LIVING OFF?

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housing.uoregon.edu/dineon
Welcome to Off-Campus Living!

The Office of the Dean of Students’ CommUniversity program welcomes you to the off-campus neighborhoods! Now that you are living off campus there are some things that you should know.

This living guide has many different resources for you to utilize during your time here at UO while living off campus. We want to make sure that you have a positive and fun experience while off campus and to be able to connect with the neighborhood that you are living in! We also encourage you to stay involved with different events and activities that will be happening on and off campus.

The Office of the Dean of Students’ CommUniversity program created this guide to answer off-campus living questions and to understand explain the rights and responsibilities of off-campus students.

Special Thanks
The CommUniversity Assistant Program would like to thank our UO Off-Campus Housing website members and the contributors for this issue!

Jennifer Summers
Director of Substance Abuse Prevention and Student Success

Kathryn Dailey
Assistant Director, Substance Abuse Prevention and Coordinator of Off-Campus Services
The CommUniversity Program

WHAT DO COMMUNIVERSITY STUDENTS DO?

PROVIDE RESOURCES:
CommUniversity assistants provide other students 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 and become acquainted with 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 off 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 will act as liaisons between students and the university, assisting with finding solutions to address 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 off campus and become members of the Eugene and Springfield communities, they have the opportunity to have a positive impact on their neighborhoods and beyond. CommUniversity assistants plan a service project in which students can choose to participate and improve the community.

Contact Us:
Phone: 541-346-1468
E-mail: communiversity@uoregon.edu

Stay up-to-date with important information about living on campus by reading The Pond & Beyond blog! uocu.blogspot.com

Connect With Us

Contact Us:
Phone: 541-346-1468
E-mail: communiversity@uoregon.edu
YOUR NEXT HOUSING EXPERIENCE BEGINS HERE!
HOSTED BY COMMUNIVERSITY
Welcome to the Neighborhood

**Wonders Around Eugene**

**Food Fantasies:** Papa’s Soul Food, Sizzle Pie, Red Wagon, Prince Puckler’s, VooDoo Doughnut, and many more.

**Outdoor Excursion:** Mt. Pisgah, Spencer’s Butte, Skinner’s Butte, Autzen Stadium, Alton Baker Park, and many more.

---

**HELPFUL TIPS WITH NEIGHBORS**

**INTRODUCE YOURSELF:**
Exchange phone numbers

**KEEP THE NOISE DOWN:**
Be responsible when throwing a party (www.541host.com)

**PARK IN THE CORRECT PLACES:**
No parking on your lawn

**KEEP YOUR PROPERTY CLEAN:**
Don’t leave your trash/recycling container on the curb for more than 24 hours.

---

**NEIGHBORHOOD ASSOCIATIONS**

The neighborhood you find yourself in will have a neighborhood association that meets regularly and addresses neighborhood issues. You are encouraged to get involved with your neighborhood association on local issues.

**How do you get involved?**

» **Find your neighborhood association:**
  » Visit Eugene’s Neighborhood Services website at www.eugene-or.gov/associations
  » Learn about your neighborhood association in the Associations Overview part of the website.
  » Here you can learn all about meeting times and association related newsletters.

» **Attend a neighborhood association meeting!**
  » Get to know your neighbors.
  » Voice your opinion and collaborate on neighborhood issues.
  » Meetings are open to the public, location, and times vary based on your neighborhood.
# Amenities Chart

<table>
<thead>
<tr>
<th>Property Manager</th>
<th>Leasing Terms (in months)</th>
<th>Bedrooms</th>
<th>Furnished</th>
<th>On Site Laundry</th>
<th>Pets OK</th>
<th>Bike Security</th>
<th>Utilities Included</th>
<th>Parking</th>
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Learn more at ducksvillage.com

Prices start at $450 a month

Come find out how we fit at the Housing Fair
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541.344.1660
## Amenities Chart

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<th>Property Manager</th>
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This website features university owned and operated private off-campus housing. There is also a roommate finder restricted to only UO students, as well as a resources page for information about navigating your off-campus needs.

COME CHECK OUT OUR WEBSITE!

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## WHAT IS THE DIFFERENCE BETWEEN SUBLEASING AND RE-LETTING?

