The CommUniversity Program

What do CommUniversity Students do?

Provide Resources
CommUniversity assistants provide other students with information about community living, safety, and other issues specific to their neighborhood. They ensure that fellow students know what resources are available on campus and in the community, and where to go when they need help.

Bring People Together and Develop Community
CommUniversity assistants plan events that enable students to meet their neighbors. Some of the annual events put on in the past include Take It to the Streets, Chuck It for Charity, CommUniversity After Dark, Housing Fair, and the CommUniversity Day of Service.

Advocate for Students
Only students really know what it is like to be a student living on campus, and what students need in order to be successful both academically and personally. As students, CommUniversity assistants listen to and understand the concerns expressed by fellow students in their neighborhoods. The CommUniversity assistants act as liaisons between students and the university and help find solutions to problems in their neighborhoods. CommUniversity assistants create forums where students are able to raise questions, discuss issues, find solutions, and become agents of change in their community.

Promote Active Citizenship
While students transition into living on campus and becoming members of the Eugene and Springfield communities, they can have a positive impact on their neighborhoods and beyond. CommUniversity assistants plan a service project in which students work to improve the community.
**Housing Options**

**What is the Difference Between Re-letting and Subleasing?**

Re-letting and subleasing are different methods of renting out a property to a tenant. While they both involve a third party entering into a lease originally signed between the landlord and the initial tenant, they are different arrangements.

**Re-letting**
A landlord re-lets a property by having a new tenant sign an entirely new lease, thus voiding the original lease and releasing the original tenant from their obligations. The re-let to another tenant constitutes an entirely new contractual relationship.

**Subleasing**
When a tenant whose name is on the lease rents a room, a portion of property, or all of the property to another person, it is referred to as subleasing (or subletting). The subtenant must pay rent and comply with the lease terms, but the principal tenant remains ultimately responsible for the lease.

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**You’re going to love it here.**

- Walk or bike to class
- Private bedrooms and bathrooms available
- Fully furnished apartments
- Hardwood-style flooring
- Washer and dryer included
- Amenities for a fit and healthy lifestyle
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- Individual liability leases and roommate matching available

Apply online and learn more at [AmericanCampus.com/Eugene](http://AmericanCampus.com/Eugene)
What to Do Before You Sign that Lease

Get it in Writing
Make sure that your rental agreement is in writing and includes any promises from the landlord. If your landlord does not have a written agreement, write down the terms yourself. Ask your landlord to initial next to each term, and to give their signature at the end of the document. Keep this for future reference.

Read Everything
Do not sign a lease or any document before you read and understand everything.

Take your Time
Don’t feel rushed. Take the time that is necessary to make sure you understand everything.

Negotiate
Renters often believe that the landlord’s offer is non-negotiable, but that may not be the case. When reading the agreement, cross out sections with which you do not agree. Before you sign, make sure the agreement addresses all your needs and concerns.

Ask Questions
Be sure that all of your questions are answered before you make a commitment or sign a lease. Use this list of important questions to ask your landlords before signing a lease.
Good Questions

Application
- Are you required to submit an application? Is there a fee to apply?
- Is the fee refundable?
- Do you need a reference?
- Is guardian involvement or permission required?

Rent
- What is the cost of rent?
- When is the monthly due date?
- When is the first payment due?
- Is there a penalty for late rent?
- Is there a grace period for late rent?
- How much is the first payment pro-rated?

Security Deposit
- How much is the security deposit?
- When is the security deposit due?
- What are the conditions for return of the security deposit?
- When will the security deposit be returned?

Additional Costs
- Are utilities included in rent?
- Are pets allowed? If so, is there an additional fee or deposit?
- Are there any other additional fees?

Time of Occupancy
- When is the move-in date?
- When is the move-out date?
- How much time is required to renew my lease?
- How much time is required for notice of moving out?

Roommates and Subleasing
- What is the maximum number of roommates?
- Do additional roommates sign a separate lease?
- Is subletting allowed?
- Must the landlord approve a sublease?
- Is there a fee to sublet?

