Housing Guide: The 2011 Adventure

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Collect roomateys to be yer crew

Put down yer mark at Contract Cove

Pick the pirate lair of yer choice

Depository yer rent at Landlord Peak

Hold tight the key which opens the treasured lock

Stow the gear ye plan to carry along

Look sharp fer yer vessel’s parking dock

Beware the messy monsters of cleaning checks

Step lively as ye cross Rent Reef

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We agree to live here and pay rent. The landlord agrees to let us live here and fix things as long as we don’t break them. We all promise to be nice.

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Tenant: Corsair

Tenant: Cap’n Jack

Landlord: Cap’n Jack

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RATES*

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<tr>
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<th>Shared Spring/Summer</th>
<th>Shared Fall/Winter</th>
<th>Shared Year-Round</th>
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<td></td>
<td>$115 per month</td>
<td>$259 per month</td>
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- Old Mill
- Reynolds
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- Somerset
- Victoria Place II
- Windsor Park

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- La Jolla
- Old Mill
- Presidio
- Windgate
- Windsor Park

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The BYU Off-Campus Housing Office has five primary goals:

- To promote a living environment that is conducive to moral, spiritual and academic performance.
- To establish guidelines for the development and maintenance of living conditions for student needs.
- To advise students and owners on rental problems and responsibilities.
- To establish standards of fairness in student-landlord rental matters.
- To help BYU students find housing.

What is BYU contracted housing?
BYU established contracted housing to provide a supportive environment for its single, undergraduate students living off campus. The university contracts with landlords to separate single men and women, to maintain BYU residential living standards, to keep facilities in good repair and to not abuse basic tenant rights.

How do I get out of my contract?
Your contract is a legal and binding document. The Student-Landlord Rental Agreement allows students to terminate their agreement for graduation and internships required for graduation. These special provisions are possible with a 120-day written notice given to the landlord.

Who runs the BYU Off-Campus Housing Office?
There are four full-time staff members over the 1,500 landlords under BYU contract.

Who should I talk to when I have a problem with my apartment?
First, talk to your landlord. The Off-Campus Housing Office often gets complaints and discovers the landlord isn’t even aware of the problem.

When should I find housing?
You need to make a choice early enough to see what your options are. Many students begin looking as early as February or March for fall semester housing.

When should I go to the housing office about a problem?
When the landlord is not being responsive or communicating with you.

Where should I live?
It comes down to what you’re looking for and what you’re used to. Look at the pros and cons for each option, and decide what is important to you.

Where is the Off-Campus Housing Office located?
C-141 ASB on the main floor in the C wing.

What should I look for when I’m trying to find housing?
Look at the building inside and out. Talk to other people who have lived there; find out the good and the bad. Talk to the management and see if you’re going to be able to communicate with them.

What is the advantage of having BYU contracted housing?
Living conditions can greatly influence a student’s growth and performance. Because the university relies on the community to provide accommodations for most of its students, BYU has established the Off-Campus Housing Office and a contracted housing program to cultivate that desired environment off-campus.
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MLS# 994629

$114,500

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**$725/month**

**Springville Condo**

3 bed, 2 bath, 1200 sq.ft., built in 2001, clubhouse with indoor pool, hot tub, exercise room, covered parking

MLS# 1000256

$119,900

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**$750/month**

**Provo Townhouse**

3 bed, 1.5 bath, 1450 sq.ft., built in 1994, end unit, private backyard, **covered parking, fireplace**

MLS# 936129

$125,000

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**$775/month**

**Provo Twinhome**

2 bed, 2 bath, 1108 sq.ft., built in 1996, 2 car garage, .10 acres, vaulted ceilings, master bath, walk-in closet

MLS# 990520

$129,900

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**$800/month**

**Springville Townhouse**

3 bed, 2.5 bath, 1383 sq.ft., built in 2005, clubhouse with indoor pool, hot tub, exercise room, covered parking

MLS# 1003454

$134,000

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**$825/month**

**Springville Townhouse**

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Q & A

For nearly 20 years, Garry Briggs has been working with BYU housing. For the past seven years, he has served as the manager of the Off-Campus Housing Office. Through it all, he has kept a good sense of balance and a flash of humor. The Daily Universe had the opportunity to interview him recently about students and off-campus housing.

How is BYU’s off-campus housing different from other universities?