Reletting and subleasing refer to 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 vastly different types of arrangements.

### RE-LETTING

A landlord relets 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). Thus, the relet to an other 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, 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.

### CHECK OUT THESE SUBLEASING / RE-LETTING OPTIONS:

<table>
<thead>
<tr>
<th>Property Management Company*</th>
<th>Subleasing/Re-letting Available?</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mallard Properties</td>
<td>No</td>
<td>Temporary occupant, like an extended guest</td>
</tr>
<tr>
<td>Ducks Village</td>
<td>Drop Lease</td>
<td>There is a $200 fee with application and you must find the renter replacement on your own.</td>
</tr>
<tr>
<td>Titan Court</td>
<td>Yes</td>
<td>$100 subleasing list, company directly deals with subleasing.</td>
</tr>
<tr>
<td>13th &amp; Olive</td>
<td>Re-Letting</td>
<td>$150 re-lease fee and you must find the renter replacement on your own.</td>
</tr>
<tr>
<td>15th &amp; Olive / Bennett Group</td>
<td>Yes (multiple options)</td>
<td>You must give a 30-day notice and you must find the renter replacement on your own.</td>
</tr>
<tr>
<td>Von Klein</td>
<td>Yes</td>
<td>Von Klein directly deals with subleasing.</td>
</tr>
<tr>
<td>Chase Village / Stadium Park</td>
<td>Drop Lease</td>
<td>Allows lease take over with $35 application fee.</td>
</tr>
<tr>
<td>HUB</td>
<td>Yes</td>
<td>$500 subleaser fee</td>
</tr>
<tr>
<td>University House Arena District</td>
<td>Re-Letting</td>
<td>Tenant search for $200 or hire company with 85% charge of rent.</td>
</tr>
<tr>
<td>Uncommon / Campustown</td>
<td>Re-Letting</td>
<td>$500 re-letting fee (to take over lease)</td>
</tr>
<tr>
<td>The Collegian</td>
<td>Yes</td>
<td>Find your own subleaser, after you fill out a fee free application</td>
</tr>
</tbody>
</table>

* Fees subject to change based on property management company rules. Check with property management company for most up-to-date fees.
## Before You Sign That Lease

### TO DO BEFORE YOU SIGN

#### 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 on file 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.

#### ASK LOTS OF 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.

#### 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 to which you do not agree with. Before you sign make sure the agreement addresses your needs and concerns.

---

### ASK BEFORE YOU SIGN

#### 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/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?
- How much is the first payment prorated?

#### 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/Sublease
- 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/Inspections
- How much notice will be given prior to entering and/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 decal/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?
NEW STUDENT HOUSING
opening fall 2015

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- Walk to class
- Private beds & baths available
- Fully furnished with leather-style sectional sofa
- Hardwood-style flooring
- Designer interior finishes
- Resort-style amenities
- Garage parking
- Cable TV & internet included
- Individual leases
- roommate matching available

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LEASING OFFICE: 2001 FRANKLIN BLVD • PROPERTY: 2125 FRANKLIN BLVD.

Renderings, amenities & utilities included are subject to change.
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Skybox
+ all utilities included
+ 2, 3 & 4 bedroom flats
+ steps from campus

CourtSide
+ all utilities included
+ 3 & 4 bedroom flats
+ designer interior finishes

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www.liveskybox.com
(541) 393-8080
Before You Move In

Definitions

Landlord: The owner of the property who leases or rents the property to a tenant.

Tenant: The person who rents or leases a property from a landlord.

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.

Deposit and Fees: These may include first and last month’s rent, security deposit, cleaning fees, screening fees and/or application fees. Security deposits are usually refundable, meaning the deposit will be returned to you if you maintain the property in the same condition as it was at the time you moved in.

Credit Check: A credit check may include your social security number, employment information, spouse information, credit accounts, loans, bankruptcies, lawsuits, court judgments, repossessions, etc. Credit bureaus collect information from various sources about your credit history that may stay on file for up to 10 years. Landlords may check your credit history to see if you have a habit of paying your bills on time.

Criminal History: Landlords may check your criminal history through public records.

