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belmontapts.net, pg. 34

BC Bountiful Court Apts.
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bountifulcourt.com, pg. 31

Br The Branbury
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801-373-6300
thebranbury.com, pgs. 46, back cover

Ca Carriage Cove
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carriagecove.com, pgs. 17, 37

CT Chatham Towne Condo
956 N. 900 East #4
801-836-2353, pg. 46

Co The Colony
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thecolony-apts.com, pg. 13

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Cr The Crestwood
1800 N. State
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crestwoodapts.com, pg. 21

Fw Foxwood Apartments
840 N. 100 West
801-434-8840
lreutah.com, pg. 5

JP Jarman Place Duplex
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KH King Henry Apts.
1130 E. 450 North
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Ln Linford Apts.
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Lo The Lodges at Glenwood
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glenwoodapt.com, pgs. 24-25, 44-45

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raintreeapt.com, pgs. 24-25, 38-39

Rv The Riviera
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livetheriv.com, pg. 33

Rs Riverside Condo
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Si Single Tree
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Sg Spyglas Court
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FCS Rentals
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801-373-9678
fcsrentals.com, pg. 9

Legend Real Estate
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lreutah.com, pgs. 4-5

Mountain View Management
801-224-4846
mvmrentals.com, pgs. 11-12

Nelson Management
801-356-7519, pg. 29
All single undergraduate BYU students must live in BYU-contracted or on-campus housing within the area marked by the blue line (waivers may be available for qualified students). Housing can be on either side of the roads that form the boundary.
Because contracts are legally binding documents, it is important for students to understand what they are agreeing to before signing.

Do some research

Know what it is like to live in any potential housing options. Talk to the landlord or management, and ask questions. Find out how to pay rent, report maintenance problems and estimate utility costs. Be aware of the cost of the deposit and the contract’s duration.

Visit tenants or friends who live there, and ask for their scoop about social life, maintenance and amenities. Tenants may be more likely to give an unbiased glimpse into life there. If possible, roommates should meet beforehand to get acquainted before moving in.

Because apartments and houses look different in photos, visit them before signing a contract. Many landlords and management companies offer tours to potential tenants. If students have the opportunity to tour their units beforehand, they should note any maintenance issues. When moving in, use the Check-in/Check-out form on page 46 to document maintenance issues.

“The biggest concern people have if they don’t get a tour is that they’re not fully aware of what they’re signing up for,” said Courtney Cowley, a leasing manager for Liberty Square. “A tour is very beneficial. You can see the floor plan. You can see what you can be excited for.”

Know what is in the contract

It is tempting to not read a contract. Resist the temptation.

“Once a student signs the contract and addendum, they become legally bound to fulfill the contract and anything listed in either document,” said BYU Off-Campus Housing manager Pat Newman. “They need to know what they will be required to honor before they commit.”

Tenants without a working knowledge of their contracts will be less aware of their rights and responsibilities. It is important for students to understand what they are signing.

There are a few things students should look for when reading a contract:

1. Look for any addendum to the contract. BYU contracted properties are required to use the current BYU Off-Campus Housing contract. The addendum is where additional policies, procedures and fees will be mentioned. The addendum cannot contradict the BYU contract.

2. Understand the initial deposit requirement. How much is the deposit and how is the money from it used? Landlords deduct maintenance costs from the deposit. These costs may include painting and carpet cleaning in addition to damage repair.

3. Understand the contract’s length. Contracts often cover a year, fall and winter semesters or spring and summer terms.

4. Understand the Residential Living Standards. These are the policies put forth by BYU to ensure BYU contracted housing is a safe and uplifting environment.

5. Understand students’ rights. In addition to any obligations, tenants also have rights to which they are entitled. Understand what these are and how to protect them.
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BYU is unique among universities because of its Honor Code, which students agree to abide by both on and off campus. Much of the Honor Code extends to student conduct in housing. When students sign contracts with BYU-contracted housing units, they agree to maintain the Residential Living Standards and encourage other students to do the same.

The Residential Living Standards consist of a few different parts. Students are required to live in sex-separated housing units unless they have received special permission from the Off-Campus Housing Office. Similarly, members of the opposite sex are only allowed in common areas of the unit during visiting hours. Visiting hours for BYU housing units (excluding Helaman Halls) begin at 9 a.m. and extend until midnight except Fridays, when visiting hours are extended to and 1:30 Saturday morning.

