I SPY a hanger, a golf ball, a comb; nine bears, and a place for a home.

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I SPY some mouthwash and a measuring tape. A dolphin, three dice and an empty house shape. Four smiley faces, two frames and a fan. A pink paper clip and a dark blue crayon.

housingguide.byu.edu

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• 42” HD Flat Screen TV
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• Washer and Dryer in Each Condo

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• HD DIRECTV
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Why BYU Contracted Housing?

Single, undergraduate BYU students are required to live on campus or in BYU contracted housing. To qualify as a BYU-contracted residence, landlords and management companies must sign a contract with BYU agreeing to certain standards of living and allowing BYU to serve as an intermediary. According to Pat Newman, a BYU Off-Campus Housing official, there are four main reasons BYU has this policy:

**PROPER ATMOSPHERE**
The main purpose of BYU-contracted housing is to provide an atmosphere conducive to moral and spiritual growth. This extends the learning environment of campus to include housing.

**GRADUATION CLAUSE**
Residents of BYU contracted housing are granted a graduation clause, which states they can be legally released from any housing contract or agreement if they give written notice 120 days prior to graduation or an internship required for graduation.

**INSPECTIONS**
Based on tenant concerns, BYU-contracted residences may be inspected by Off-Campus Housing.

**ARBITRATION AND MEDIATION**
Rather than going to court over landlord/tenant disagreements or unfulfilled contracts, BYU students living in BYU contracted housing can go through the Center for Conflict Resolution to resolve disputes. See page 70 for information about conflict resolution.

**I SPY**
eight balls, six pencils, and their bin; a BYU bear and his miniature twin. Nine cougars, three key chains, a yo-yo, a cap; a nifty back-scratcher and two mints that are wrapped. A folder, a frisbee, some sort of ape; a notebook, a knife and a new roll of tape.
Frustrated trying to find parking? Foxwood Condos have 100% off-street tenant parking plus visitor parking. Two blocks to campus.

Men’s and Women’s Housing

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Manavu Condos
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- Cable
- Basketball Court
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- Washer/Dryer
- Covered Parking

Pioneer
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- Internet
- Cable
- Laundry Facility
- Off-Street Parking
- Close to Campus
- Barbeque Area

Campus Villa
- 182 West 960 North
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- Internet
- Cable
- Washer/Dryer
- Recreational Room

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  - 65” HD TV with surround sound
  - Baby grand piano
  - Additional private piano room
- Fitness center
- Outdoor pool and year-round hot tub
- Sand volleyball court
- Half-court basketball
- All-digital laundry facility
- Luxury units available
  - Granite, leather and lots of upgrades
- Plenty of on-site parking
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◆ In-room Internet and cable
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◆ Fitness center
◆ Outdoor pool and year-round hot tub
◆ Sand volleyball court
◆ Half-court basketball
◆ All-digital laundry facility
◆ Luxury units available Granite, leather and lots of upgrades
◆ Plenty of on-site parking
Off-Campus Housing advice

When it comes to off-campus living, the BYU Off-Campus Housing Office understands the student perspective. Garry Briggs, manager of the Off-Campus Housing Office (OCH), gives advice about the aspects of living the college life in an off-campus apartment.

CONTRACTS
Knowing your contract can help prevent conflicts:

- Read contract thoroughly
- Understand legal obligations
- Ask for clarification
- Check the specific contract addendums and house rules
- Determine term of contract
- Verify length of tenancy
- Remember, even if your waiver to live in non-contracted housing is approved, the university has no contract with that owner and will be unable to assist you with any contractual issues that may arise

ROOMMATES
Choosing good roommates is important because the environment in your apartment will greatly influence your spiritual and academic growth:

- Meet your roommates prior to moving in (if possible)
- Listen to one another
- Discuss apartment standards, cleaning chores, guest rules and appropriate consequences early on

LANDLORDS
Setting up open communication with your landlord is vital to a successful relationship:

- Establish a friendly and workable relationship
- Ask questions about maintenance, payments and how to report concerns
- Make sure the main communicator with the landlord is the person who signed the contract

CHECK-IN AND CHECK-OUT FORMS
Using these forms to describe damage in the unit when you move in will save you headaches and cash when your lease is up:

- Free evaluation check-in sheets are available on page 87 or as a fillable PDF at och.byu.edu/PDF/CheckinFormFillable.pdf
- Be aware that when you sign the contract, you accept the unit “as is” unless agreed otherwise
- Understand current condition and cleaning of unit
- Agreement should be signed by both the student and landlord
- Remember the tenant and landlord are both bound by the contract. Keep your own copy for your records

WHEN OCH GETS INVOLVED
If there are issues with your living situation:

- Report concerns in writing to the manager
- Give sufficient time to resolve the situation
- If your manager has failed to show reasonable effort to resolve the situation, report the situation to the Off-Campus Housing Office (C-141 ASB)
- Manager and student will be asked to make a statement
- Off-Campus Housing Office will facilitate a resolution or recommend the parties to the Center for Conflict Resolution

BYU
Off-Campus Housing
C-141 ASB, Provo, UT 84602
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- CT Runners
- B-ball Tournaments
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- Turkey Bowls
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- Brand new furniture
- 4 per apartment
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- Close to campus
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- Both shared & private rooms
- On-site Laundry
- Large Parking Lot
- Only 4 Blocks from BYU
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- Amazing Ward

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- Other rates also available.

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- Parking
- On-site Management
- Amazing Ward

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- Parking
- On-site Management
- Amazing Ward

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- Other rates also available.
Off-Campus housing FAQs

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 prevent abuse of basic tenant rights.

WHO RUNS THE BYU OFF-CAMPUS HOUSING OFFICE?
There are five full-time staff members for more than 1,400 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 is not even aware of the problem.

WHAT SHOULD I DO WHEN I FIGHT THE HOUSING OFFICE ABOUT A PROBLEM?
When the landlord is not communicating with you.

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 are going to be able to communicate with them well.