Documentation: This is proof that a request, agreement, commitment, or some other action has taken place and has been noted. It is often needed in case of legal recourse. ALWAYS keep a copy of all documents until your relationship with your landlord has ended entirely.

Things to Consider

1. Safety: Your safety should be the primary consideration when choosing a rental unit. Be sure to check:
   - Exterior of unit:
     - Adequate lighting in parking areas pathways, front door and surrounding areas that you may be using.
     - Could trees and shrubbery surrounding the unit allow someone to hide undetected?
     - What sort of security system is offered?
   - Interior of unit:
     - Are there dead bolt locks?
     - Is there a peephole in the door with a 180-degree view?
     - Are sliding doors and windows secure?
     - Will your landlord make accommodations to ensure your safety?
     - Do windows and sliding doors have reliable locks?

2. The Landlord or Property Manager’s Reputability:
   - Has the landlord ever been cited for any building code or fire code violations? (Call Lane County Clerk’s office at 541-682-4020).
   - Ask other residents about their experiences with the property manager.
   - Are they responsive to requests for repairs and other concerns?
   - What issues do residents experience?

3. Be Selective: Look around when choosing a place to live.
   - Visit a number of potential rentals.
   - You don’t have to choose the first one you see, not all properties will be right for you.

4. Off-Campus Housing Website: For help finding your next home, visit offcampushousing.uoregon.edu
Now That You’re Moved In

PARKING

If you have spent any amount of time in Eugene you may have realized that many students travel via alternative transportation. Many students that have come to the University of Oregon with a car have come across the issue of where to park it. Parking in Eugene is extremely limited, but there are a few resources that you can utilize to make owning a vehicle in our lovely city a viable option.

On Campus: If you are in a house or apartment complex with adequate and available overnight parking but need to use that vehicle to get to campus, the university does have on campus parking options and you can get a permit through the UO Department of Parking and Transportation located on campus. Contact: 541-346-5444

Diamond Parking:
The City of Eugene contracts almost all parking out to Diamond Parking. They offer street parking permits that range between $30-$50 a year. They also own a number of parking lots around the city that they offer monthly permits, generally ranging between $40-$75 a month. Contact: 541-343-3733. Diamond Parking has a limited number of permits. Street permits run out, so be sure to get a permit for the zone in which you hold residency.

Get Creative:
Because parking is so limited in Eugene sometimes it is necessary for us to get creative. Some alternative options include:
» Speaking to local businesses around you. Some businesses rent parking spots to students.
» Speak to your property management company. If they have an open spot in a complex near you, they may be willing to rent that spot to you.
» There are residential areas of Eugene that don’t have limitations on street parking. Talk with your friends about whether or not they live in an area like this and explore the idea of parking there.

ALTERNATIVE FORMS OF TRANSPORTATION

» EMX
Free to students, stretches from Springfield to Downtown Eugene

» Lane Transit District
Free to students

» Safe Ride | 541-346-RIDE
An option for safe alternative to walking alone at night

» Designated Driver Shuttle | 541-346-RIDE
Another alternative to walking home alone at night

For more information about parking around campus visit UO Department of Parking and Transportation website. Or visit www.eugene-or.gov/index.aspx?NID=2061 for a residential parking map.
HAVING PROBLEMS WITH YOUR PROPERTY?

It’s important to know that you are entitled to certain rights pertaining to the habitability of your new living space. A landlord must keep a home habitable at all times under the Rental Housing Code for the City of Eugene and City of Springfield. This means:

» Weatherproofing: weatherproof, waterproof exterior, roof, walls, doors, and windows.
» Plumbing: facilities in good working order.
» Water: hot and cold running water that is safe for drinking.
» Heating facilities: in good working order.
» Electricity: electric lighting, wiring, and equipment.
» Sanitary buildings and grounds: free from accumulation of debris, filth, rubbish, garbage, rodents and vermin, and safe for normal and reasonable uses.
» Good repair: floors, walls, ceilings, stairs and railings in good repair. Elevators, or other facilities and appliances (washers, dryers, stoves, refrigerators, etc.), in good working order, if provided.
» Ventilation or air conditioning, if provided: must be in good working order.
» Working smoke detectors: provide safety from fire hazards.
» Working locks: for all outside doors and working latches for all windows that open, unless fire or safety regulations prohibit them.