Students also agree to “conduct themselves in a manner consistent with the CES Honor Code.” This includes living a chaste and virtuous life, respecting others, obeying the law, abstaining from specified substances, and maintaining the Dress and Grooming Standards. Part of BYU’s mission is “to assist individuals in their quest for perfection and eternal life.” By living the Honor Code, students can create living environments that are conducive to spiritual, academic and personal growth.

In the event roommates are violating the Residential Living Standards or the Honor Code, students should encourage them to modify their behaviors. If a roommate’s conduct does not change after this, and if his or her behavior makes it more difficult to maintain a positive living experience, there are resources to address the issue. Landlords can enforce behavioral contracts, which are formal agreements between a landlord and a tenant that outline behavioral requirements for continued tenancy. If all parties agree, the Center for Peace and Conflict Resolution can provide resources and help parties resolve roommate conflicts.
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Selling your contract

By Matthew Bennett

Life changes. Mission calls come. Students get married. What can students do if it’s the middle of a term and the housing contract is set for multiple semesters?

One option is for students to sell their contract to another student. This is a common solution for students who plan on living in Provo only during fall and winter semesters but signed a year-round contract.

The process for selling contracts varies among landlords, so it is helpful to work with the landlord before selling a contract.

“It’s important to consult management because that’s the legal way to do it,” said Makenzi Morrison, an office manager for Moon Apartments. “If you have someone living there that’s not on the lease, you will be liable for any damages they may cause, and those fees will go to you.”

Here are some ways sellers can make this process go as smoothly as possible:

Start early

Begin to search for prospective buyers as soon as possible. The sooner a contract can be listed, the better chance there is of finding a buyer. Searching earlier can also help students reach buyers before a large number of contracts go up for sale towards the end of a semester.

Off-Campus Housing Office manager Pat Newman said students looking for housing for fall semester should start their search the preceding January, and students looking for housing for winter semester should start looking the preceding October.

Finding a buyer sometimes takes a while; don’t get discouraged if an eager buyer doesn’t appear right away.

Check with landlord about a contract release

A student who is graduating, going on a mission, getting married or participating in an internship required for graduation can be released from his or her contract early. Students must notify landlords in writing at least 120 days (four months) in advance to be released. The student will also need to provide evidence of their reason for being released.

“Your landlord may require something from the university,” Newman said, adding that the documentation should come from the academic department coordinating your internship or graduation.

If the landlord refuses to release a student from a contract that should qualify, contact the BYU Off-Campus Housing Office. The renter may lose part or all their security deposit when they are released.

Use online tools

There are many online resources for students selling contracts. Some Facebook groups, such as “BYU Housing, Rooms, Apartments, Sublets” and “BYU/UVU Student Housing” are devoted entirely to buying and selling contracts. These groups are not sponsored by BYU. Students can also post contracts for sale on Craigslist or KSL Classifieds.

The BYU Off Campus Housing Office website also allows students to list their contract, using the “Sell a Contract” link on their homepage. Students login with their Net ID and password and fill out the requested information. Other students can then search for listings through the website and on the Off Campus feature of the Y app.

Use photos

Most people looking for a new contract want to make sure they know what they’re getting. Photos of the apartment can put buyers at ease. It is often helpful to include pictures of any appealing amenities.

Sweeten the deal

Adding an incentive increases a contract’s appeal. Common incentives include help with rent, help with the deposit, cash upon signing, or leaving cookware, a TV or other furnishings to the buyer.

Network with friends

Word-of-mouth is a powerful tool for finding buyers. Ask your friends if they know anyone who needs a place to live. Ask if they know anyone unhappy with their current living arrangements or if they know anyone coming home from a mission who might need a place.
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Getting around Provo without a Car

By Lauren Layne

Provo is an extremely pedestrian-friendly town. Sometimes, having a car in Provo is more annoying than helpful. Cars can have expensive upkeep including gas, parking permits and car repairs. Parking around Provo can also be tiresome and inconvenient. The Ryde helps students come and go to campus during Fall and Winter semesters, but there are more ways to navigate Provo without a automobile.

Walk
Most of single student housing is within a mile of the Harold B. Lee Library. If it’s within a short distance, walking is generally faster than driving since you don’t have to deal with parking, traffic or limited streets in an incredibly self-contained campus.

Find a bike
Bikes are a viable option for students who want to go farther from campus or their apartment. Bikes are generally easy to store as most large apartment complexes have bike racks. Many retailers have space outside of their business for you to park and lock your bike.

Use a scooter
If you ever had a scooter growing up, you know how fast and light a scooter really is. Scooters are usually inexpensive and are a quick mode of transportation. They’re easy to store and can fit in some backpacks — though they are forbidden on campus.