Right of Entry and Inspections
- How much notice will be given prior to entering or inspecting the property?
- Who else is allowed to enter the property?

Repairs
- Have you completed a move-in checklist?
- Are needed repairs promised in writing?

Parking
- Is there parking available? If so, where? How many spaces are available?
- Are decals or permits required?
- Where do guests park?

Laundry
- Are laundry machines provided on the premises?
- May tenants install laundry machines?
- Is there an additional fee for laundry machines?
Things to Consider Before Moving In

• **Safety:** Check for adequate lighting, secure locks and windows, and a peephole in the outside doors.

• **Landlord or Property Manager Reputation:** Have they been cited for building code or fire violations? Call Lane County Clerk’s office at 541-682-4020 to check. Are they responsive to their tenants?

• **Finances:** Factor in application fees and security deposits. Be ready for a credit check.

Now That You’re Moved In, Where Do You Park?

There are limited places to park in Eugene. Here are some options students utilize:

• **On Campus:** If you need to drive to campus, get a permit through the UO Department of Parking and Transportation. Call 541-346-5444.

• **Diamond Parking:** They offer street parking permits as well as parking lot permits. Call 541-343-3733.

• **Get Creative:** Find residential areas without parking restrictions and consider renting parking spaces from local businesses or from your property management company’s other locations.

• **Use Alternative Forms of Transportation:**
  - EMX: Free to students.
  - Lane Transit District: Free to students.
  - Safe Ride: An alternative to walking alone at night. Call: 541-346-RIDE.
  - Designated Driver Shuttle: Another alternative to walking alone at night. Call: 541-346-RIDE.
Know Your Rental Rights

It is illegal to turn away, discourage, or show any other differential treatment in housing based on race, color, sex, family, status, religion, nation of origin, mental or physical disability, marital status or source of income, sexual orientation or age.

Landlords are required by law to provide 24-hour written or verbal notice prior to entering a dwelling, unless other agreements have been made.

The City of Eugene has established minimal housing standards in their rental housing code to maintain the health, property, and well-being of renters. This includes:

- Structural integrity
- Sanitary plumbing
- Heating at a minimum of 68 degrees
- Weatherproofing
- Visible mold removal related to faulty weatherproofing or plumbing
- Adequate security, including, but not limited to, locking doors and windows
- Smoke detection

For more information:
Eugene Rental Housing Code Office: eugene-or.gov/rentalhousing, 541-682-8282
ASUO Legal Services: blogs.uoregon.edu/legalservices, 541-346-4273

Know Your Responsibilities

Agreements made during the rental agreement process are binding.

- Failure to comply with terms of a drug or alcohol free housing agreement may result in eviction within a 48-hour notice from the landlord.
- The landlord or property manager will not be responsible for damages inflicted by the tenant and may charge the tenant for damages incurred in their stay.

For support, contact: City of Eugene Rental Housing Program, 541-682-8282

Keep Your Apartment Safe While on Break

Empty homes, apartments, and vehicles are at increased risk of theft when criminals know the majority of students are gone on break. You can reduce your risk by:

- Always locking your vehicle doors and windows.
- Never leaving a garage door opener in your car.
- Never leaving valuables, personal identification, checks, credit cards, or store receipts in view.
- Never leaving an extra key hidden outside your house.
- Selectively advertising your vacation plans.
- Making your home look occupied while you are away.

For support, contact: City of Eugene Rental Housing Program, 541-682-8282
Hosting a Party?

*Here are some things to keep in mind.*

The Ordinance on Unruly Gatherings:

- Eugene law holds people criminally responsible for hosting or allowing an unruly gathering (party).

- An unruly gathering is defined as a party or gathering where alcohol is served and where any two of the following occur:
  - Violation of state or City of Eugene laws relating to sale, service, possession, or consumption of alcoholic liquor (including minor in possession or serving alcohol to minors)
  - Disorderly conduct, noise disturbance, criminal mischief, public urination or defecation, littering, assault, menacing harassment, or intimidation.

- Property owners will also be penalized if there are more than three occurrences in twelve months.