YOU HAVE RIGHTS AND RESPONSIBILITIES

In moving off campus you have become a citizen of a new, larger, more complex community and with this comes a set of responsibilities as well as a set of rights. Visit ASUO’s Legal Services web page for more detailed information.

» 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.

» A landlord is required by law to provide 24-hour written or verbal notice prior to entry into a dwelling unless other agreements have been made.

» The tenant has been absent for more than seven days and entry is reasonably necessary.

IF TENANT FAILS TO COMPLY WITH TERMS OF A DRUG OR ALCOHOL FREE HOUSING AGREEMENT, THE TENANT MAY BE EVICTED WITHIN 48-HOURS OF WRITTEN NOTICED FROM THE LANDLORD.

There is a difference between normal wear and tear and tenant inflicted damages. Normal Wear and Tear Includes: worn out furniture, paint, curtains, hinges, doors and locks, broken plumbing pipes, problems with central draining, and general dust throughout unit. The landlord or property manager will not necessarily be responsible for damages inflicted by the tenant.

For Support Contact: City of Eugene Rental Housing Program
541-682-8282 | http://eugene-or.gov/rentalhousing
The Rental Housing Program provides tenant, property owner, and property manager support for rental housing concerns, including code enforcement.
27.7% of UO students do not drink alcohol.

89% of UO students do not smoke cigarettes.

72% of UO students do not use marijuana.

70.3% of UO students said they consumed 5 or less drinks the last time they partied.

80% of students use a designated driver when they partied or socialized. (NCHA, 2014)
CLOSE TO CAMPUS!

AFFORDABLE RENT!

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RE-APPLY FOR HOUSING

Make these moments last another year.

RE-APPLY FOR HOUSING

Play out your options

RentWise

How to make smart housing choices at the University of Oregon

rentwise.uoregon.edu
A lot of disputes arise over the question of a tenant's responsibility for damages. To avoid confusion and liability for damages you didn't incur, it is essential that you complete a move-in checklist so that both you and your landlord understand the condition of the residence at the time you moved in. Take photos of the rental unit to accompany this checklist. Many landlords have a move-in checklist they use for their rental units. If they do not use one, write your own. It does not need to be fancy; however, it's important that you include as much information and details as possible. Whether or not you are given a form, be sure to include the following:

<table>
<thead>
<tr>
<th>Name(s) of Tenant(s): ________________________________</th>
<th>Address: _____________________________________________________________</th>
</tr>
</thead>
</table>

**BATHROOM**

<table>
<thead>
<tr>
<th>Floor:</th>
<th>Walls:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cabinets:</td>
<td>Door:</td>
</tr>
<tr>
<td>Shelves:</td>
<td>Fan:</td>
</tr>
<tr>
<td>Tub/Shower Enclosure:</td>
<td>Toilet:</td>
</tr>
<tr>
<td>Faucet/Basin:</td>
<td>Towel Racks:</td>
</tr>
<tr>
<td>Paper Holder:</td>
<td>Window:</td>
</tr>
<tr>
<td>Window Coverings:</td>
<td>Paint:</td>
</tr>
<tr>
<td>Other:</td>
<td>Other:</td>
</tr>
</tbody>
</table>

**BEDROOM #1:**

<table>
<thead>
<tr>
<th>Floor:</th>
<th>Carpet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windows:</td>
<td>Screens:</td>
</tr>
<tr>
<td>Window Coverings:</td>
<td>Closet(s):</td>
</tr>
<tr>
<td>Shelving:</td>
<td>Fireplace:</td>
</tr>
<tr>
<td>Walls:</td>
<td>Walls:</td>
</tr>
<tr>
<td>Light Fixtures:</td>
<td>Light Fixtures:</td>
</tr>
<tr>
<td>Other:</td>
<td>Other:</td>
</tr>
</tbody>
</table>