WHAT ARE THE GOALS OF BYU’S OFF-CAMPUS HOUSING OFFICE?
• Promote a living environment that is conducive to moral, spiritual and academic performance
• Establish guidelines for the development and maintenance of living conditions for student needs
• Establish standards of fairness in student-landlord rental matters
• Advise students and owners on rental problems and responsibilities
• Help BYU students find housing

BYU Off-Campus Housing Office, C-141 ASB
801-422-1513
och.byu.edu

Chatham Towne

TOWNHOME STYLE LIVING
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956 N 900 E • Provo, UT 84606

• Chatham Towne condos are considered one of the best & closet complexes to BYU. They are located across the street from BYU law school.
• Chatham Towne Townhomes are BYU contract housing for both male and female. Many of the Chatham Towne Condos are about 1120 square feet & have 2 bedrooms and 3 bathrooms.

Find Out More!
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chathamtowne@redstoneresidential.com
www.redstoneresidential.com

Bay Terrace

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www.macu.com

*On approved credit. To qualify for and redeem reward, you must bring this coupon to a Mountain America branch, open a new checking with debit card and sign up for eStatements at account setup. Reward will be shipped by manufacturer within 60 days. Account must remain open for minimum of six months from reward date. Limit one reward per person, per household. Offer not available on account conversions or in combination with any other offer. Limited time offer, subject to change. While supplies last. Employees of Mountain America not eligible. Membership required—based on eligibility. Promo code ROCKWELL.*
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801.441.3637
www.livetheriv.com

5 min walk
10 min walk
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- Amazing wards
- On-site laundry
- Free tanning
- Business center
- Piano
- Remodeled Units
- Largest bedrooms in town
- Monthly Activities
- Ping pong
- Sparkling pool / Year-round jacuzzi

1505 N Canyon Rd, Provo
801.441.3637
www.livetheriv.com
All single BYU undergraduate students are required to live in BYU-contracted housing. There are a few exceptions such as living at home, completing an out-of-state internship or personal hardships. For these few instances, BYU offers a waiver from the university’s requirement.

The waiver process consists of three basic steps: informing the Off-Campus Housing office of the need for a waiver, completing the required forms and submitting the form to the Off-Campus Housing Office.

Students should visit the Off-Campus Housing Office website (och.byu.edu) and make an initial waiver inquiry before signing a contract. Once on the website click on the Students tab. Click on the link to the Student Portal. After indicating the type of waiver needed and completing the required information, the Off-Campus Housing Office will review the inquiry. When the review is completed Off-Campus Housing will email the student back with further instructions.

If the inquiry is tentatively approved to proceed, students prepare the waiver online and print it out. The student needs to get the proper signatures on the waiver and turn it into the Off-Campus Housing Office located in C-141 ASB. There is no guarantee a student will be granted a waiver. Some properties will not be approved for waivers if occupancy would violate city codes, based on previous experiences or the environment is not appropriate.

The “Declaration of Living with Family” form is for students who plan to live at home or with married family members while attending BYU. This form can be found on the Off-Campus Housing website.

The “Waiver from University Housing Policy Form” is for all other circumstances, including living with unmarried siblings. This form is also found on the Off-Campus Housing website. Complete the form and the “Residential Living Standards Agreement Form” with the required signatures. On the form describing in detail the personal hardship, and turn the form in to the Off-Campus Housing Office.

When and if the waiver is approved it is the student’s responsibility to update their personal information on MyBYU.

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 och@byu.edu.

The how to of housing waivers

One mile south of BYU campus

485 S. State St., Provo

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campus_provo@yahoo.com campus_provo@yahoo.com

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Amenities Include:
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• Fully furnished
• Dishwashers & Garbage Disposals
• 4 Bathroom sinks
• Balconies or patios
• Central heating and air
• Extra storage available

RATES*

<table>
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* Other rates also available.

Find Out More!
801-374-1700
centennial@redstoneresidential.com
www.centennialapts.com

Directions:
From SLC: Southbound on I-15, turn left off Exit 265b (Provo Center Street). Go East to 900 East. Turn left on 900 East to 300 North. Turn right on 300 North to 1080 East. Turn left on 1080 East to the end of the street. Our leasing office is at 362 North 1080 East on the right as you enter the parking lot.
Many students forget the importance of updating their residential address each time they move. Updating your residential address is simple and doesn’t take a lot of time. Here are the instructions to be able to update your information.

1. Log on to myBYU, click on the “Communications” tab under Campus Links and select “Personal Information.”

2. Once your personal information loads, select the “Contact” tab. In the middle of the page click on “Residential Address.” If you are flagged for not being in compliance with BYU Policy, you will see a small “1” next to “Residential Address.”

3. Click on “Contracted Housing Search.”
You will be redirected to the Apartment Lookup Portal. If you live in the same apartment as you did the previous year, click on “I Still Live Here.” If not, go to step 5.

I SPY a pizza, a pretzel, a square; a performative process, and long brown hair. Inclement weather hidden in sight; a David, a Daniel and one small bite.

Search for your apartment/address from the list of facilities and select your address (if you have any trouble, be sure to read the directions next to the search box). Then select the correct unit number from the list of units. Click on “I Live Here,” once the dialog box appears to confirm you live in the selected location.
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Courtyard Living

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Rates*

Shared Spring/Summer $99 per month
Shared Fall/Winter $239 per month
Shared Year-Round $199 per month

* Other rates also available.

Find Out More!

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romangardens@redstoneresidential.com
www.myromangardens.com

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theomni@redstoneresidential.com
www.omniapts.com

RATES*

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* Other rates also available.

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It’s no secret that Carriage Cove is consistently voted Provo’s best single student housing. Each suite has 1,400 square feet, all private bedrooms/vanities, with all the amenities & conveniences you want and need to keep pace with the demands of student life on a student budget. Starting at just $279, Call today to reserve your space!

AMENITIES

CONVENIENCES

SUITES
Students at BYU’s Foreign Language Student Residence (FLSR) have a housing situation unlike any complex in Provo. Residents gain a new cultural family as they participate in a foreign language immersion program without leaving campus.