Rent an electric scooter
You may have seen people zipping around on bright orange or green electric scooters. A few companies have rentable scooters around Provo. Students can download each company’s respective app and see exactly where all of the available scooters are in the Provo area. Scooters cost $1 to unlock and then 15 cents for each additional minute. The scooters can reach a top speed of 15 mph, but will shut down if you try to take them in a restricted area such as the BYU campus.

Utah Valley Express (UVX)
If you need to get farther around Provo or Orem, UVX is your best option. At rideuta.com you can find stops, schedules and routes of where the buses pick up and drop off. The UVX has stops at the north and south ends of campus, and near the Provo City Center Temple, University Mall and UVU. As a BYU student, you have free access to all of UTA, including FrontRunner. Bring your student ID so you can scan in and off the trains and buses.
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Why does BYU require students to live in BYU contracted housing?

Brigham Young University seeks to promote a living environment for students that is consistent with the moral principles of The Church of Jesus Christ of Latter-day Saints and conducive to study and learning. The university contracts with landlords to separate single men and women, to maintain the BYU residential living standards, to work with students on their housing concerns, to work with landlord concerns and to review facility compliance with the BYU off-campus minimum specifications.

What are the goals and purposes of the Off-Campus Housing Office?

The Off-Campus Housing Office works with students, landlords, and others in the community to have reasonable housing options for BYU students. It also works to educate those involved in off-campus housing regarding housing issues and concerns and when appropriate will make referrals to the Center for Peace and Conflict Resolution.

What should I know before signing a contract?

It is important to read a contract in its entirety, including all addendums before signing as once it is signed it becomes a legally binding contract. Make sure all questions you have are answered before signing, such as additional fees that may be charged for cleaning or terminating a contract early. It is helpful to physically see the unit you will be renting as opposed to renting sight unseen. The model unit available for review may not represent the unit you are assigned. You should seek clarification from the landlord to guarantee the model unit is representative of the current state of all units for rent.

How do I get out of a contract?

Read your contract to see if your situation may qualify you for early termination of the lease and discuss with your landlord. It is important to have documentation of the communication you have with management.

What should I look for in potential housing options?

Understand what is important to you. What may be important to one student may be less of a priority to another student. Some students value the proximity to campus where others value the amenities a facility may offer. Do your research and read your contract completely before committing.

How can I foster good relationships with my roommates?

Communication is key to relationships with roommates. Talk about your concerns and be willing to listen to and respect your
roommates’ concerns. Working together to keep a clean shared living space will also contribute to creating a peaceful environment.

**When should the Off-Campus Housing Office become involved in housing disputes, and what does that process entail?**

The Off-Campus Housing Office will ask if you have communicated with management and request a written statement. The Off-Campus Housing Office can help facilitate communication and may also conduct inspections when deemed necessary. When a landlord and a BYU student fail to settle any controversy with respect to the rental facilities or to their rental agreement(s) after making a good faith effort on their own, all controversies shall be submitted to the Center for Peace and Conflict Resolution for binding mediation/arbitration. The Off-Campus Housing Office is available from 8 a.m. to 5 p.m. from Monday through Friday to assist with any questions or concerns by email, phone or in person.

**How does the Honor Code influence off-campus housing?**

In BYU contracted housing, all students and residents are required (by contract) to comply with and maintain the Residential Living Standards and to conduct themselves in a manner consistent with the BYU Honor Code. Students should report violations to the landlord. When an owner, agent, manager or employee of BYU-contracted housing knows or reasonably should know about a Residential Living Standards violation, he or she shall take reasonable steps to investigate and redress the situation. He or she must also make a report to the Honor Code Office for separate university action if the situation involves a violation or suspected violation of the CES Honor Code.

**Who should I talk to about housing problems?**

Talk to your landlords or managers about housing problems first. Keep the telephone numbers to the office and emergency contacts handy. Email or fill out maintenance requests according to the policies of your facility and keep documentation of the interactions. If you need further assistance, please reach out to the Off-Campus Housing Office. It is important to document any problems and keep a paper trail of maintenance requests and correspondence. It is important to jot down names of the people you spoke with on the phone or met in the office.

**What are housing waivers, and who qualifies to receive them?**

There are circumstances that may make it difficult to live in contracted housing. Waivers are available to students who have special circumstances or hardships that require living outside of contracted housing. This includes waivers for living with family. General waivers are reviewed individually on a case-by-case consideration, again, looking for special circumstances or hardships.
UPDATING YOUR ADDRESS

All BYU students are required to update their residential addresses at the beginning of every semester or term. Here is how to make the change:

1. Log onto my.byu.edu. Under Campus Links, click on Communications, and then on Personal Information.
2. Click on the Contact tab. From there, click on Residential Address near the middle of the page.
3. Click on Contracted Housing Search. Enter the address information into the search bar. Select the apartment complex and unit number. Confirm the selection by clicking on “I live here.”