**KITCHEN**

<table>
<thead>
<tr>
<th>Refrigerator:</th>
<th>Range &amp; Hood:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cabinets:</td>
<td>Drawers:</td>
</tr>
<tr>
<td>Walls:</td>
<td>Windows:</td>
</tr>
<tr>
<td>Screens:</td>
<td>Floor:</td>
</tr>
<tr>
<td>Faucets/Sink:</td>
<td>Garbage Disposal:</td>
</tr>
<tr>
<td>Dishwasher:</td>
<td>Light Fixtures:</td>
</tr>
<tr>
<td>Other:</td>
<td>Other:</td>
</tr>
</tbody>
</table>

**LIVING ROOM**

<table>
<thead>
<tr>
<th>Floor:</th>
<th>Carpet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windows:</td>
<td>Screens:</td>
</tr>
<tr>
<td>Window Coverings:</td>
<td>Closet(s):</td>
</tr>
<tr>
<td>Shelving:</td>
<td>Fireplace:</td>
</tr>
<tr>
<td>Walls:</td>
<td>Walls:</td>
</tr>
<tr>
<td>Light Fixtures:</td>
<td>Light Fixtures:</td>
</tr>
<tr>
<td>Other:</td>
<td>Other:</td>
</tr>
</tbody>
</table>

**Signatures:** (Note: Collect the landlord's, yours, and any roommates who will be party to the ease or agreement)
Hosting a Party?

What is the Social Host Ordinance?

» The Ordinance on Unruly Gatherings (often referred to as the Social Host Ordinance) is a NEW law for the City of Eugene.

» It holds individuals (social hosts) criminally responsible for hosting or allowing an unruly event or social gathering (party).

» The property owners will also be penalized if there are multiple occurrences at the same property. (Ordinance #20504)

What is an “unruly” gathering?

» The ordinance defines an unruly gathering as a party or gathering at the property where alcohol is served or consumed, and where any two or more of the following occurs:

  » Violation of state or City of Eugene laws relating to sale, service, possession or consumption of alcoholic liquor, including minor in possession and serving alcohol to minors.

  » Disorderly conduct, noise disturbance, criminal mischief, public urination or defecation, littering, assault, menacing harassment, or intimidation.

What are the penalties for violating this law?

» Violators will be issued citations of up to $1,000, and repeat offenders will also have to pay for police, fire, and emergency response, and repair costs for damage to public property.

» The courts determine the actual fines, and usually consider various factors including the presence or lack of prior violations.

» Property owners will be notified of unruly gatherings on their property. If an unruly gathering occurs at the same property more than three times in a twelve-month period, the owner of the property is liable for response cost.

How can it impact students?

» Students who host parties within the Eugene city limits would be subject to the ordinance on unruly gatherings if they are involved in hosting or promoting parties that become unruly.

» Under this ordinance, the social host does not have to be present at the unruly gathering, event or gathering to be criminally responsible if determined they had a significant role in organizing and/or promoting the party.

WHEN YOU GO OUT

Don’t walk alone after dark

» Use the buddy system: if you are alone, call a friend to escort or drive you home.

» Get a safe ride home

  » The U of O campus offers several services to make sure students are getting home safely.

  » SafeRide: 541-346-7433 Ext. 2

  » Designated Drivers Shuttle (DDS): 541-346-RIDE

» Call a taxi

» Let others know where you are.

» Stick to highly visible and high traffic places.
Laws & Violations

Minor in Possession (MIP): No person under the age of 21 shall attempt to purchase, acquire or have in their possession any alcoholic liquor (ECC 4.115 and ORS 471.430). *No minor shall have in his or her system any alcoholic liquor (ECC 4.115).

Offense: Violation Fine: Up to $250 [ECC 4.115(1)] / Up to $720 [ECC 4.115(2)]

Minor Falsely Representing Age: A person less than a certain age who knowingly purports to be older with the intent of securing a right, benefit or privilege which by law is denied under that certain age (ECC 4.145 or ORS 165.805).

Offense: Crime Fine: Up to $500 (jailable) or 30 days in jail

Giving False Information to a Police Officer: Knowingly uses or gives a false name, address, or date of birth for the purpose of an officer issuing a citation (ECC 4.906).

