Moving Off Campus: A Parents Guide
Moving Off Campus

Making the move off campus is an exciting time in the lives of many students. The University of Oregon hopes that living in Eugene will provide a memorable and rewarding living experience for your student. This guide was developed to be a resource to assist parents and family members become familiar with the various resources off and on the campus. As your student becomes a resident of the Eugene community, we encourage you to talk with your student about their rights and responsibilities as a renter and to learn about the numerous resources available.

While some of this information may seem simple or familiar to you, it is important to remember that this is most likely the first time your student has seen a lease, payed rent or shared household responsibilities with others without your direct presence. Feel free to share the contents of this guide with them or refer them to the “Moving Off Campus: A Guide for Students” available in the Office of Student Life or on our website at http://studentlife.uoregon.edu.

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## Useful Telephone Numbers and Websites

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<td>541-346-4239</td>
<td><a href="http://www.uoregon.edu/~aps/">www.uoregon.edu/~aps/</a></td>
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<td>ASUO</td>
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<td>ASUO Rental Services</td>
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<td>Cahoots Crisis Assistance</td>
<td>541-342-8255</td>
<td><a href="http://www.whitebirdclinc.org">www.whitebirdclinc.org</a></td>
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<td>Campus Crisis Center</td>
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<td>City of Eugene</td>
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<td>Housing Standards</td>
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<td><a href="http://www.eugene-or.gov">www.eugene-or.gov</a></td>
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<td>Comcast (Cable T.V.)</td>
<td>1-888-824-8264</td>
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<td>Student Housing</td>
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<td>Designated Driver Shuttle</td>
<td>541-346-7433</td>
<td><a href="http://www.uoregon.edu/~asuodds/">www.uoregon.edu/~asuodds/</a></td>
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<td>Department of Motor Vehicles</td>
<td>541-686-7855</td>
<td><a href="http://www.oregon.gov/ODOT/DMV/">www.oregon.gov/ODOT/DMV/</a></td>
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<td>Eugene Water and Electric Board (EWEB)</td>
<td>541-484-6016</td>
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<td>Lane Independent Living Alliance</td>
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<td><a href="http://www.lilaoregon.org/About">www.lilaoregon.org/About</a> LILA.html</td>
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<td>LTD Schedule Info</td>
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<td>Neighborhood Associations</td>
<td>541-682-5009</td>
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<td>Northwest Natural Gas</td>
<td>541-342-3661</td>
<td><a href="http://www.nwnatural.com">www.nwnatural.com</a></td>
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<td>Office of Student Advocacy</td>
<td>541-346-3722</td>
<td><a href="http://gladstone.uoregon.edu/~asuoosa/">http://gladstone.uoregon.edu/~asuoosa/</a></td>
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<tr>
<td>Office of Student Life</td>
<td>541-346-3216</td>
<td><a href="http://studentlife.uoregon.edu">http://studentlife.uoregon.edu</a></td>
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Evening//weekends OSL staff members are accessible via pager for emergencies, including sexual assaults, incidents of bias, missing persons, and emotional health issues. Call 541-346-5444 and ask to have the student life duty person paged.

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<td>Eugene Police/Fire</td>
<td>911</td>
<td><a href="http://www.eugene-or.gov">www.eugene-or.gov</a></td>
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<td>Police Non-emergency</td>
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<td>EPD Crime-Prevention</td>
<td>541-682-5137</td>
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<td>EPD West University</td>
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<td>EPD Campus Team</td>
<td>541-346-2904</td>
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<tr>
<td>QWEST Telephone</td>
<td>1-800-244-1111</td>
<td><a href="http://www.qwest.com">www.qwest.com</a></td>
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<td>Sanipac Waste Removal</td>
<td>541-736-3600</td>
<td><a href="http://sanipac.com/">http://sanipac.com/</a></td>
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<tr>
<td>Sexual Assault</td>
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<tr>
<td>Support Services (SASS)</td>
<td>541-343-SASS</td>
<td><a href="http://www.sass-lane.org">www.sass-lane.org</a></td>
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<tr>
<td>WomenSpace</td>
<td>541-485-6513</td>
<td><a href="http://www.enddomesticviolence.com">www.enddomesticviolence.com</a></td>
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“Renter-Speak”

**Rental Agreement or Lease** A legally binding contract between a landlord and a tenant, whether written or verbal, containing the terms and conditions of the use and occupancy of a dwelling unit and its premises. A rental agreement usually describes a month-to-month tenancy or a longer term tenancy such as nine months or a year.