Unlike other universities, which rent a unit to one person who then finds roommates, BYU contracts for each individual rental space to protect the living environment and occupancy laws. In Title IX of the Education Amendments Act of 1972 it permits educational institutions to segregate students based on gender in its contracted housing.

If you could teach students anything about BYU Off-Campus housing, what would it be?

Read your contract before you sign it and know what your legal obligations are. Check out your rental facility before you commit to a contract and meet your roommates if possible. Ask yourself if they will help you be successful and have a good experience. Finally, determine and know the length of your contract.

How many landlords are BYU contracted? About how many students live in off-campus housing?

We currently contract with 1,400 owners who provide 22,316 rental spaces off campus. We have about 25,000 single students currently enrolled of which approximately 14,000 to 16,000 require off-campus housing.

How can students have better experiences with roommates?

Listen, talk, listen and then listen! Your living situation is a major part of your college life. The environment in your apartment will greatly influence your spiritual and academic growth. I would encourage roommates to get together as soon as possible and discuss apartment standards, cleaning chores, guest rules and the appropriate consequences.

When signing a contract, what are the key issues students should keep in mind?

Before signing any lease agreement, read it carefully. Remember it is a legal document that may commit you to circumstances with which you do not agree. If you do not fully understand any part of the lease, get advice before signing it. All BYU contracted housing is required to use the “BYU Student-Landlord Rental Agreement.” Verify the term of the contract and the length of tenancy. If you receive a waiver to live in non-contracted housing, the university has no contract with that owner and will be unable to assist you with any contractual issues that may arise.

What is the best way to prevent friction between students and the landlord?

The first step is to communicate. I would encourage you and not your parents to establish a friendly and workable relationship with the manager or owner. Begin this process when you sign the agreement. Ask them questions about maintenance, rental payments and how they would like you to report concerns. The BYU rental agreement requires you to report concerns to the manager first and then allow sufficient time for them to accomplish the task. If they fail to show due diligence, we encourage you to contact the Off-Campus Housing Office at 801-422-1513.

When there are problems with a landlord, what is the best way for students to act, communicate or get help?

People respond better if the verbal exchange is cordial, factual and with an attitude of resolution. If a student feels the manager or owner has not shown reasonable efforts toward correcting maintenance issues or residential living standards violations, the next step is to report concerns to the Off-Campus Housing Office. We will ask for a statement from you and from the manager/agent. We will then endeavor to facilitate a resolution to the concern. If we are unable to reach a resolution, we will recommend the parties go to the Center for Conflict Resolution, as stated in the rental agreement.

How can the Check-In/Check-Out form protect students?

Usually, the renter accepts the premises “as is” at check-in unless otherwise agreed (either verbally or in writing) at the time the contract was made. Before a rental agreement is filled out and signed by both parties, the student and the landlord should come to a complete understanding on the condition and cleaning of the rental units. Of course, it is much better that such an agreement be in writing – although an oral agreement can be legally binding unless there are problems of proof or misunderstanding. Thus, if the conditions are not seriously unfit and if the landlord has made no promise to deliver the rental unit in a clean condition, the tenant would probably be bound by the contract. Evaluation check-in sheets are available free of charge at the BYU Off-Campus Housing Office at C-141 ASB, on the Off-Campus Housing website at byu.edu/offcampushousing and on page 59.
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| Jamestown         | Brownstone       | Lone Tree      |
| Ben Dick Arms     | Courtside        | Devonshire     |
| Enclave           | Hampton Court    | Kandell        |
| The Academy       | North Downs      | Victoria Place |
| Quick Silver      | Presidio         | Riverside      |
| Summerlyn         | UAC              | Windgate       |
| Stone Bridge I & II | Promenade     | Capri          |
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Updating personal information online

BYU requires every student to update personal information, including residential address and e-mail address, each semester the student is registered for classes. Failure to update personal information will result in up to $150 in non-compliance fees and in housing holds affecting a student’s ability to register. What if…

I live in contracted housing, but have not yet updated my address?
At the beginning of every semester, log in to mybyu.byu.edu, and confirm that your current address is listed. Addresses that are not in BYU contracted housing will be flagged for correction for all single, undergraduate students. Failure to update and confirm your address can result in fees. To update your address, select “Update my Personal Information” on my.byu.edu. Select the “Contact” tab and make the appropriate changes to the listed address.

I am married but have not yet notified BYU?
Go to the Records Office located in B-150 ASB as soon as possible to fill out the appropriate paperwork.