With few exceptions, single undergraduate students are required to live on campus in BYU Contracted Housing. If exceptional circumstances require living elsewhere, follow the first two steps above, then complete the following:

1. Instead of clicking on Contracted Housing Search, mark, “I don’t live in contracted housing.”
2. Click on Submit a Declaration if you live at home. Otherwise, click on Submit a General Waiver. Follow the on-screen directions. Submit relevant forms to the BYU Off-Campus Housing office. For more information about waivers, see page 19.

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Some tenants may find that few things can be as awkward or intimidating as talking to a landlord. Perhaps something has happened to the apartment that needs to be disclosed, or a fee has been incorrectly charged. There are some things tenants can do to help things go smoothly when talking with their landlord.

Know the contract
“Students need to know what they will be required to honor before they commit,” said BYU Off-Campus Housing manager Pat Newman. “Once a student signs the contract and addendum, they become legally bound to fulfill the contract and anything listed in either document.”

Keep records of apartment damage and landlord communication
Fill out the check-in/check-out form (page 47) and turn it in to the landlord promptly when moving in or out. Take photos of any damage and get any documents, contracts and repair orders in writing. Also document any problems with landlords, roommates, or the unit as soon as possible. Documenting damage is helpful in the event of a dispute with the landlord. Students might also contact the Off-Campus Housing Office if a dispute arises with the landlord.

Students should communicate with their landlords primarily through email. That way each party will have a record of all correspondence. If a student communicates with their landlord in person, over text or on the phone, they should send an email to the landlord summarizing the conversation. This creates a written record, clarifies ambiguities and prevents miscommunication.

“Always keep a copy of the emails,” Newman said. “After face-to-face interactions with landlords, the best thing to do would be to send an email outlining the date, time and items discussed to the landlord.”

Be professional
In all of communications, be professional. It might be tempting to befriend a landlord, but this may backfire when problems arise.

To prevent a problem from escalating, tenants should stick to facts in all communication with their landlords. They should not use emotional language or include anyone that is not involved in the issue.

Be honest
Always be transparent with the landlord, even if you don’t communicate with them often. Be honest with the Off-Campus Housing Office, the Center for Peace and Conflict Resolution, roommates and anyone that is involved in a potential dispute. Tenants will not benefit from misrepresenting the situation, even if the fault lies with the tenant. Presenting the situation honestly will help the resolution of the conflict go more smoothly.
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Security deposits are an ever-present element of renting. In cases of damage or missed rent, landlords use security deposits to cover costs. Not only do deposits protect landlords, but they also incentivize tenants to respect the rented property.

Read the contract carefully
Tenants who don’t read their contracts carefully may miss important information about their security deposits. Contracts designate the deposit amount and stipulations that could prevent the deposit from being fully refunded. When signing a contract, it is important for tenants to read through contacts thoroughly and make sure they understand each aspect. Without doing this, students may unknowingly agree to things that leave them unaware of their rights or responsibilities within the contract.

Terms and conditions
Here are some of the rights and obligations students accept when signing a BYU housing contract.

Students agree they will:
• Attend BYU or another qualifying institution
• Maintain specified residential living standards
• Move in and out when specified
• Pay fees for late rent
• Pay for utilities
• Pay a security deposit
• Keep applicable city, county, state and federal laws
• Use the property as their personal address
• Keep the interior of the property clean and safe
• Be held responsible for damage to the apartment beyond reasonable wear and tear
• Notify the landlord in writing about needed repairs, violations of the Honor Code or violations of Residential Living Standards
• Keep residential address information on myBYU up to date
• Not store, keep or maintain any firearms, weapons or explosives
• Not have overnight guests without prior written consent from the landlord and all other residents
• Provide the landlord with an address to send the security deposit upon the termination of the contract