Offense: Crime Fine: Up to $2,500 (jailable)

Criminal Possession of a Forged Instrument I (Fake I.D.): A person commits the crime of possession of a forged instrument in the first degree if, knowing it to be forged and with intent to utter same, the person possesses a forged instrument issued by a government or purporting to be of a kind issued by a government (ORS 165.022).

Offense: Class C Felony Fine: Up to $125,000 (jailable)

Furnishing Alcohol to a Minor: No one shall sell, give or otherwise make available any alcoholic liquor to a person under the age of 21 years (ECC 4.110 or ORS 471.410).

Offense: Class A Misdemeanor Crime Fine: Up to $1,000 or community service, or both [ECC 4.110(3)]

Allowing Alcohol Consumption by Minors: No person who exercises control of private real property shall knowingly allow a minor to drink alcohol on the property or remain on the property after consuming (ECC 4.110(3) or ORS 471.410-3).

Offense: Violation Fine: 1st up to $350 / 2nd up to $1,000 / 3rd up to $1,000 and not less than 30 days of imprisonment

Open Container/Consumption in Public: Consumption of alcoholic liquor or possession of an open alcoholic beverage container is prohibited in all public places and all private property extended to the public for use (ECC 4.190).

Offense: Crime Fine: Up to $500 (jailable)

Interfering with a Police Officer: Intentionally acts in a manner that prevents, or attempts to prevent a police officer from performing the lawful duties of the police officer with regard to another person; or refuses to obey a lawful order by the police officer (ORS 162.247 and ECC 4.907).

Offense: Class A Misdemeanor Fine: Up to $6,250 (jailable)

Prohibited Noise: Intentionally or recklessly creating or continuing any noise disturbance (meaning any sound which injures or endangers the safety or health of a human, or which annoys or disturbs a reasonable person of normal sensitivities). Operating or permitting the use of any device designed for sound production between the hours of 10 p.m. and 7 a.m. that is plainly audible within another dwelling; the same applies on public property or right-of-ways if it is plainly audible at a distance of 50 feet or more (ECC 4.080 and 4.083).

Offense: Crime Fine: Up to $500 (jailable)

Prohibited Noise – Failure to Cease: Failure to cease noise disturbance within 30 minutes after receiving notice or a citation; or intentionally or recklessly creating the same or similar noise disturbance within six months of having received a citation (City Ordinance 4.081).

Offense: Crime Fine: Up to $1,500 (jailable)

Disorderly Conduct: With intent to cause public inconvenience or annoyance or recklessly creating a risk thereof:

a) Engages in fighting or violent behavior;
b) Makes unreasonable noise;
c) Disturbs any lawful assembly;
d) Obstructs any vehicular or pedestrian traffic;
e) Refuses to disperse when ordered to do so;
f) Initiates or circulates a report known to be false regarding fire, crime or other emergency;
g) Creates a hazardous or physically offensive condition.

Note: “Public” means three or more people disturbed or inconvenienced (ECC 4.725).

Offense: Crime Fine: Up to $1,000 (jailable)

Rioting: A person commits the crime of riot if while participating with five or more persons the person engages in tumultuous and violent conduct and thereby intentionally and recklessly creates a grave risk of causing public alarm (ORS 166.015).

Offense: Class C Felony Fine: Up to $125,000 (jailable)

Keep in check, stay out of debt. Tickets are expensive, think before you act.
STAY INSIDE THE STATE
You can’t transport marijuana across any border, including Washington.

KEEP IT OFF CAMPUS
You can’t use or possess marijuana anywhere on UO property, including Autzen stadium.

BE OF AGE
You may possess and use recreational marijuana if you are 21 or older. If you are younger or on the UO campus, it’s still illegal!

STAY INSIDE THE HOUSE
You can only use marijuana at home or on private property, if your landlord allows it. Check your lease!

DON’T BE ON THE MOVE
You can’t drive or ride under the influence of marijuana.

GROW, WITHIN LIMITS
You can grow up to four plants per residence, out of public view. Check with your landlord first!

KNOW THE LIMITS
You may possess up to eight ounces of usable marijuana in your home and one ounce of usable marijuana outside the home. But not on campus!

BUYING & SELLING
You can’t sell or buy marijuana until licensed retail shops are open. (Likely summer 2015)

NOT IN ANY FORM
No use is allowed on campus in any way, shape, or form. No vaporizers, no edibles, no smoking.