Living in the FLSR helps students improve their language skills more than a study abroad, according to Laura Ebeling, who is studying German teaching.

“When you’re on a study abroad you are often around other English-speaking students,” Ebeling said. “However, you can’t learn a language unless you live and think the language and living here allows you to do that.”

Residents are required to take language classes during their stay and only communicate in the language of their house while at the complex.

“Being forced to speak your language (because of the rules at the complex) forces you to learn it so you can make friends at the house,” said Aly Oliva, from New York.

Ebeling said the FLSR is a great fit for students in 200 level language classes all the way to fluent speakers who want to keep up their skills.

“I don’t want to lose any of my German and living here helps me keep it up,” she said.

The FLSR consists of 25 apartments separated into different languages. The languages offered are Italian, Chinese, French, German, Hebrew, Korean, Japanese, Portuguese, Arabic, Russian and Spanish. Each language is offered to both men and women and specific term or semester options are listed at unvr.se/byuflsr.

One native speaker lives in each apartment and is available at least two hours a day to help students learn and speak the language. Ebeling said this is one of the advantages of living in Foreign Language Student Residence because students can get instant feedback on their language skills or questions. Gwyn Kutschke, a pre-business major, serves as the language facilitator for the German house.

Foreign language student residents are required to meet for dinner Sunday through Thursday at a specific time designated by the house.

Ebeling and Kutschke described these dinners as social gatherings where students can eat and interact with other students. They give residents a chance to improve their language skills through casual conversation while learning about the culture and dinner etiquette.

“It’s a really good commitment here because you have to speak the language and come to dinner,” Kutschke said. “Everyone is really motivated both with the language and with church callings.”

The ward at the FLSR is unique from other YSA congregations. Sacrament prayers are offered in a foreign language and in English. Sunday School is taught in each house’s specific language and Relief Society and sacrament meeting (aside from prayers) are conducted in English.

“This experience allows us to learn gospel vocabulary,” Ebeling said. “I’m also reading the Book of Mormon with some girls in the German house right now.”

Tony Brown, director of the FLSR program, invites all students to join the program.

“It’s my privilege to invite you to take advantage of this unique language immersion experience. If you’re considering going on study abroad, interning abroad, serving a mission, or just improving your foreign language skills, the FLSR is the place to live,” he said.

In order to qualify to live in the FLSR, students must complete a minimum language requirement. Refer to byu.edu/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 on MyBYU.
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- Large bedrooms
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- Year-round jacuzzi
- Onsite laundry & management

**RATES**

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centennial2@redstoneresidential.com
www.centennial2.com

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- Fall/Winter: $269 per month
- Year-Round: $249 per month

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- Covered parking available
- Onsite management
- ONE BLOCK TO BYU Campus!

**RATES**

- Spring/Summer: $119 per month
- Fall/Winter: $199 per month
- Year-Round: $217 per month

* Other rates also available.

Find Out More!
801-370-3260
southridge@redstoneresidential.com
www.southridgeprovo.com
The college experience at BYU stands out from other universities because students agree to follow the Honor Code.

But the dorms aren’t the only housing options that the honor code affects. In order for apartment complexes to meet BYU contracted housing standards, they have to agree to enforce certain aspects of the Honor Code. For instance, tenants of BYU contracted housing cannot have alcohol or tobacco. They also can’t have members of the opposite sex over past curfew—midnight on weekdays, 1:30 a.m. on Fridays.

Garry Briggs, manager of the BYU Off-Campus Housing Office, said all residents living in BYU contracted housing agree to follow the BYU Housing Residential Living Standards when they sign their contracts, even if they do not attend BYU. “We want BYU students off-campus to be in a living environment that is conducive to moral, spiritual and academic growth,” Briggs said.

According to Briggs, BYU students want to live in an environment where they do not have to worry about drugs and alcohol. They also want to live with people who share their values and face similar challenges.

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

This strict gender separation portion of the Honor Code says 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. But Briggs maintains that students who signed the Honor Code voluntarily did so and should be willing to live by it.

Elise Teerlink lived in BYU contracted housing before getting married, and said the Honor Code helped her and her roommates get along. “When I was living in single housing, (the Honor Code) set an expectation for happy, healthy living and good roommate success,” Teerlink said.

Though the purpose of the Honor Code is to help BYU students spiritually, there are other benefits to it as well. For instance, students in apartments where the Honor Code is kept are more likely to get a better night’s sleep. “I know if there wasn’t an Honor Code there would be guys over at all hours of the night and this way I can actually sleep,” said sophomore Danielle Musick.

Students may face a situation where a roommate or friend breaks the housing Honor Code. If this occurs, Briggs said to first talk to the person in a respectful manner, letting them know you are concerned. If the roommate continues to violate the Honor Code, the concerned student should then contact the landlord (see page 83 for information about behavioral contracts).

I SPY a clicker, clippers, a tie; ten paper clips, and a dollar’s tithe. Two CTR rings, soda, soap and a clock; a replacement for tea and some of Maeser’s chalk.
King Henry Apartments

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POST CARD

<table>
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<tr>
<th>Wellspring Apartments</th>
<th>BYU contracted—women</th>
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<td>The Capitol</td>
<td>BYU contracted—men</td>
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<td>London Manor</td>
<td>BYU contracted—women</td>
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<td>Green Gables</td>
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<tr>
<td>White House</td>
<td>BYU contracted—women</td>
</tr>
<tr>
<td>The Colonial</td>
<td>BYU contracted—women</td>
</tr>
</tbody>
</table>

Call Kim 801-494-9860

495 N. University Avenue Ste. 100
801.373.9678
happyvalleycondos.com
Happily ever after housing

By Rachel Steffensen

On top of school and organizing wedding details, engaged couples at BYU also have to find places that will become their happy homes as they begin their new lives together.

There are a few details couples should pay attention to when searching for family housing. BYU doesn’t offer contracted family housing, so there isn’t a specific process to go through when searching for a home. Married and graduate students can live wherever they want.