I have decided not to attend BYU this semester?
Select “Update my Personal Information” on mybyu.byu.edu, and check the box, “I will not be taking classes at BYU during Fall Semester 2011. I understand that if I decide to update Fall Semester 2011, I must update my contact information.” Click the “Submit” button. There is an additional deferment form that must be filled out in the Registration Office in A-153 ASB.

I am living at home?
Fill out a “Declaration of Living at Home Form” available on the Off-Campus Housing website.

I am attending classes away from Provo campus or have special circumstances or hardships?
Print a “Waiver from University Housing Policy Form” available on the Off-Campus Housing website and turn it into the Off-Campus Housing.

The University has recently created myBYU – a personalized and customizable home page. Students are encouraged to use the new website for all personal university communications, including updating personal information; however, Route Y may still be used to complete such tasks as long as it is accessible. Route Y is expected to be fully replaced by myBYU by the end of 2011.

Check out the BYU Off-Campus Housing website for:

- Living standards information and a Student Reporting Checklist
- Waiver instructions and the ability to request a waiver
- Vacancy listings
- Place a contract for sale
- A Guide to Renting
- The Housing Handbook
- Local maps

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*Save the tax all day plus an extra 5% off after 2pm weekdays and all day Saturday at the Cougareat.
The Honor Code doesn’t end at the edge of campus

By Mel Codner

College is the time to get your own place, cook your own food and… follow the Honor Code? Students living in BYU contracted housing are sometimes surprised by the Honor Code and the rules that govern off-campus housing. This unique standard requires its students to live by a higher law with curfews, moral conduct and gender-separated living standards.

Some of these rules may seem tough but along with it being signed by every BYU student, the Honor Code has always been part of off-campus housing included in the student’s rental agreement.

Garry Briggs, manager of BYU Off-Campus Housing, said even UVU students living in BYU contracted housing must sign and follow the housing Honor Code.

“We want BYU students off campus to be in a living environment that is conducive to moral, spiritual and academic growth,” Briggs said.

Briggs found that students want to live in an environment where they don’t have to worry about drugs and alcohol. They want to live with people who share their same values as well as the same challenges.

Briggs said students’ number one struggle with the Honor Code is members of the opposite sex in the bedroom.

This strict gender separation states that members of the opposite sex are not permitted in the bedrooms or bathroom areas. Commonly called the “chastity line,” some students may find the rule confining and irrelevant. Briggs said students who signed the Honor Code voluntarily did so, and they should be willing to live by it.

“We need to try to honor and build our character,” Briggs said.

He said students may face a roommate or friend breaking the housing Honor Code. In that situation, Briggs said to first talk to the person in a respectful manner, letting them know you’re concerned. If they continue to violate the Honor Code, Briggs said the student should contact the landlord.

Todd Wight, a mathematics major from Orem, said he remembered having a roommate who didn’t keep the Honor Code.

“It was just uncomfortable,” he said.

Wight said the Honor Code is a conscience effort that at some point becomes who you are. He has since then had good roommates who keep the Honor Code and make his home enjoyable.

“It’s fun living with people who do the right thing,” he said.

Former BYUSA Vice President Landon Hansen said the Honor Code comes down to respect for yourself and your roommates.

“When people see you keeping the Honor Code, they respect you,” he said.

Hansen said students can decide beforehand what they are going to do when faced with an Honor Code issue like curfew.

“If you have decided, ‘I am going to follow that rule,’ then it’s a strengthening thing for yourself,” Hansen said. “If we can demonstrate that responsibility now, we can go out in the world and be a force for good.”
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All single BYU undergraduate students are required to live in BYU contracted housing. However, there are some circumstances that prevent students from residing in housing that has been contracted by BYU. Some of these circumstances include living at home, completing an out-of-state internship or having unusual hardships.

It is possible to waive the university requirement to live in contracted housing by submitting the proper waiver form. There is no guarantee a student will be granted permission. It is essential that students submit their waiver before moving into a new location.

If a student plans to live with family while attending BYU, the student must turn in the “Declaration of Living with Family” form to the Off-Campus Housing Office, 2170 WSC. The form can be found on the Off-Campus Housing website byu.edu/offcampushousing. A parent or eligible family member must sign the form before it is submitted.

It is the student’s responsibility to update their personal information by going to myBYU or Route Y and clicking the box: “I have reviewed my contact information and affirm that it is correct,” which is found under the “Personal Information” Contact Info tab.