**Co-Signer** If you are asked to co-sign on your student’s lease, this also legally binds you to the contract between the landlord and tenant.

**Deposit/Fees** These may include first and last month’s rent, security deposit, and cleaning fees. Be sure these fees are clearly spelled out in your lease.

**Termination** is the end of the tenancy that occurs automatically at the end of the lease or as a result of mutual agreement or by court order.

**Landlord** The owner of the property that is leased or rented to another.

**Eviction** To put a tenant out by legal process.

**Sublet/Sublease** To lease or rent all or part of a leased or rented property.

**Discrimination** It is illegal to discriminate based on race, color, sex, family status, religion, and nation of origin, mental or physical disability. For further information see OSPIRG website.

**Credit Check** Landlords may check your credit history to see if you have a history of paying your bills on time. Landlords may also check your criminal history through public records.

**Right of Entry** A landlord must give a 24 hour written or verbal notice prior to entry unless other agreements have been made. Your landlord may enter the rental without notice or consent in the following cases:

- An emergency, which includes a repair problem which must be repaired immediately to avoid serious damage. Note: the landlord must provide written or verbal notice within 24 hours after an emergency entry.
- When the tenant has requested repairs in writing, but only at reasonable times within seven days of the request for repairs. (See ORS 90.322(17(c))
- When the tenant has been absent for more than seven days and entry is reasonably necessary.
- Pursuant to a legal order.
- When the tenant has abandoned or surrendered the premises.
- To come to the property to serve a notice, but in this case the landlord may not enter the dwelling. (See ORS 90.322(1)(a))

**Month to Month Tenancy** A tenancy that automatically renews and continues for successive monthly periods on the same terms and conditions originally agreed upon until terminated by either party. Termination occurs upon 30 days written notice by the tenant or by the landlord or by mutual agreement. Changes in terms or conditions including the amount of rent may also occur upon 30 days written notice by the landlord. (See ORS 90.100(25))
Finding Off Campus Housing For Next Year

1) Start Early! Finding an apartment and roommate can take awhile and as the spring term vastly approaches many students are beginning to make housing arrangements for 2007-2008 now. To ensure that your student lives in an apartment of their choice, planning to live off campus should begin as soon as possible.

2) Location, Location, Location!
- There are apartments within walking distance to campus and others that are miles away.
- Usually apartments that are not located directly by campus have access to the LTD bus system that take you right from the apartment complex to the UO.
- If your student has a hard time waking up in the morning, the closer to campus they are the better!

3) Financial Responsibilities
Make sure your student is aware of their financial responsibilities that come along with living on their own (i.e. rent, water, electricity, trash removal, cell phone bills, car notes, food, personal products, etc).

4) Rights and Responsibilities
It is extremely important that your student knows what they are and are not entitled to as new members of a larger and more complex community. Encourage them to go out and research their rights as renters just in case an unexpected problem arises. They should be knowledgeable in every aspect of renting.

5) Roommates
There is a special section of this guide that can provide guidance for your student in selecting a roommate. It may be important for you to review these questions with your student and provide reflective thought for them around who they select to be their roommate. Students often forget that once they sign a lease, it is not as easy to change that situation as it was in the residence halls.

6) Popular Places to Rent
- Bell Real Estate
- Chase Village
- The Commons
- Ducks Village
- ParkGrove
- McKenna Estates
- Private Owners are abundant throughout the city and often rent houses close to campus.