It’s important for newlyweds to update their marital status on MyBYU. Under Campus Links, click on the Communication button and then Personal Information. On the Personal tab, choose Married from the Martial Status drop down. If undergraduate students fail to confirm marital status, they may receive non-compliance fees.

Off-campus family housing can be difficult to find in the Provo area. Garry Briggs, manager of the BYU Off-Campus Housing Office, 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.

The Off-Campus Housing Office provides a list of some of the available limited openings in Provo for families and graduate students on its website (och.byu.edu). Due to the high demand of housing in the Provo area, students may find more options for housing in neighboring cities. If students expand their search to Lindon, American Fork, Pleasant Grove or Springville, they may find better rates. Transportation will be necessary if a couple decides to live in a neighboring city.

BYU doesn’t have contracts with the landlords in off-campus family housing. Therefore, there are no requirements for married couples. A couple should have a clear understanding of the contract requirements and know exactly what they are signing. The contract will not be a BYU standard contract.

Couples who are getting married in the middle of the semester can go online or to the Off-Campus Housing Office to request a waiver from contracted housing while they are single. One person can live in their new apartment while the other finds a temporary place until they get married. By doing this, couples can avoid being locked into a contract for single students. It also provides the opportunity to find and secure their future home early.

Many married couples believe couples should look early for married or family housing. Mark Bennett said he and his wife started looking for married housing about five months before they got married.

“The sooner the better because married people don’t move in and out like single people do, so it’s hard to find places that meet your needs,” said Elise Teerlink, a graduate student in the School of Psychology.

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

I SPY two Band-Aids, a beard-trimming tool; oil-free face wash and a floss spool. A blue comb, a black comb, a hairdryer; and product to make your hair higher.
COMMUNITY FOR THOSE AGE 19* AND OVER

HELAMAN HALLS
No need to cook or clean so you can focus on studying and your social life. Classes are just a short walk away. On-site parking.

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Parking in Provo

By Hannah C. Lunt

Over the past few years, Provo City has changed ordinances regarding parking and towing around BYU.

Provo City has set up parking restrictions in areas where non-residents park their vehicles that could infringe on the safety of the public. Parking regulations are also enforced to restrict non-residents from parking in the limited parking spaces, providing residents the ability to park by their houses.

The parking areas where restrictions affect students are Foothill Park, University Garden/North Foothills and North Joaquin.

In these areas parking on the street is restricted to residents who qualify and have a parking permit. There are different regulations for each parking area.

In the Foothill Park area, cars need parking permits in order to park on the street. The parking permit must be visible in the car so law enforcement can see it. Even though a person has a parking permit, it doesn’t reserve a parking place. Only authorized vehicles can park on the street between 10 p.m. and 7 a.m. The on-street parking restrictions do not apply on Easter, Memorial Day weekend, Independence Day, Pioneer Day, Labor Day weekend, Thanksgiving Day and the three days following Christmas Eve through New Year’s Day. If a person loses their parking permit the Parking Permit Coordinator can provide a new one.

For the North Joaquin area there is not a parking permit program.

Along with the new parking permit ordinances; there are new towing regulations. These have changed from allowing tow trucks to patrol areas for violations to landlords now calling the tow company about a specific vehicle. Even with these changes, be warned, you can still be towed. Here is the summary of the new restrictions.

Vehicles on public streets can be towed without consent only if the tow truck driver has prior authorization from a highway authority, peace officer or a law enforcement agency. Landlords must provide disclosure of the parking rules and towing in writing for tenants.

Tow companies have to have a written request from the landlord for every tow or the landlord has to contact the towing company about a specific tow.

There must be a sign informing the public that the area is a tow zone (with some exceptions).

BOOTING RULES

There must be a notice placed on the driver’s window that includes fee schedule and contact information.

BYU students may resolve disputes with the landlord’s towing practices with the Center for Conflict Resolution.

A car cannot be towed less than two hours of having a boot placed on it.

The maximum fee for a boot cannot be more than 50 percent of the maximum, tow rate.

This is only provides the basic information for the parking and towing regulation. For more information visit provomayor.com and provo.org. The neighborhood parking zones are indicated on the map on page 13.

I SPY a phone and some shades you could wear; a pen and some headphones and half of a pair. Peanut butter, popcorn, a permit and a fleece; a fuzzy green ball and a fast food receipt. Five fruity mints might be easy to see; but what about brushes one, two and three?
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• Large Kitchens

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• Onsite laundry facilities
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• New HUGE exercise facility
• Pool and Indoor Spa
• Grass courtyard
• New clubhouse with 80” TV
• Onsite management

RATES*

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<th>Shared Room</th>
<th>Fall/Winter</th>
<th>Year-Round</th>
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<td>$119 per month</td>
<td>$365 per month</td>
<td>$240 per month</td>
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</tbody>
</table>

* Other rates also available.

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www.islesliving.com

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From SLC: Southbound on I-15, turn left off Exit 265b (Provo Center Street). Go East to University Avenue. Turn left on University Avenue to 700 North. Turn right on 700 North to 300 East. Turn left on 300 East. Our leasing office is on the right as you enter the parking lot.

RATES*

- **Shared Rooms**
  - $405 per month
- **Private Rooms**
  - $435 per month

* Other rates also available.
By Joe Moxon

What do you really want? Do you want your own room? Do you want a washer and dryer? How about access to a hot tub or pool? Do you like living right next to campus, or would you prefer to live closer to the gym? Whatever your priorities are, there's an option that will fit them.

Different apartment complexes are associated with different environments. Some of that has to do with the reputations students perpetuate; some of that has to do with the way different complexes advertise themselves.

“Students have the power to choose where they will live and what their living experience will be like.”

Pat Newman, OCH Office

Housing Guide is full of options and ideas about where and how to live in BYU contracted housing. Some of those ideas may apply to you more than others, but after all that's been said, everything really comes down to the decisions you make.