For all other circumstances, a General Waiver Form is required. The “Waiver from University Housing Policy Form” is also found on the Off-Campus Housing website. Complete the form and the “Residential Living Standards Agreement Form” with the required signatures, describing in detail the special circumstance. Turn in the information to the Off-Campus Housing Office. If approved, the student must proceed to update their residential address on myBYU or Route Y with the approved waiver address.

If a student continues to receive notices regarding their residential address after following one of the above procedures, they should contact the Off-Campus Housing Office at 801-422-5066 or och@byu.edu.
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Talk to friends and current tenants. Ask questions about the apartment, management and average utility costs.

Visit the location. Get an idea of the layout and the maintenance of the building.

Make a list of any maintenance needs you notice. Give this list to management before you move in so you won’t be responsible when you move out.

Read the entire contract. Each management company has different policies students need to be aware of. Make sure you understand all policies, procedures and fees.

Know how much the deposit will cost and how much may be deducted for apartment upkeep.

Be aware of the contract duration. Some contracts may just be Fall/Winter and Spring/Summer, but many require a year commitment.
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Behavioral contracts offer a second chance
By Logan Bradford

A lot of students have experienced it, but most do nothing about it. Some think the only solution to roommates who aren’t keeping the rules is to report them to the Honor Code Office, but there’s another option.

Students can go to their managers to discuss issuing a behavioral contract, which acts as a warning to tenants when apartment residents are not living by the residential living standards, said Off-Campus Housing manager Garry Briggs. The manager or landlord then decides whether to issue the behavioral contract.

“It gives the landlords off-campus a vehicle to discipline,” Briggs said. “It’s a tool for landlords to use when good people make mistakes, and it gives them a second chance.”

Managers can access the contracts at the off-campus housing website, byu.edu/offcampushousing, where they can print and fill out the contract.

The contract includes regulations from their original rental contract and the residential living standards in the Honor Code. The manager can also include additional situation-specific regulations. This allows flexibility between the property owner and tenant, as well as dialogue in deciding the stipulations of the contract.

Lisa Isengarber, the leasing manager at The Branbury Apartments, said the behavioral contracts strengthen the Honor Code.

“[They] just reemphasize what they signed in the contract,” she said. “We use a lot of the same clauses from the contract. It clarifies what they should already know.”

Briggs highlighted the idea of peer pressure in situations, as well as the merciful nature of the behavior contracts.

“We recognize with peer pressure, to be part of the group, you have to go along with it,” he said, referring to people breaking parts of the Honor Code as a group.

He said sometimes the behavioral contracts can include things not covered in the Honor Code but that are important for comfortable living for roommates and neighbors. This gives managers the opportunity to address behavioral issues that make living with a specific person more difficult than is reasonable.

Becky Glosenger, the on-site manager at King Henry apartments, said they use behavioral contracts more in minor violations of the Honor Code, such as continual problems with curfew or even in instances involving roommate issues or cleanliness.

She said they work well and tenants realize the importance of living by their contract once they sign a behavioral contract.

“It’s been pretty favorable,” she said. “They understand the consequences. With the few we do have, it’s worked out well.”
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BUDGETS AREN’T THE ENEMY

By Nicole Halversen

Contrary to popular belief, a budget is not the enemy. Fiscal independence can seem daunting for students living on their own for the first time. However, it is possible to have control over finances, even as a student.

“Budgets are really more about behavior control than financial control,” said Craig Israelsen, associate professor in the School of Family Life.

Here are six simple suggestions students can follow to create and adhere to a budget.

A budget should be written at the beginning of the month.

“That will clear up the misconception that a budget is some sort of diary that we write down after the fact,” Israelsen said.

A common mistake students make is to think they must simply record what they spend. A key to properly using a budget is to create it ahead of time, before the money is spent.

Determine how much you have to work with and how it should be allocated.

It is important that students establish how to use their funds before the month begins. Many may struggle to know how much to allocate to each category.

Israelsen suggests the first month be an exploratory month. Students should closely watch how much they spend during this time.

“Start with the things that you know, your housing expenses, your transportation expenses,” said Bryan Sudweeks, associate professor of business management and personal finance. “With budgeting it’s not the big things that get you, it’s the little things.”

It is important for married couples to work together to make these financial decisions.

“Talk about things one at a time, but talk about them; open your mouth,” said April Lindgren, a senior in business management.