7) ASUO Rental Directory  http://asuorental.uoregon.edu/
The ASUO Rental Directory is a place where students can look to find rental properties and roommates.
Questions to Ask Before Signing a Lease

The Rent
- How much is the monthly rent?
- How many people may rent and live in the apartment?
- Are utilities (heat, water, gas, electric, cable) included in the rent? (If your student will be responsible for utilities, they can ask to see copies of the electric and water bills from the prior year.) Ask if any utilities you must pay will benefit other tenants. If so, this must be specifically described in the rental agreement.
- Where and when must the rent be paid? If the rent is late is there a late fee? If so, how much is it?

The Rental Application
- Must prospective tenants submit a rental application for a lease?
- Is a fee required with the application? If so, what happens to the money? (Some landlords charge an application fee to defray the cost of screening tenants.) If you don’t rent the apartment, will the fee be refunded?
- Does the act of submitting a rental application obligate you to sign a lease?
- What are your obligations if your application is accepted?
- Will you receive a copy of the lease at the time of signing? In Oregon, a landlord is required to provide tenants with a copy of the written rental agreement and all amendments to it. (See ORS 90.240(3))

The Lease
- How long is the lease term? May you rent the apartment for less time (i.e. the academic year or for a term)?
- May each housemate sign a separate lease and pay for her/his portion of the rent with a separate check?
- What happens if a housemate leaves before the end of the lease period? Will the other housemates be responsible for that portion of the lease?
- Is a parent/guardian required to guarantee the lease?
- If the landlord promises any repair or improvement is that promise written into the lease?

The Security Deposit
- How much is the security deposit? When must it be paid?
- When will it be returned? May it be used as your last month’s rent? What must you do to have it returned in full? Are they returning the current tenant’s security deposit in full?
- Which bank will hold the security deposit?
- Did they return the previous tenant’s security deposit in full? If not, why?

Subletting the Apartment
- May you sublet/assign your lease (i.e., during the summer)?
- Must the landlord approve the sublessee/assignee?
- Is there a fee for subletting?

Right of Entry
- How much notice will you receive before someone enters the apartment to make repairs or conduct an inspection?
- If you don’t renew your lease, will you have to let people in to see the apartment? How much notice will you receive? What if it is inconvenient?

(Source: University of Buffalo, NY)
### Lease Checklist

Before you sign your lease, make sure you have reviewed all of the important terms and that you understand your obligations. Discuss any questions with your landlord, and include all changes in writing on the lease agreement. You might also want to consider taking photos and/or videos of the rental premises.

**RENT**
- Amount ____________
- Due ______________
- When First Installment Due ______________
- Penalty for Late Payment ____________
- Can Rent be Raised? ______________
- Amount of first payment ____________ (will it be pro-rated?)

**ADDITIONAL COSTS**
- Utilities ____________
- Deposit for Pets ______________
- Parking ______________
- Laundry ______________
- Cleaning ______________
- Other ______________

**TIME OF OCCUPANCY**
- Dates: ______________
- Move-In _____; Move-Out _____
- Time Required for Notice of Renewal ______________
- Time Required for Notice of Moving Out ______________
- Maximum Number of Occupants ______________

**SECURITY DEPOSIT**
- Amount ______________
- Conditions for Return ______________
- Date for Return ______________

**INSPECTION**
- How Much Notice ______________
- Who Else May Enter ______________

**DAMAGES**
- Who is Responsible for Damages ______________
- How/When Will They Be Assessed ______________
- Who is Responsible for Repairs ______________
- Note Damage Incurred Before Occupancy ______________

**PARKING**
- Where ______________
- How Many Spaces ______________
- Limitations ______________
- Decal/Permits Required ______________

**TERMINATION**
- Can the Unit Be Subleased? ______________
- Can the Unit Be Assigned? ______________
- If So, Under What Circumstances ______________

**CLEANING**
- Who is Responsible? ______________
- How Often? ______________
- Equipment Provided? ______________

**CHANGES IN THE AGREEMENT**
- Can the Agreement Be Changed? ______________
- How? ______________
- By Whom? ______________

**RESTRICTIONS**
- Smoking ______________
- Noise Level ______________
- Property Storage ______________
- Pets ______________
- Alterations ______________
- Conduct/House Rules ______________

**YARD MAINTENANCE**
- Who is responsible? ______________
- How often? ______________
- Equipment provided? ______________
Things to Discuss with A Roommate

Rent:
Will we split rent evenly?
Will one person pay more for a bigger space or balcony?
How will we pay rent? Will one person write a check; both write a check? Who mails or drops rent off with the landlord?