Whether a complex is notoriously social, luxurious or quiet, wherever you live is going to be whatever you make of it. You don’t have to be social just because you’re living in a social apartment. And you don’t have to be bored just because you’re living in a “boring” complex.

Pat Newman, a BYU Off-Campus Housing Official, said, “Students have the power to choose where they will live and what their living experience will be like. There are many options on where to live and it is up to them to create the living environment they want.”
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www.myalpinevillage.com

Directions:
From Salt Lake City Airport: Southbound I-15; turn left off Exit 269 (University Parkway) and go east; turn right on Freedom Blvd. (about 4 miles); apartments are on the left past the bank.

RATES*
Private Spring/Summer $299 per month
Private Fall/Winter $465 per month
Private Full-Year $369 per month
* Other rates also available.
Read before signing

There are a few steps you may want to take before signing your contract for an apartment.

- **Do** your homework. Narrow down your search using the BYU Housing Guide listings beginning on page 62.
- **Talk** to friends and current tenants. Ask questions about the apartment, management and average utility costs.
- **Create** a pros and cons list of the apartments being considered. It will help narrow down what really is most important to your wants and needs. Consider what is most important to you: Washer/dryer? Close to campus? Private room? Prioritize your greatest desires in housing before your head starts spinning from all the choices.
- **Visit** the location. Get an idea of the layout and the maintenance of the building. Often you can knock on an apartment door in the complex you are exploring and tenants will walk you through and tell you all about it.
- **If** you get a chance to walk through your apartment before signing a contract, make a list of any maintenance needs you notice. Give a copy of this list to management before you move in so you will not be responsible when you move out.
- **Voice** any concerns or questions to your landlord about the contract or facilities.
- **Read** the entire contract. Each landlord or 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 maintenance. Be aware of the contract duration. Some contracts may just be Fall/Winter or Spring/Summer, but many require a commitment for a whole year.
- **Meet** your roommates. The people you live with set the tone for your apartment. Make sure you can get along with your roommates to ensure your home is a peaceful haven.

---

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Free parking — No worries!
Closest complex to the MTC — Easy walk!
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D. Maxwell

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**Notes:**
- **RENT:** per month
- **Deposit:** per month
- **Utilities:** per month
- **Other:**
  - Cable
  - Electricity
  - Garbage
  - Gas
  - Internet
  - Water
  - Phone
  - Laundry
  - Parking
  - Trash
  - Trash can
  - Gas & Electric

**Men/Women:**
- **Shared rm:**
  - Private rm
  - Shared rm Private rm
  - Private rm Private rm
- **Gender:**
  - Men
  - Women
  - Mixed

**Utilities incl in rent:**
- Most units.
- For 3 people.
- For 2 people.
- For 1 person.

**Contract:**
- Months.
- Year.

**Price:**
- Per month.
- Per year.

**Location:**
- Provo
- Ithaca
- Salt Lake City
- Ogden
- St. George
- Las Vegas
- Denver
- Seattle

**Notes:**
- Large rooms, great location.
- Large rooms, great location.
- Large rooms, great location.
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<td>546 S 100 E, 84606</td>
<td>New renovated!</td>
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<tr>
<td>Connection</td>
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<td>778-778 S 600 E (up &amp; down), 84606</td>
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<tr>
<td>Continental Apartments</td>
<td>801-836-4623</td>
<td>900 N 12 E, 84608</td>
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<td>Harrison Duplex</td>
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<tr>
<td>House</td>
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</tr>
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<td>Parker's House</td>
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<td>Ross House</td>
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<td>482 N 700 E, 84600</td>
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</tr>
<tr>
<td>Silver Shaddows</td>
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<td>1975 N 650 W, 84600</td>
<td>Pet friendly</td>
</tr>
<tr>
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<td>The Stone House</td>
<td>801-427-0552</td>
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<td>812 N 700 E, 84600</td>
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</tr>
<tr>
<td>Villa House</td>
<td>801-420-0226</td>
<td>531 S 700 E, 84600</td>
<td>Pet friendly</td>
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</tbody>
</table>

All information in items below has been provided by the owners, landlords or their agents and may be subject to change.
Each year, hundreds of BYU students seek the help of the BYU Center for Conflict Resolution. The center helps with resolving everything from landlord disagreements to roommate problems to disputes with off-campus businesses. Issues between roommates related to the Honor Code, are dealt with by the Honor Code Office.

The center will address any conflict that involves a BYU student. They encourage and assist students in communicating with the offender before proceeding to the legally binding steps of arbitration or court.

A STUDENT’S EXPERIENCE

A former student explained his experience with the Center for Conflict Resolution. “The center set up a meeting where I met with my landlord over the issue and they had a mediator for us,” he said. “Each party had a chance to tell their side of the story and the mediator would summarize what each side to make sure everyone was being heard.”

The student said he was pleased with his experience with the center and with the way his conflict was handled: “My experience was pretty positive overall, (the center) created a good environment where both parties felt safe expressing their viewpoints and created an outlet for the parties to come to a resolution on their own.”

CONFLICT RESOLUTION PROCESS

In keeping with the mission of BYU, the center encourages everyone involved to address conflicts in a peaceful manner.

The center first offers scriptural guidance and encourages open communication to assist in dealing with conflict resolution. Guidance for conflicts is available at their office in 4412 WSC and online at ccr.byu.edu.

If informal communication does not produce a resolution, the parties can proceed to the mediation process where negotiations take place through the assistance of a neutral third party. This process allows the parties to reach their own solution to a problem and determine an acceptable settlement.

John Pace, manager of
the Center for Conflict Resolution, said many conflicts could be resolved through mediation without involving the legal system. Of the 15 – 20 cases his office receives each month, 80 percent are resolved before they reach arbitration.

When mediation does not work, the parties proceed to arbitration, a private judicial process.

Part of the agreement made between tenants and landlords through the BYU housing contract is they settle disputes through the arbitration process when mediation does not work.

Through a charter from the government, BYU is able to act as a private court without the meetings and papers required by formal courts. Students are allowed to participate in the arbitration.