Record expenditures and pay yourself.

It is important for students to record the money that comes into and out of their account. When a category hits zero dollars, it is time to stop spending or borrow from another category.

“When money is spent using a credit card, record it as though it is a check,” Israelsen said. “That is the really big secret.”

A key to money management is to put a portion of earned income into a savings account. Israelsen suggests students include savings as expenditure in the budget to guarantee that they save.

Learn self-control.

“We should honor a HALT principle,” Israelsen said. “Don’t spend money if we’re Hungry, Angry, Lonely or Tired. Those are all conditions that lead to bad decisions.”

Israelsen used a runner as an example. A student will not go running if they have already used up all of their energy that day. This same principle should translate into budgeting. Students should not spend money they do not have.

“You cannot buy everything,” Sudweeks said. “You cannot buy your way into financial security.”

Put it where you can see it.

When a budget is in plain sight, it will be followed. It can be evaluated and redrawn as appropriate at the end of the period.

“Use the things that you use all the time,” Lindgren said. “Use your cell phone, use your Gmail calendar. When I set the goal, I also set reminders for myself.”

Pay tithing.

“Either you have to pay tithing, or you have to get fireproof clothing,” Israelsen said.

The Lord has a special package of blessings for the starving student who pays their tithes, he said.

Enjoy it.

Budgeting does not have to be a chore. Just as people like to plan vacations, Israelsen suggests students apply the same mindset to budgeting and learn to enjoy it.

“When you’re trying to economize, you will end up making your own fun,” he said.

For budgeting templates and advice, visit personalfinance.byu.edu.
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With more than 120,000 residents, Provo battles parking issues as the city seemingly has more people than parking spots. “Provo has a pretty big parking problem,” said Sergeant George Besendorfer, shift supervisor for Provo City Police Department. “There are so many cars and not enough parking places, so people park where they are not supposed to.”

Helen Anderson, Provo City spokeswoman, said some long-time residents felt like residential areas were turning into a parking lot. Provo City tries to regulate parking laws to satisfy all its residents, including BYU students and their needs.

According to Brent Wilde, Provo City community development assistant director, the city council recently passed a new on-street parking program that will be in effect beginning September 2011. The program will affect the North Joaquin area with boundaries ranging from south campus to 500 North and from University Avenue to 900 East.

The regulation requires residents to obtain a parking permit to park overnight from 1 to 6 a.m. This new plan is to help students and residents have parking on the street available to them close to their own homes. “This is intended to promote a more walkable urban neighborhood with less dependence on the automobile,” Wilde said. “It will reduce traffic and congestion and that neighborhood will become a more viable higher density student housing neighborhood.”

Residents in this area will have less traffic and more space available to them and will also have the option of getting guest passes for visitors staying overnight. However, failure to follow these regulations in Provo may result in a hefty fine. Parking tickets can range from $25 to $250. Individual student complexes independently regulate the parking regulation for their residents, and in some cases failure to adhere to the regulation can result in a boot, rather than a ticket. Complexes will hire a towing company to boot or tow any cars that do not meet their regulations.

According to Besendorfer, Provo City parking does not boot vehicles because off-street parking is considered private parking. “Parking can be frustrating and confusing,” Anderson said. “But the more everyone understands it and complies, the better.” Students who are not used to parking regulations in a certain area are given various resources. All housing managers are notified of changes done in their area and are required to let residents know their regulations. Provo City has also provided a link at parking.provo.org for students and residents to look up details on specific regulations for different areas.

“It’s as simple as just taking into account time allotted and plan for that long walk to class,” Besendorfer said. “Other than that, you just need to watch for the signs.”

If students have questions on parking permits and regulations they can call 801-852-6532, the Business Licensing Department.
Among the various wedding details, a couple must find time to look for a place that will become their home for the start of their new life together.

When searching for off-campus housing there are a few things a couple should know. There isn’t a specific process to go through to find married housing, because graduate and married students can live wherever they want.

Garry Briggs, from the BYU Off-Campus Housing office said it is important for newlyweds to remember they need to go to the Records Office at B-150 ASB and change their marital status. This simple step will ensure the university understands you are no longer a single student required to abide by university housing requirements. If undergraduate students fail to change their marital status, they will receive non-compliance fees.

Off-campus family housing can be difficult to find in the Provo and Orem area. Briggs said the peak times of transition are the end of winter semester and the end of August, before fall semester starts. Students may have a better chance of obtaining apartments during these times.