KNOW ALL THE FACTS
Learn more about legal recreational marijuana use in Oregon at dos.uoregon.edu/marijuana

University of Oregon
Division of Student Life
Office of the Dean of Students
Substance Abuse Prevention
Rooftop Deck
So big, you might need a map to find your way around.

Tanning Beds
Who doesn’t love a nice summer tan? Especially in the winter.

Steam & Sauna
Because you know you’ll need to relax.

Study in Peace
Insulated walls provide soundblocking barriers.

Golf Simulator
An elevator ride away to hit the long ball.

Fully Furnished
Enjoy the comforts of the indoors with TV and a Washer / Dryer!

Showered w/Tunes
Start the day right with a Kohler Moxie™ Bluetooth Showerhead.

Fitness Complex
Big enough for you and all your friends—or 40 elephants.

Finally. You can have it all.

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541.844.0149 | HubOnCampus.com | LiveEugene@HubOnCampus.com | Leasing Office: 609 E 13th Ave.
Interacting with Law Enforcement

» Even if you believe you are innocent, avoid becoming defensive or confrontational.
  » Be thoughtful about your words, movement, body language, and emotions. Don’t argue, resist, run, or touch the officer. Keep your hands where the police can see them.

» Wait to make statements or complaints.
  » Remember, anything you say or do in the moment can be used against you.
  » Don’t complain on the scene or tell the police they’re wrong or that you’re going to file a complaint.
  » Do not make any statements regarding the incident.
  » Ask for a lawyer immediately upon your arrest, and file complaints with the Police Auditor. This will ensure that the proper authorities have the clearest possible understanding of the incident, and it will increase the likelihood that your perspective and needs will be heard.

» Track information and think ahead.
  » Note the officer’s badge and patrol car numbers, write down everything you remember as soon as possible, and try to find witnesses and their names and phone numbers.

» When stopped for questioning.
  » You are legally allowed to refuse to answer questions, but this can make police suspicious about you.
  » Bad-mouthing the police officer or running away can lead to arrest.
  » Police may “pat-down” if they suspect a concealed weapon.
  » Don’t physically resist, but know that you can refuse to consent to further search.

» When stopped in your car.
  » You must show your driver’s license and registration when stopped in a car. Otherwise, you don’t have to answer any questions if you are detained or arrested, with one important exception.
  » The police may ask for your name if you have been properly detained, and you can be arrested in some states for refusing to give it.
  » If you reasonably fear that your name is incriminating, you can claim the right to remain silent, which may be a defense in case you are arrested anyway.
  » If you’re suspected of drunk driving (DUII) and refuse to take a blood, urine or breath test, your driver’s license may be suspended.

» Searches and entry of house or car.
  » You don’t have to consent to any search of yourself, your car or your house.
  » In certain cases, your car can be searched without a warrant as long as the police have probable cause.
  » It is not lawful for police to arrest you simply for refusing to consent to a search.
  » If the police knock and ask to enter your home, you don’t have to admit them unless they have a warrant signed by a judge.
  » However, in some emergency situations (like when a person is screaming for help inside, or when the police are chasing someone) officers are allowed to enter and search your home without a warrant.
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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 theatre, hit up happy hour and learn to cook!

2. Know where your money goes
Be aware of how you spend your money. Coffee is the one example, just a $4 a day coffee habit adds up to $80 a month. Review how and where you spend your money to see where you can cut back.

3. Develop a budget.
A budget allows you to plan for expenditures and have an easier time living within your means whether you have financial aid, a job or an amazing trust fund. 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
Those concert tickets can end up costing several times their face value if you use credit and are unable to pay it off right away.

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

6. Renters insurance
Protect yourself by having a policy - it is a great way to make sure your belongings are safe when it comes to a fire, flood or theft. Many times it’s cheap to add on to an existing insurance policy.

7. Protect yourself
If you are living with roommates, make sure that they are on the lease with you. Make sure that all utilities aren’t under just your name. If your friends become enemies and decide to bail, it won’t just be on you to clean up their mess.