In the arbitration process, the parties may represent themselves or have a legal representation. They present 20-minute testimonies to a panel of three people: one law faculty, one student and one landlord.

When these cases go to arbitration, the parties give jurisdiction and control of their dispute to the arbitration board. The decision made by the board is final and legally binding.

These decisions can be petitioned for modification or reviewed by a state court if a mistake was made, but the grounds for such rarely exist.
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While there are hundreds of off-campus housing options at BYU, there are also great on-campus opportunities to explore in your housing quest.

**HELAMAN HALLS**

Helaman Halls is a favorite dorm option for single students. Located on the west side of campus, Helaman Halls is a short walk to classrooms, the library and BYU sporting events. With shared rooms, shared suites and private suites available, students can choose whichever layout best suits their needs.

**Highlights:**
- The Cannon Center
- Wireless Internet access
- On-site laundry
- Piano rooms
- Sand volleyball and basketball courts
- Helaman Creamery

**Things to be aware of:**
- A meal plan is required
- Many buildings have floor shared bathrooms instead of suite bathrooms

**NEW HERITAGE HALLS**

The recently built New Heritage Halls are for apartment style living on the east side of campus. The shared room apartments have three bedrooms and two bathrooms, while private room apartments have two bedrooms (one for a student, one for the resident assistant) and one bathroom.

**Highlights:**
- Free wireless Internet
- Full kitchens
- On-site laundry
- Basketball and volleyball courts
- Piano rooms
- Ample vanity space
- Creamery Outlet
- Close to the Marriott Center, HFAC and eastern parts of campus

**Things to be aware of:**
- There is no parking at Heritage Halls
- There is no on-site prepared food service

**TRADITIONAL HERITAGE HALLS**

Also on the east side of campus, Traditional Heritage is the oldest on-campus housing and features apartment style living. All apartments have three bedrooms and one bathroom.

**Highlights:**
- Full kitchen
- On-site laundry in the basement of each building
- Basketball and volleyball courts
- The Creamery on 9th
- Close to the Marriott Center and east side of campus

**Things to be aware of:**
- Only Fox, Felt, Harris and Broadbent buildings remain since New Heritage's construction
- Furnishings and the layout of Traditional Heritage could be considered by some students to be outdated compared to other on-campus options

**WYVIEW PARK**

Wyview Park is another apartment style on-campus option with private and shared rooms for single students. Located northwest of LaVell Edwards Stadium, Wyview offers a neighborhood feel for students looking to get away from the hubbub of campus.

**Highlights:**
- Ample parking
- Full kitchen
- On-site laundry facility
- Piano rooms
- Third party shuttle service available at a cost
- Wyview Creamery

**Things to be aware of:**
- It’s at least a 20 minute walk to campus
- Electricity charges are not included in monthly rent and are posted on students’ university accounts
- The north side of Wyview is family housing.

**FOREIGN LANGUAGE STUDENT RESIDENCE (FLSR)**

For single students looking for a language immersion program without leaving the United States, the FLSR apartments are the place to be. Students with intermediate to advanced level skills in the languages offered can apply to live at the apartments located northeast of campus near the MTC. For more information about FLSR, see page 42.
It’s no secret that Carriage Cove is consistently voted Provo’s best single student housing. Each suite has 1,400 square feet, all private bedrooms/vanities and that’s just for starters. Surround yourself with all the amenities and conveniences you want and need to keep pace with the demands of student life on a student budget, starting at just $279. Call today to reserve your space!

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Roommate DTR
By Miranda Facer

Living with other people can present some challenges as you adapt to sharing a space. So it may be helpful to sit down together and have a talk once everyone has moved in and can be present. Having a talk early—before bad habits are created—can save everyone stress and prevent contention and passive aggressive notes about dirty dishes from last week.

HONOR CODE
If you live in BYU contracted housing, all of the residents in your apartment agree to live by the standards of the Honor Code. Going over the Honor Code as an apartment solidifies the agreement not only between the individual and the university but also between roommates.

VISITORS
Visiting hour rules are established in the Honor Code, but your apartment may also want to establish “quiet times” when guests aren’t over to help create an environment conducive to studying or resting. It’s also helpful to establish a communication routine for scheduling the apartment, in the event that a roommate wants the living room for a date night or use of the kitchen for a dinner party.

SIGNIFICANT OTHERS
It’s likely at least one of your roommates or you will have a boyfriend or girlfriend and want “couple time” in the apartment. Sometimes, however, a significant other can start to feel like an extra roommate who doesn’t pay rent or do dishes. If you foresee this being a problem, discuss as roommates how often the happy couple can hog the living room and make sure all residents feel comfortable with the situation.

TEMPERATURE
This one doesn’t seem like a big deal until one of you is roasting or shivering instead of sleeping. Consider the needs of everyone in the apartment (both physical and financial) and come to a conclusion about a standard temperature to set the thermostat during various seasons.

DISHES
Everybody eats, but not everybody does dishes (or at least that’s how it may seem with some roommates). Some apartments do well rotating who does the dishes every day or week, while others adopt an “if you dirtied it, you clean it” policy. Regardless of your specific system, it can be helpful to establish time boundaries for when dishes need to be done after they’ve been used to avoid mold and overall stench.

There are plenty of other topics roommates should discuss during the first few weeks of living together, depending on the specific needs of the apartment. Establishing open communication, treating everyone in the apartment with respect and being aware of one another’s needs helps to create a happy home.

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Don’t forget the essentials

By Hannah C. Lunt

Moving to college or to a new apartment can be very overwhelming. Not knowing what to bring can add stress to the move. Here is a checklist of the basic essentials to help relieve the stress of forgetting something.