Discuss utilities and how the following will be split:
Deposits and/or hook-up charges for all utilities
Electricity, water, garbage set ups and bills
Telephone service charge, plus all long distance calls that I make and the taxes on those calls
Cable television hook-up charges and monthly bill
Internet hook-up charges and monthly bill

Food/Shopping:
Will we grocery shop together and split the costs? Or buy our own?
Do we each have space in the kitchen for our food?
Is it ok to eat or drink something that is not mine? Is it expected that I replace what I eat or drink?
Will we split costs for common room items like garbage bags, dish washing soap, paper towels, cleaning supplies?

Cleanliness/Cleaning Responsibilities:
How clean do we expect things to stay?
Can I leave my dishes in the sink until I am ready to clean them?
What is appropriate to leave or store in common areas?
Will we set up a cleaning schedule?
Are we expected to do yard work? If so, how will we do it?

Sharing of Personal Items:
Is it ok to borrow personal goods without approval?
If it is ok to borrow, are there any things that are off limits?

Noise/Study Times:
Are there expectations that the house will be quiet during certain times of the week?
What would be the best way to let my roommate know that I need it to be quiet?
Is it ok to play music/video games/watch movies in the common areas? What if it gets too loud?

Overnight Guests:
Are we comfortable having guests stay overnight?
If guests stay over a total of ___ days, that is too much.
Where can overnight guests sleep?
What if an overnight guest makes someone feel uncomfortable? How can this be addressed?

Privacy:
Is it ok to go into my roommate’s room when they are not there?
Do I need to knock anytime I wish to enter my roommate’s room?

Continued on next page...
Smoking/Drinking/Drugs:
If one of us smokes, where can/can’t we smoke?
Are we comfortable with alcohol in the house?
Are we both 21? If not, what will we do to ensure we follow the laws around alcohol?
What will we do if one of us or a guest brings drugs into the house?
If we are over 21 and decide to host a party, are we comfortable with alcohol being present?

Parties/Entertaining:
When is it ok to have guests over?
Is there any time when it is not ok to have guests over?
If there is a guest over and we need privacy, how will we let each other know?
Where can guests park?

Pets:
Are we allowed to have pets in our house?
Do either of us plan on getting a pet?
If one of us does get a pet, is the other roommate ok helping to take care of it?
If not ok helping to take care of it, what are the boundaries?

Additional Items to Discuss:
Who is responsible for bringing what furniture or appliances?
If we purchase furniture or appliances together, what will we do with them when we move out?
Is it ok to leave the front door unlocked at any time?
What temperature do we like to keep the house? Is it ok to change the temperature without asking?
If there is a laundry room, is it ok to leave items in there?
If I leave my laundry in the washer and dryer too long, is it ok for my roommate to take out for me?
Do we have to share a parking space or do we have our own?
Are there any other house rules that we want to set up?
Do we each have a copy of the lease agreement we signed?

Discussing each of these items is intended to promote harmony between roommates by clarifying the expectations and responsibilities of roommates to each other. To be effective, these questions may need to be revisited as time passes and things occur. Roommates don’t have to be best friends, but they do need to respect each other and keep the lines of communication open.
ROOMMATE CONTRACT FOR OFF-CAMPUS LIVING

This agreement made on _______________ (date) is a contract between:  _________________________,
________________________, ______________________________,
____________________________, and ________________________, co-tenants, for the rental premises located at _______________________________________________
________________________________________________________

(address).

This agreement is to last for the same term as our lease agreement, which runs from _______ to _______.

I understand that I am entering into a legally binding agreement that is enforceable by and between my roommates. I understand that this agreement is not enforceable with regard to my landlord, and will not protect me against any claims that my landlord may have against me or my roommates under our lease agreement.

Security Deposit: The security deposit for the rental premises is $_____________. My share amounts to $_________.

I accept responsibility for damages which I, my pet(s), or my guests cause, and I will reimburse my roommate(s) for the part of their security deposit withheld for these damages.