Students may have to look in neighboring cities for housing because of the high demand in the Provo area. Briggs said the peak times of transition are the end of winter semester and the end of August, before fall semester starts. Students may have a better chance of obtaining apartments during these times.

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The Off-Campus Housing Office has a listing service especially for family and graduate students which provides an updated list of openings around the valley. Briggs cautions “buyers beware” because in off-campus, un-contracted housing, the university has no contract and therefore no requirements to adhere to. A couple should have a clear understanding of the contract requirements and know exactly what they are signing, because it may be different from the standards they are accustomed to.

Couples who are getting married in the middle of the semester may go online or into the Off-Campus Housing Office to request a waiver from contracted housing while they are single. An engaged couple may request the waiver and continue to look for housing. One can live in the apartment they’ve chosen, while the other finds another place for the short time until they get married. This helps the couple avoid locking into a yearlong contract for single students and gives them the opportunity to find and secure their future home early.

Students who have already gone through the process encourage couples to search early.

“I know you can’t really plan for those things, but if you’re talking about getting married, just go look,” said Sarah Horne.

It is also important to prioritize what you want in housing, because chances are you won’t be able to find everything for the price you can afford.

“Know that family housing is more expensive, so don’t be surprised,” said Janelle Payne.

She said to rate your priorities so you can focus your search according to the number of bedrooms, the location or the size of the kitchen. Figure out what is important to you as a couple and then use listings to narrow down your search.

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**Finding off-campus family housing**

*By Rachel Steffensen*

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Lisa Nielson, a senior majoring in humanities, said her time spent in Foreign Language Housing (FLSR) has played a large role in improving her language skills.

“I think this is the best immersion program you can experience short of going to the actual country,” Nielson said.

Nielson spent part of her childhood in Japan and took Japanese language classes throughout high school. Nielson said she loves living in the Japanese house. The environment is what keeps her there, she said.

The FLSR consists of 25 apartments separated into nine different languages – Arabic, Chinese, French, German, Italian, Japanese, Portuguese, Russian and Spanish. Each language is offered to men and women, depending on student demand.

One native speaker lives in each apartment and is available at least two hours a day to help students learn and understand the language. Nielson said this is one of the advantages of living in Foreign Language Student Residence because students get “instant feedback” on their language skills or questions.

According to Nielson, the Foreign Language Housing draws in people of high caliber who respect different cultures, and for the most part, students take their studies seriously.

“I love the appreciation and respect for cultures that students have here,” she said.

Hans-Wilhelm Kelling, director of the Foreign Language Student Residence Program, described the housing as an important language learning environment.

“It is a great opportunity to improve language and cultural awareness,” he said.

Foreign Language Student residents are required to meet for dinner daily Sunday through Thursday, usually between 5:30 and 7:30 p.m.

Kelling described these dinners as “social gatherings” where students can talk, eat and interact with other students. Here students’ language skills improve through casual conversation while they also learn dinner etiquette and culture.

Rebekka Schenk, a sophomore majoring in visual arts, lives in German housing and is a native speaker from Salzburg, Austria. She said the daily dinners have been a great social and healthy experience.

“Not only has it helped me to get to know other students in the German house, by cooking together with them and eating with them, but I have also established healthier habits of eating well-rounded meals on a regular basis,” Schenk said.

To qualify to live in the FLSR, students must complete a minimum language requirement. Visit byu.edu/housing/ oncampushousing to find out more about the foreign language housing program.

Students who fit the requirements and are interested in living in the Foreign Language Student Residence can apply online through My Housing Account via Route Y or myBYU.
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Students are swamped with exams, essays and hundreds of pages of reading assignments weekly, and as a result, maintaining an organized apartment is often the last priority.

However, utilizing the small spaces and keeping an apartment organized is vital for students while balancing school work and home life, said Marilyn Bohn, professional organizer and author of “Go Organize: Conquer Clutter in 3 Simple Steps.”

“It’s essential for students to be organized,” Bohn said. “Being organized frees you up to do things that are actually important to your schedule.”

Utilizing space in an apartment shared between four and six people is not easy, but here are some tips that can help:

1. Designate a place for every item, so when you are finished with it, you know exactly where to put it.
   - In a living room, have homes for everything,” Bohn said. “[Everything] lives in its homes when they aren’t being used and then things are less cluttered.”

