partysmart.osu.edu before hosting your party to find more tips.
BUCKEYE FOR LIFE

Off-Campus and Commuter Student Services believes in building strong relationships with our community members, including city and state constituents. This includes being heavily involved in community meetings, organizations and initiatives to ensure students and community partners are engaged and connected. Being a good neighbor and a responsible citizen are important aspects of being a Buckeye!

Civic Responsibility: The social responsibility of bettering our Buckeye community through active engagement.

DONT’ T FORGET THESE TIPS

1. Utilize Off-Campus and Commuter Student Services.
2. Have your finances in order. Schedule a Scarlet and Gray Financial Coaching session
3. Allow Student Legal Services to provide you with a free lease review. studentlegal.osu.edu
4. Document everything in writing and keep a copy for your records.
5. Schedule a free home walk-through to allow Student Life and the Columbus Division of Fire to assess the safety, security and sustainability of your off-campus property. Visit go.osu.edu/ochep.
6. Pick up your free window and door alarms and free safety timers from Off-Campus and Commuter Student Services.
7. Take responsibility for your own safety. Get involved with Buckeye Block Watch and the Community Ambassador / Commuter Liaison programs.
8. Get involved in your neighborhood. Build positive relationships with all of your neighbors.
9. Lead a healthy, well-balanced lifestyle.
10. Party Smart, Be Respectful and Represent The Ohio State University’s motto by being a Buckeye in and out of the classroom.
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