Rent: The total rent according to the lease agreement is $_______ per month. I promise to pay $______ per month on or before the due date set forth in the lease agreement. My payments will be made (directly to the landlord) or (to _____________________________, my co-tenant, who will pay the landlord) [circle one]. I understand that we as a group and I as an individual am responsible to the landlord for the total rent due for the full term of the lease agreement. I understand that the landlord can evict all of the tenants if the landlord does not receive the rental payment in full and on time each month.

Utilities:
I promise to pay 1/___ of the deposits and/or hook-up charges for all utilities.
I promise to pay 1/___ of the monthly utilities (water, gas and electric).
I promise to pay 1/___ of the monthly phone service charge, plus all long distance calls which I make.
I promise to place the following utilities in my name and to ensure that monthly payments are collected and made by all co-tenants in full and on time: ______________________________________________.
I promise to pay as follows for any additional utilities or services (cable, internet access, security system, etc.): ___________________________
____________________________________________________.
**Moving Out:** If, for any reason, I move out of the rental premises, I realize that it is my responsibility to find a replacement tenant. I promise to take reasonable steps to find a replacement roommate who is acceptable to my present roommates. If one of my roommates moves out, I understand that it is my responsibility to take reasonable steps to find a replacement tenant. I understand that it is in the best interests of all roommates to replace any departing tenants as quickly as possible because all of the roommates still remain liable to the landlord for the full amount of the rent.

**Additional Agreements:** Attached is a description of additional agreements that are incorporated into this contract, including: food/shopping arrangements; cleaning responsibilities; privacy; parking; sharing of personal items; noise/study times; smoking/drinking/drugs; parties and entertaining; overnight guests; pets, etc.

The roommates have executed this agreement on ___________ (date). Signed by:

_________________________     _________________________
_________________________     _________________________

This roommate contract is provided for the mutual benefit of roommates, and does not constitute legal advice. If you need legal advice, you must contact an attorney. ASUO Legal Services provides free legal advice to students at the University of Oregon. They provide services to students in landlord/tenant disputes.
Choose a safe, well-maintained apartment with a reputable landlord. Find out if the landlord has ever been cited for any building code or fire code violations. You can call the Lane County Clerks office at 682-4020. If a formal complaint has been filled against the landlord the information will be on file at the county clerks office. You may want to look for another landlord or apartment if there are violations.

Read everything before you sign any documents or a lease.

Complete an inventory of the rental before you sign your lease. Negotiate repairs and improvements before signing.

Visit a number of potential rentals.

Check out safety issues, parking, access to transportation, locations of stores and laundry facilities.

Don’t let yourself be rushed into anything; take your time and ask lots of questions.

Keep a copy of all agreements, contracts and your credit report in a safe place.

Get everything in writing. Verbal agreements are very difficult to verify. Make sure your rental agreement includes all promises made by the landlord.

Make sure your parked car doesn’t block the sidewalk or a driveway. Eugene has nuisance codes for garbage, weeds, abandoned cars, and animal control. Situations are investigated if a complaint is filed.

Be a good neighbor. Introduce yourself to your new neighbors. Let them know if you are going to have a gathering and be sensitive to their lifestyle and needs.

Be safe. Call 911 in case of any emergencies.

Know your Rights and Responsibilities. The following resources can provide information about legal rights and responsibilities as a renter.

Oregon Landlord Tenant Laws  
http://uoregon.edu/~legal/landlord.html

ASUO Legal Services  
http://uoregon.edu/~legal/services.html

OSPIRG  
http://uoregon.edu/~legal/ospirginidex.html

ASUO Rental Services  
http://asuorental.uoregon.edu

Office of Student Life  
http://studentlife.uoregon.edu
Storage Information

On Campus:

Current residents returning to the residence halls for the next academic year can store some of their belongings at the university and avoid taking more home than necessary. Summer storage is offered only to students who are still living in the residence halls during finals week in June, and who have reserved a space in the residence halls for the 2008-9 academic year. Because space is limited, storage will be offered on a first-come, first-served basis.