**BEDROOM**
- □ Sheet set/pillowcases (1-2)
- □ Bedsheet/comforter
- □ Blankets
- □ Pillows
- □ Mattress pad
- □ Mattress protector
- □ Rugs
- □ Alarm clock
- □ Bed lifts
- □ Storage containers for under the bed
- □ Fan

**KITCHEN**
- □ Toaster/toaster oven
- □ Blender
- □ Can opener
- □ Pots and pans
- □ Chef’s and paring knives
- □ Knife block
- □ Cookie sheets
- □ Cutting board
- □ Containers
- □ Measuring cups and spoons
- □ Full-length mirror
- □ Space heater
- □ Nightstand
- □ Clothing hangers
- □ Lamp
- □ Shoe rack
- □ Door rack
- □ Spatula, tongs, slotted spoon, ladle and ice cream scoop
- □ Vegetable peeler and cheese grater
- □ Whisk
- □ Glasses
- □ Plates
- □ Aluminum foil and plastic wrap
- □ Dish towels and rags
- □ Mixing bowl
- □ Strainer
- □ Silverware
- □ Salt and pepper shakers
- □ Magnets
- □ Oven mitts
- □ Zip lock baggies
- □ Dish rack
- □ Dish soap
- □ Washing brushes and sponges
- □ Trash can and bags

---

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- Rug
- Shower/bath mat
- Shower curtain and liner
- Shower rings
- Shower caddy
- Soap dispenser/soap dish
- Trash can
- Plunger

LIVING ROOM
- End table
- TV/DVD player
- DVD's
- TV stand
- DVD shelf
- Lamp
- Shelves
- Doormat
- Dry erase board (help communication between roommates)

ESSENTIALS
- Laundry basket/bag
- Stacking basket/bag
- Flashlight and First Aid kit
- Batteries
- Hooks
- Light bulbs
- Laundry detergent, stain remover and dryer sheets
- Iron/board
- Jumper cables
- Duct tape
- Matches
- Stamps and envelops
- Tool set and tape measure
- Sewing kit and safety pins
- Lint brush
- Power strips and extension cords

CLEANING SUPPLIES
- Mop and bucket
- Broom and dustpan
- Rags, sponges, scrub-brushes
- Toilet brush
- Toilet cleaner
- Vacuum
- Glass and wood cleaner
- Rubber gloves

Most apartments are furnished and offer some essential items, like a vacuum, but some may not. Make sure to find out what your apartment offers. Also, talk to your roommates to see what they are bringing and what you can bring. This will free up space, save you money and help meet all your needs.

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Communicating with your landlord can seem scary and awkward sometimes, but it doesn’t have to be. BYU off-campus housing official Pat Newman gives some advice for communicating effectively with your landlord.

**KEEP RECORDS**

Knowing what your contracts say, for instance, is important so you won’t feel blindsided by the “fine print” later. If you don’t understand sections of the contract, don’t hesitate to ask for clarification from your landlord or manager.

Newman says to make sure you get everything in writing (documents, promises, contracts, etc.). Make sure to fill out the check-in/check-out form found on page 87 and give it to your landlord, but also keep a copy for yourself. Take pictures of damage, etc. prior to moving in for proof in case you ever need it.

A helpful practice is to use emails when communicating with your landlord, rather than just speaking with them. After a face-to-face conversation, you might send a quick email to your landlord, summarizing and restating your discussion.

**TAKE RESPONSIBILITY FOR YOUR SITUATION**

Although you may feel like you need to depend on your parents when it comes to solving apartment concerns with landlords, avoid this practice. If you are old enough to live on your own, you are old enough to communicate concerns to the landlord or manager. If the landlord is being unresponsive, call the Off-Campus Housing office, but you need to do your part before seeking help.

**BE PROFESSIONAL**

Newman compared a landlord/tenant relationship to a parent/child relationship. If landlords are best friends with their tenants then it can backfire when a problem may arise. Set boundaries and understand the relationship before signing the contract.

When communicating with your landlord about problems with roommates and the facilities in the apartment, emotions can often get in the way and make the situation worse. Try to push aside any emotions, and focus on the facts.

It’s also important to remember to keep those involved to a minimum. If too many people weigh in on issues, passions tend to flare, and bigger problems follow.

**BE HONEST**

The most important and fundamental advice is to keep open and honest communication with both your landlord and roommates. If one roommate communicates with the landlord, he or she should relay the relevant matters to his or her other roommates.
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Behavioral Contracts

By Joe Moxon

If you’ve never awoken to the scuffled noises of rambunctious neighbors through your bedroom drywall, you’re either a really deep sleeper or you’re not living in student housing. Maybe your next-door neighbor thinks he’s the next Jimi Hendrix, and has an amp that shakes the spiders off your ceiling. Maybe you’re tired of hearing the vocal performance major next-door doing her warm-ups at the top of her lungs every morning before 5 a.m.

Or maybe your problem is even closer to home. What if your roommate’s boyfriend didn’t leave until half passed midnight on Wednesday, or you found a case of beer in the fridge? Should you ignore the problem to avoid contention? Should you report your roommate to the Honor Code Office?

Not necessarily. Whether you’re disturbed by inconsiderate behavior next door or inappropriate behavior at home, a viable solution to your problems could be a BYU behavioral contract. Pat Newman, a BYU Off-Campus Housing official, suggests students “talk to the landlord and submit a written statement,” when they’re dealing with behavior problems. “Then it’s up to the landlord to decide if they want to put the roommate on a behavioral contract,” Newman said.

Behavioral contracts require tenants to “abide by all the BYU Residential Living Standards, which includes the principles of Christian living taught by The Church of Jesus Christ of Latter-day Saints and the BYU Honor Code and the BYU Standards of Dress and Grooming.” It would also include specific behaviors that need to be addressed.

Though BYU students have an honor code to abide by, a roommate that doesn’t attend BYU or does, but has a tendency to slip up every now and then might need some reminding of how they’ve agreed to act. That’s where behavioral contracts come in. Notify your landlord so that he or she can address the issue, by educating the offender and even having the tenant sign a behavioral contract.

“Behavioral contracts are tools which help landlords address specific behaviors that are inappropriate,” Newman said. “A student could be issued a behavioral contract any time there is a behavior that is either not in keeping with the Residential Living Standards or is disruptive to the other roommates.”