2. Sort through closets, bookshelves, food cabinets and the refrigerator monthly. By throwing out things you never wear or use, you can avoid accumulating useless items.
   - Prop up your bed on cinder blocks or bed lifts to create more storage space underneath. You can use the space to store seasonal clothes, suitcases or school supplies.

3. Get creative with the space you have. Jessica Gamez, a junior from Burbank, Calif., studying anthropology, uses over-the-door shoe organizers to store bathroom toiletries.
   - It’s great because all our stuff is right there,” Gamez said. “We don’t run around in our towels because we forgot something.”

Since most apartment complexes do not allow residents to install shelving units, try wire storage cubes. The wire cubes are held together with interlocking connectors that can be adjusted to any shape configuration.

“Conflicts can develop a lot quicker when an apartment is messy and cluttered,” said Eliza Wright, a junior from Rochdale, Mass. To keep roommate relationships healthy, students should routinely clean and organize their belongings.

“An organized apartment gives the entire apartment peace of mind,” Wright said. “It makes the apartment feel more like a home.”

---

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- Shared Year-Round
  - $199 per month

*Other rates also available.

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**CENTENNIAL II APARTMENTS**

WHERE AFFORDABILITY MEETS COMFORT

Why Pay More?

1000 E 450 N • Provo, UT 84606

- Shared Small
  - $110 per month
- Shared Fall/Winter
  - $240 per month
- Shared Year-Round
  - $199 per month

*Other rates also available.
<table>
<thead>
<tr>
<th>Housing</th>
<th>Phone</th>
<th>Address</th>
<th>Website Owner</th>
<th>Rooms in Unit</th>
<th>Bedchamber</th>
<th>Bathrooms</th>
<th>Rent</th>
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### Utilities Paid by Tenant

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### Amenities

- **All utilities are included with rent!**
- **Internet**
- **Cable TV**
- **Parking**
- **Laundry**
- **Air Conditioning**
- **Dishwasher**
- **Disposal**
- **Microwave**
- **Washer & Dryer**
- **W/D Hookups**
- **Laundry Facility**
- **Cable TV**
- **Wired for Cable**
- **Internet Ports**
- **Internet Access**
- **Computer Room**
- **Rec Facility**
- **Swimming Pool**
- **Spa**
- **Covered Parking**
- **Extra Storage**
- **Wheelchair Access**
- **Shuttle Bus**
- **Group Discounts Available**
- **Parking**
- **Air Conditioning**
- **Dishwasher**
- **Disposal**
- **Microwave**
- **Washer & Dryer**
- **W/D Hookups**
- **Laundry Facility**
- **Cable TV**
- **Wired for Cable**
- **Internet Ports**
- **Internet Access**
- **Computer Room**
- **Rec Facility**
- **Swimming Pool**
- **Spa**
- **Covered Parking**
- **Extra Storage**
- **Wheelchair Access**
- **Shuttle Bus**
- **Group Discounts Available**

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### Housing Guide

- **2011 Housing Guide**
- **5352**
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Alpine Apartments
Private study areas
Caring for your new space

By Christina Hansen

At some point during the college experience, it is likely students will live with strangers who have differing opinions on cleanliness.

Natalie Duerden, property manager at Alpine Court Apartments, said some students want their entire apartment clean, some only care about their personal space and others do not care whether the apartment is clean at all.

“It really gets under some students’ skin when a roommate doesn’t pull his or her weight,” Duerden said.

In view of this problem, a list of five reasons to keep a clean apartment follows.

1. Good roommate relations

Elizabeth Heywood, a senior studying American studies, said if the apartment has not been cleaned all month, there is more contention around cleaning check time. When a roommate is willing to do their part on a daily or weekly basis, it is easier for tenants to avoid conflict during cleaning checks.

2. Health

Unwelcome guests, such as dust mites and mold, found in unclean apartments are sometimes the culprits in unwanted allergies and illnesses.

Evelia Amador, a cleaning specialist at Merry Maids, said her main motivation in maintaining a clean apartment is health.

“A dirty apartment is just not a safe environment,” Amador said.

3. Foundations for the future

Tij VonNieda, a senior double majoring in speech pathology and Russian, advises men to learn to clean now before marriage.

“Your wife won’t like it if you’re dirty,” VonNieda said. “You have to learn at some point to be clean.”