Although every security effort will be made, the university will not be responsible for articles lost, stolen, or damaged while in storage. Therefore, students should carry their own insurance on the items they store. Items of special value to students should not be stored with us during the summer.

In order to maintain the best possible security, once the summer storage room locks on June 13, it will not be opened again until the halls open in September. This means that students will not be able to pick up items during the summer, so they should pack carefully.

Summer Storage Dates
Check-in Times: 3:45 p.m. - 5:45 p.m.
June 9 - 13, 2008

1:00 p.m. - 5:00 p.m.
September 27, 2008

Check-out Times: 10:00 a.m. - 12:00 noon
September 24 - 26, 2008

Stored items must be picked up before 1:00 p.m. on September 27. Any items not picked up will be disposed of after one year, and students will be charged a disposal fee.

The minimum charge is $45 for one item or 14 cubic feet of space and $1 per cubic foot of space over the initial 14 cubic feet. If a wardrobe trunk is larger than 14 cubic feet, the minimum charge will apply, providing it is the only parcel checked. Bicycles will be counted as one item.

Off Campus:

Those students who will not be coming back to the residence halls next year might try putting some of their belongings into one of the following local storage facilities:

- Mini storage - (541) 485-0011
- StorItAll - (541) 683-5622
- U-Haul - (541) 726-6051
Talk About Being a Good Neighbor

Students often like to explore their new found freedom by hosting social events at their off campus house. We offer these tips to students as they try to plan an event at their home. The key is helping them to plan ahead and think about these things before.

There are many ways to celebrate that do not involve the use of alcohol. If they choose to serve alcohol, be sure that they only serve to people 21 years of age and older. Have plenty of food available. Don’t be afraid to slow or stop someone’s drinking if they may be getting out of control.

Encourage students to talk to their neighbors before they have a party. Let them know what they plan in terms of size, hours, and types of music. Let neighbors know who can be contacted if they have any problems. One of the major reasons for a police visit to a party is because a neighbor called in a noise complaint. Remember the more guests you have, the more responsibility you take on.

End the party at a reasonable time. Keep the party indoors with the windows closed if they know things will be loud.

Keep the size of the gathering to a reasonable size. Students should know who guests are so they do not end up having 300 people showing up saying that a friend of a friend invited them. If the party spills outside of the apartment or house, it can be expected that the police may pay a visit. Someone may have complained about the noise or guests trespassing on others’ property. A “come-one-come-all party” invites more than unwanted guests; it can invite trouble. It is in your student's best interest to know who will be attending their party. Unwanted guests, especially unwanted guests who are resistant when they have been asked to leave, can be a major problem. If guests will not leave, be proactive and call the police for assistance.

The police can break up a party if they believe alcohol is being sold or consumed by minors. Remind students that they can and will be held responsible for the actions of their guests.

The house or apartment that student’s rent is designed to accommodate a certain number of people. Keep the size of the gathering in line with the capacity of the home.

Be cooperative with any neighbor, police, or other concerned person who might come by during the party to discuss a problem. Being cooperative will keep the problem from escalating to a higher level of response.

Clean up after the party. Neighbors will be more receptive to another gathering if students clean up after their guests immediately after the party.
If Things Get Out of Control

Don’t wait for someone else to call the police. If your guests or uninvited guests won’t pay attention to your requests to leave or obey the law, don’t wait for things to get out of control. Consider calling the police for help. The police will view your taking action to keep things under control as a good preventative action on your part. Remember your friends and housemates want to have a fun and safe gathering, so don’t be afraid to ask for help.

If the police do show up at your house, they are more than likely responding to a complaint. Make sure that the person who talks to the police is sober and able to respond to requests. It is always a good idea to have one social host who stays sober during the event. Be cooperative and do as much as possible to comply with what the police are asking you to do.

Should you be convicted of a felony (for instance, rioting), the felony record may stay with you for the rest of your life. You can expect to have to explain it in a job interview, on school applications, loan applications, and it could keep you from obtaining certain jobs or being admitted to graduate and professional schools.