You can report your noisy roommates. You might also consider reporting that roommate who collects garbage and reeks to high heaven because he or she doesn’t use soap in the shower. It isn’t mean; it’s important.

“Behavioral contracts can be used to educate tenants in what is and is not appropriate behavior,” Newman said. “It’s possible that those guys or girls don’t even know they’re being disruptive. They might not have a concept of what is socially acceptable in close living quarters. And sometimes the threat of a behavioral contract will help.
Early bird gets the worm

When searching for an apartment, especially when it comes to off-campus housing, it’s smart to start looking early to make sure you find the space you want and fits your needs.

CREATE A BUDGET

Price is an integral factor when choosing housing. Consider your employment status, scholarship eligibility and any financial help you may receive from your parents and create a realistic range for what you can spend a month. Don’t forget to factor in the cost of utilities and a parking space if applicable.

CHOOSE YOUR ROOMMATES

If you know people you want to live with, talk with them to see if they want to live with you and discuss potential apartments and houses. Make a list of everyone’s top needs and then evaluate complexes based off those criteria.

SIGN DURING WINTER

Many BYU students choose housing in early Winter semester when contracts for the following school year become available. Brave the wintry streets and request tours of places you are interested in after looking at the listings beginning on page 62. As long as you do your research and start looking as soon as you can, you should be able to find the place that has what you want.
Just do the dishes

Whether you live with strangers or friends, a lot of cleanliness problems start in the kitchen. People grow up with different expectations when it comes to the dishes—some are used to assigning each person to be in charge of the dishes on different days; others come from homes where their parents did all the dishes.

In any case, nobody wants to do everyone else's dishes.

Find a dishwashing system that works best for your apartment.

Some common systems include:

- Rotational system: Each roommate is assigned a day to do dishes for the whole apartment. This can be good because roommates can choose days when they are the least busy.
- Random system: Make a spinning wheel with the names of each roommate on them and spin to decide who should wash the dishes. If everyone's on board, this is not only fair, but also fun.
- Personal system: Do your own dishes every time you use them, this way no one has to clean something they didn't use.

If you don’t have a dish duty schedule set up in your apartment, here are a few tips on how to shock your roommates and win friendship points:

- Do your own dishes.
- If you notice your roommate is really busy, offer to wash his/her dishes.
- If you have guests over, do their dishes too.
- If you make a large meal with several kitchen items, wash those ASAP.
- If you use the only pot or all four spoons your apartment owns, hand-wash those right away. Don’t let them sit in the sink or wait for the dishwasher to be empty.
- Wash really dirty dishes right after you use them. Letting dirty dishes sit for days makes them much harder to wash later.
- When the dishwasher is full, empty it. Then fill it with all the dirty dishes you can.
A Check-In/Check-Out form gives you and your landlord an accurate record of the condition of your apartment. The last thing you want is for your landlord to charge you for damages you did not cause. Moving is enough stress — completing the Check-In/Check-Out Evaluation helps ensure you won’t pay any more than you legally owe.

The form lists all pre-existing conditions in your unit to protect you from additional maintenance charges. Consider these items when moving into a new place:

- Complete the form on the next page. The form is also available for free at the Off-Campus Housing Office or on the OCH website. (Most apartments provide the form as well).

- The form includes space for 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 during the inspection.

- 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.

---

**THE VILLAGE AT SOUTH CAMPUS**

**ROOMS FOR RENT**

**PRIVATE**

<table>
<thead>
<tr>
<th>4 BEDROOMS</th>
<th>2 BATHROOMS</th>
</tr>
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### Check-in/Check-out Evaluation

Complete the arrival columns with explanations in the Damages section. 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.

<table>
<thead>
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<td>3. Bathrooms</td>
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<td>Bad*</td>
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<tr>
<td>6. Other Areas and Fixtures</td>
<td>Good</td>
<td>Bad*</td>
</tr>
<tr>
<td>Good</td>
<td>Bad*</td>
<td></td>
</tr>
<tr>
<td>7. Condition of Exterior</td>
<td>Good</td>
<td>Bad*</td>
</tr>
<tr>
<td>Good</td>
<td>Bad*</td>
<td></td>
</tr>
</tbody>
</table>

### Damages

Number  Letter  Description of damage. Indicate number of items if applicable, location and nature of soil, damage, marks, etc. Use other pages if necessary.

### 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 och.byu.edu
The final riddles

I SPY two robots, a bunch of worms; two cents, and something with toilet germs. A place in a jar, an ink spill; a smashed idea, and a date to fill.

We hope you’ve enjoyed this year’s housing guide. But perhaps there is more that you cleverly spied. Go back to the pages with riddles like these. They all contain apples, flashlights and keys.

Did you find them? We hope so, but if you didn’t, don’t fear. We wish you good luck finding housing this year.
STOP LOOKING. START DOING.

Situated conveniently between downtown and campus, Bountiful Court is a great, low-cost place to live, giving you more money to do the things you want.

- Large bedrooms
- 1:1 guy-to-girl ratio
- Courtyard with pool
- On-site laundry
- Free fiber internet
- Free Cable
- Google Fiber available

<table>
<thead>
<tr>
<th></th>
<th>SHARED WITH BUNK BED</th>
<th>LARGE SHARED</th>
<th>PRIVATE</th>
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</thead>
<tbody>
<tr>
<td>FALL/WINTER</td>
<td>$245</td>
<td>$295</td>
<td>$375</td>
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<tr>
<td>YEAR-ROUND</td>
<td>$193</td>
<td>$241</td>
<td>$311</td>
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<tr>
<td>SPRING/SUMMER</td>
<td>$108</td>
<td>$138</td>
<td>$188</td>
</tr>
</tbody>
</table>

*Early sign up rates; rates will increase up to $10/month after early sign up period

WALKING DISTANCES
- 10 minutes from campus
- 9 minutes to downtown
- 8 minutes to Smith’s grocery

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THE TIE IS COMIN’ OFF!

Raintree Commons

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the Utah Provo MTC Mission
on August 22, 2015.

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will save $10 a month

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