- Violators will be issued citations up to $1,000 and will have to pay for police, fire, and emergency response, and repair costs for damage to public property.
Let’s Talk About Money

1. Live like a student
Now is the time to enjoy the simple things. If you live like a lawyer in school you’ll live like a student when you’re a lawyer. Clip coupons, go to the cheap theater, hit up happy hour, and learn to cook!

2. Know where your money goes
Be aware of how you spend your money. Coffee is one example; just $4.00 a day to fuel your coffee habit adds up to $80 a month. Review how you spend your money to see where you can cut back.

3. Develop a budget
A budget allows you to plan for expenditures and to have an easier time living within your means. Make sure rent and utilities will be covered and don’t rely on a credit card at the end of the month.

4. Don’t rely on credit
Think of your credit card as a secure alternative to your debit card when ordering things online or in places that are high risk for identity theft. Only use credit when you can pay it off right away; otherwise your purchases can end up costing much more than face value because of interest.

5. Plan for major purchases
Adjust your budget to build savings for large expenditures so you won’t have to use credit. Start planning for your next big vacation or concert now!

6. Renters insurance
Renters insurance is a great way to make sure your belongings are safe when it comes to fire, flood or theft. Many times it’s cheap to add on to an existing insurance policy than start a new one.

7. Protect yourself
If you are living with roommates, make sure that they are on the lease with you. Ensure that all utilities are evenly spread out and not solely under your name. If your friends decide to bail, it won’t be on you to clean up their mess.

8. Keep good records
Make a rent or utility payment; get a receipt. It will make life easier if you track your payments in multiple ways, not just through your online banking account. Protect yourself and your future.
Moving Out

What is tenant termination?

• A tenant may be entitled to terminate the agreement without penalty under certain conditions and must do so in writing with a statement detailing when tenancy ends.

  • An example of this is the landlord’s failure to make requested habitability repairs.

• Failure to provide adequate notice to end a month-to-month lease will result in the tenant paying the remainder of the rent until tenancy would have ended.

• Irregular termination can cost the tenant all or part of their deposit.

What is eviction?

• Eviction is the process of putting a tenant out of a residence by legal process. Evictions go on a tenant’s record, making it difficult to find housing later.

• A few different ways a landlord can evict a tenant:

  • 30-day without cause: A landlord gives notice that a month-to-month tenancy will end. The landlord does not have to give a reason. The tenant has 30 days to move out of the residence.

  • 30-day for cause: A landlord may evict the tenant, no matter how long the lease, if there is a violation of the rental agreement.

  • 10-day: A landlord can evict the tenant if they have been keeping a pet—which is not allowed by the rental agreement—or if there is a recurrence of a problem from a prior for-cause notice (within the last six months).

  • 24-hour: A landlord may evict tenants who are dangerous, housing illegal subtenants, dealing drugs, or engaging in other illegal activities.

Tips for Moving Out

• Provide Notice: Communicate with your landlord and check your lease for details regarding providing adequate notice.

• Clean: This is your responsibility as a tenant and will affect how much of your deposit your landlord will refund.

• Turn off Utilities: Contact your provider so you do not have to pay for utilities you are not using.

• Ask for an Inspection: This gives you an opportunity to negotiate cleaning and repairs with your landlord.

• Deposits: Under Oregon State Law, landlords are required to either return the deposit or provide a written explanation as to how all or part of the deposit has been used within 31 days after the tenant has returned all keys.

• Chuck it for Charity: Need to get rid of unwanted items? Don’t leave them on the street, call these organizations to schedule pick-ups or drop off items at their locations:

  - St. Vincent de Paul
    41-345-0595
    1870 W 11th, Eugene & 555 High St., Eugene
  - Goodwill
    541-431-3326
    496 E Broadway, Eugene
  - The Arc of Lane County
    541-515-6371
    Next Step Recycling
    (for electronics only)
    541-686-2266
    2101 W 10th Avenue, Eugene

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• Secure Front Entry
• Utilities included
• Close to Campus & Downtown
• On-site parking available

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