Interfering with a police officer can make a bad situation worse. Also, do not physically resist the police under any circumstances. Use common sense and cooperate. Understand that you can be arrested. When the police ask you to clear the area, leave right away. If you stay around after the warning, you may be cited for interfering with a police officer. If the police warn that they are going to use tear gas, you need to get as far away as possible as fast as you can.

If things are clearly out of control and people are engaged in tumultuous and violent conduct (i.e., picking up rocks and throwing them), and thereby intentionally or recklessly creating a grave risk of causing public alarm, the police may issue a “Notice to Disperse” or ask people to clear an area. It is important that everyone realizes that this is a directive issued by law enforcement personnel in the performance of their duties in an emergency situation. While you may see yourself as an innocent bystander, your presence alone contributes to the crowd the police are trying to disperse. In these situations it is never a good idea to join a large crowd even as an observer. Your own safety is at risk if you remain after being asked to leave the area.
FAQ’s

Can I have roommates or pets? The landlord has the right to set reasonable occupancy rates and to allow or not to allow pets. Within Eugene, no more than five unrelated people may share a house.

Can I sublet? If your landlord agrees to let you sublease be sure to get this agreement in writing.

What about repairs? Legally the landlord must keep the rental habitable at all times. The landlord is responsible for repairs if you, your guest or your pets, do not cause them.

What happens if I do not pay my rent on time? You can be evicted for failure to pay your rent. Please carefully read your lease or rental agreement concerning rent, late fees, and notice of eviction.

Can I be held responsible for the actions of my roommates? Yes you can. It may be useful for you to have a signed agreement between yourself and your roommates. We have included a sample agreement in this brochure. Please remember that all those whose names appear on the lease can be held responsible for all rents, repairs and fees.

What if I have a conflict with a landlord, roommate, or neighbor and I can’t seem to resolve it? Unfortunately these kinds of situations do arise, that is the bad news. The good news is that there are resources on campus that can help you.
Conflict Resolution Services 346-0617
ASUO Legal Services 346-4273

Are there local rental housing standards? In November 2004, the Eugene City Council adopted a City Rental Housing Code for the City of Eugene. The rental housing code program will be implemented in July 2005. The code is a minimum maintenance code and covers four habitability standards: structural integrity; plumbing; heating; and weatherproofing. It is meant to supplement the State Residential Landlord and Tenant Act by providing a local enforcement tool for rental housing standards. The specific regulations can be found in Eugene Code 8.400 - 8.440. For more information call 682-8282.

Should I be concerned about safety off campus? Yes, your safety is always an important issue when you move off campus. Before renting be sure to see if the apartment or house is well lit. Be sure to check and see where you can park. Is the lighting adequate? Is the parking area open and visible? Get to know your neighbors and let them get to know you. Check to see that your unit has smoke and carbon monoxide detectors and that they are in working order. Be aware of your surroundings and keep emergency phone numbers handy at all time.

Should I get renters insurance? Getting renters insurance is always a good idea and is reasonably inexpensive. The unexpected can always happen. Depending on what your lease agreement says you can be held responsible for any number of situations. Renters insurance generally covers loss of your property in case of fire, flood, or theft but not the rental unit itself.

How can I get involved in the community? Now that you have moved off campus you are part of a larger community. Eugene has nineteen neighborhood associations (www.ci.eugene.or.us/neighbor). These groups work to build community and improve neighborhood livability. Getting involved with your new community is an excellent way to get to know your neighbors. United Way of Lane County has a website (www.unitedwaylane.org) that lists volunteer opportunities for a variety of nonprofit human services agencies that are looking for your help. The UO has a website for those who wish to involve themselves in leadership opportunities in the Eugene community.
http://uoleadership.uoregon.edu/links.php

What happens if I drop out of school and must leave Eugene for some emergency? It is important that you check your lease agreement and contact your landlord before leaving. Each agreement is different and each landlord is different. Knowing your rights and keeping the lines of communication open between you and your landlord may help you in these situations. A tenant may terminate a rental agreement upon written notice and proof of being called away to active duty in the armed services. It is also good to contact the Office of Student Life as soon as possible so a duty staff member can assist you with classes and ensure an easy return to school.