8. Keep good records
Make a rent payment; get a receipt. Same goes with utility payments. It’ll make life easier if you track your payments, and not just through your online banking account. Protect yourself and your future.

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Spread the word. 
Encourage your neighbors. 
Roll Thunder!
Moving Out

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. The landlord may terminate the tenancy only under certain circumstances, and by following the eviction process.

**TENANT TERMINATION**

» A tenant may be entitled to terminate the agreement without penalty under certain conditions.

» Student tenants who terminate a lease must do so in writing with a statement that includes how many days until tenancy ends and the specific date that tenancy ends.

» If a tenant moves out before giving appropriate written notice to end a month-to-month agreement or before the end of a lease, the tenant is responsible for all or part of the remaining rent until the tenancy would have ended.

» An irregular termination can cost the tenant all or part of a deposit and can result in a landlord suing the tenant for the remaining unpaid rent.

» Termination for failure of landlord to make repairs.
  » Under certain circumstances, a landlord’s failure to make requested habitability repairs allows a tenant to terminate a lease with no penalty.

» In order to do so:
  » The request for repairs must be in writing.
  » The request must state that failure on the part of the landlord to make the repair will be considered a contract violation and terminate the lease.

**EVICITION**

» 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 - The 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 - The landlord may evict the tenant, no matter how long the lease, if there is a violation of the rental agreement. The tenant has 14 days to fix the problem, or 30 days move from the residence.

» 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, illegal subtenants, dealing drugs, and/or engaging in other illegal activities.
Warning! The deposit may not cover costs!! Many renters believe that if the residence is left dirty or damaged the landlord can only withhold the deposit for compensation. This is a common misconception. Your landlord can hold you liable for the costs of repairing and cleaning the home, even if they exceed the amount of your move in deposit.

Ask for a Walk-Through Inspection
» After you have finished cleaning, schedule a time where you and your landlord can walk through the residence together.

» This gives you the opportunity to negotiate any further cleaning and repairs.

» Bring your move-in checklist and any pictures for reference.

» Follow up on your deposit.

» 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.

If you have a dispute with your landlord over a large amount of money, you should seek legal advice. ASUO Legal Services provides free assistance to students.
Frequently Asked Questions

Q: Can I have roommates or pets?
A: The landlord has a right to set reasonable occupancy rates and decides whether to allow pets. Within Eugene, no more than five unrelated people may share a house.

Q: What happens if I do not pay my rent on time?
A: 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.

Q: Can I be held responsible for the actions of my roommates?
A: 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.

Q: What if I have a conflict with a landlord, roommate, or neighbor and I can’t seem to resolve it?
A: Unfortunately these kinds of situations do arise. There are resources on campus that can help you, including:
  - Conflict Resolution Services 541-346-0617
  - Community Mediation Services 541-344-5366
  - ASUO Legal Services 541-346-4273

Q: Will I be allowed to have a pet in my home/apartment?
A: Your landlord has the right to decide whether or not to allow pets. If you are told pets are allowed, there is often a monthly fee to keep them in your residence.

Q: What happens if I need something repaired in my home?
A: legally the landlord must keep rental homes/apartments habitable at all times. The landlord is responsible for repairs if you, your guests or your pets, do not cause them.

Q: Should I get renters insurance?
A: 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. Most home insurers also provide renter’s insurance. It is easy to find.

Q: How can I get involved in the community?
A: CommUniversity assistants (CAs) are University of Oregon students who live off campus and work to improve the environment and living experience for off campus students and neighbors in the community. CAs act as liaisons between students, the university, and the off-campus community. They assist in providing off campus student services to undergraduate and graduate students in the community. As part of this task, CAs provide information to students about community living, safety, rights, responsibilities, and issues specific to their neighborhood. In general, CommUniversity assistants support students in off-campus community living. For more information about the CommUniversity Assistant Program, contact:

  **CommUniversity Assistant Program**
  Off Campus Student Services
  Contact for office hours or to schedule an appointment: 541-346-3216
  E-mail: communiversity@uoregon.edu

  **Eugene’s neighborhood associations** that work to build community and improve neighborhood livability: http://www.eugene-or.gov/nassociations

Q: What happens if I withdraw from school and must leave Eugene for some emergency?
A: 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.

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