4. Cleaning check ease

“It’s easier to do cleaning checks if you don’t have to do a suicide run the night before,” VonNieda said.

Amador recommended creating a list of goals to accomplish after work or school.

“That way it’s kept up and it’s easier,” Amador said. “It’s more work if you don’t.”

5. Contract Insurance

Amador has learned in her experience at Merry Maids that management may be forced to evict tenants who fail to maintain a clean environment in their apartments. Though management did not require her to do so, Duerden said she has had to strictly enforce the consequences of a failed cleaning inspection to ease tension in apartments.

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A Check-In/Check-Out form helps you and your landlord have an accurate record of the condition of your rental unit. The last thing you want to hear is that your landlord charged you for pre-existing damages. Moving causes enough stress. Completing the Check-In/Check-Out Evaluation can ensure you won’t owe your landlord any more money than you legally owe.

The form details all pre-existing conditions in your unit to protect against additional maintenance charges. Consider these items when moving into a rental property:

- Complete the form on the next page. The free form is also available at the Off-Campus Housing Office and website.
- The form includes space to list pre-existing damages. If you list problems with the unit when you move in, you prevent being held responsible for those same problems when you move out.
- After completing the form, sign it and have the landlord or manager sign it. Before signing, explain what you listed and why. If possible, the landlord should be present when the inspection is completed.
- Before the rental agreement is signed, both parties should agree on the condition and cleaning of the unit.
- Keep one copy of the form and deliver another to the landlord.
- Always assume responsibility for your living situation.
- Be proactive when correcting problems.
- Document problems or damages with a camera to ensure an accurate representation.
Check-in/Check-out Evaluation

Complete the arrival columns with explanations below part 7. You and your landlord should then sign the evaluation. Make a copy for the landlord and keep a copy for your records. Upon check-out, record the departure condition of the rental property.

1. Kitchen and Dining Area
   a. Cupboards, table, chairs
   b. Floor covering, window coverings
   c. Walls and ceilings
   d. Plastic and tile surfaces
   e. Electric fixtures, stove (burners, oven)
   f. Refrigerator, freezer, sink disposal
   g. Other:

2. Living Room
   a. Walls and ceiling
   b. Carpet or rug, window coverings
   c. Electric fixtures, lamps
   d. Chairs, sofa, end tables
   e. Desks, tables
   f. Other:

3. Bathrooms
   a. Shower, glass, curtain
   b. Tub, sink, towel racks
   c. Toilet, cabinets
   d. Plastic and tile surfaces
   e. Walls and ceilings
   f. Floor coverings, window coverings
   g. Other:

4. Bedrooms
   a. Walls and ceiling
   b. Carpet, rug, floor, window coverings
   c. Closets, door tracks
   d. Electric fixtures, lamps
   e. Beds, mattresses, covers
   f. Desks, chairs, dressers, tables
   g. Other:

5. Hallways within Unit
   a. Walls and ceiling
   b. Floor coverings
   c. Closets, shelves, railings
   d. Electric fixtures
   e. Furniture
   f. Other:

6. Other Areas and Fixtures
   a. Doors, windows, screens
   b. Door locks, window locks
   c. Heating, air conditioning
   d. Smoke alarm
   e. Other:

7. Condition of Exterior
   a. Other:

Damages

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<tr>
<th>Number</th>
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<th>Description of damage. Indicate number of items if applicable, location and nature of soil, damage, marks, etc. Use back/other pages if necessary.</th>
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General Comments

Tenant filing inventory  Signature of tenant  Rental unit address and/or number  Key number

Landlord or manager  Signature of landlord or manager  Address  Date

Download copies of this form at housing.byu.edu/offcampus/guide/evaluationform.pdf
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Divide & Conquer

BYU students Elizabeth Heywood, Robby Matthews and Megan Mitton offer these suggestions on how to work together for a clean apartment:

Pick one thing to clean a day, and your life is going to be a lot easier.
Have everyone do his or her own dishes.
Assign one roommate who will be reliable to pick up the mail.
Assign one person to take out the trash.
Create a chore chart, either weekly or monthly.
Talk with your roommates and come up with a system that will work best.
If there is something that needs to be done, do it.
If you like your room cluttered, keep the clutter on your half of the room.
Create a spinning chart that gives a chore to do each day.
Divide the refrigerator into sections, and keep your section clean.
Clean together once a week or once a month.
It really just works best if everybody commits to keeping a clean apartment.
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