Student rights include:
• The right to be provided copies of all rental agreements, addenda, house rules and procedures
• The right to be notified of billing, including late fees and receipts of payment
• The right to a reasonably clean residence in good repair
• The ability to end tenancy if the landlord fails to enforce and maintain the Residential Living Standards
• Mediation within 72 hours or three business days from BYU’s Center for Peace and Conflict Resolution when requested after an eviction notice
• Refuse to pay rent and/or terminate the contract if the residence is unavailable at the start date of the agreement
• Prompt response from landlords to any emergency, urgent problem or need for critical repair
• The right to refuse a landlord entrance to the apartment, except in the case of an emergency, unless given at least 12 hours advanced written notice or when a roommate provides consent to enter
• The right to refuse to pay a deposit exceeding two month’s rent
• A refund of the entire security deposit, a penalty of $100 and court costs if the landlord fails to provide the student the correct refund and statement within the applicable time period (see page XX for more information on security deposits).
• The ability to cancel the contract until 90 days before his or her contract begins, and to be refunded any prepaid rental and/or deposit monies owed by the landlord within 30 days of the notice of termination.

Document damage
Complete a check-in/check-out form (see page 47) when you arrive. Note and photograph damage to the apartment, including holes in walls, broken light fixtures or faulty furniture. Share your documentation with the landlord and have them sign the form.

Respect property
Respect the apartment. Keep it clean and in good repair. The cost of any damage—even if it is merely cosmetic—can be taken out of the security deposit.

Know and fulfill move-out standards
During final cleaning checks before moving out, landlords typically require apartments to be clean enough for a new tenant to move in. This standard can be different for different landlords, so clarify expectations. Follow provided cleaning checklists and, if possible, be present during the cleaning check.

Returning deposits
Landlords must mail the remaining amount of the deposit to the renter within 30 days of the move-out date. If money has been taken from the deposit for any reason, the landlord also must send the renter an itemized list of deductions. If a list is not given, ask for it and any receipts. A “reconditioning fee” to cover costs of cleaning or other improvements may be deducted from the deposit. If tenants doubt these improvements occurred, they can ask for a receipt.

If tenants do not receive their security deposits within 30 days—having followed all the necessary precautions by providing their addresses and stamped envelopes—then they are entitled to a full refund of their deposit, regardless of damages and other stipulations, as well as a full civil penalty of $100 and court costs.
Vera’s sophisticated nature wouldn’t allow for adolescent social surroundings. After intensive research, she found a community of well-finished female companions and debonair gentlemen callers—and living on campus of all places.

BYU ON-CAMPUS HOUSING.
It’s where maturity abides.

FEATUREING

- 19 and older communities
- Free parking (off-site for Heritage Halls)
- Utilities/Internet/40+ TV channels included
- Released contracts for mission or marriage
- Inexpensive laundries
- Responsive maintenance

801-422-2611 housing.byu.edu housing@byu.edu
Hundreds of students seek help from the BYU Center for Conflict Resolution each year. An extension of the J. Reuben Clark Law School, the center helps students resolve disagreements with landlords, roommates and off-campus housing management.

**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 still unable to reach an agreement, the parties can proceed to the mediation process where negotiations take place through with the assistance of a neutral third party. This process allows the parties to reach a solution to a problem and determine an acceptable settlement.

Benjamin Cook, the director of the Center for Conflict Resolution, said many conflicts can be resolved through mediation without involving the legal system. “Sometimes, parties can’t work things out on their own and a mediator facilitates that discussion.”

When mediation does not work, the parties proceed to arbitration, a private judicial process. Cook says most cases are resolved before they reach arbitration.

Part of the agreement in the BYU housing contract between tenants and landlords is they settle disputes through the BYU arbitration process.

In the arbitration process, the parties may represent themselves or have legal representation. By proceeding with arbitration, the parties give jurisdiction of the dispute to the arbitration panel. The panel’s decision may be enforced by BYU or through the course of law. Parties may appeal the decision.

Even if students do not have a major conflict that would necessitate formal mediation or arbitration, Cook said they are still welcome to use the Center for advice and support. “Students normally only come to us when their hand is forced, but I want them to see you don’t have to have a legal dispute to come in and get advice,” Cook said.
COVID-19 introduced a multi-faceted issue in BYU-contracted housing. Many students sought release from their contracts due to the virus, but many landlords were unwilling or unable to accommodate those requests. The Center for Peace and Conflict Resolution became involved in many of these cases.

“There were more than 300 mediation requests of students trying to get out of their housing contracts due to COVID-19 between March-May of this year,” Emily Taylor, assistant director of the CPCR, told The Daily Universe.

No students directly sought release from contracts due to COVID-19 in the Fall 2020 semester.

COVID-19 housing arbitration decisions are published at cpcr.byu.edu. Parties experiencing COVID-19 housing disputes can initiate the process for resolution at the same web address.
Whether students have been living with roommates for years or just moving into their first apartment, there are some key concepts to learn for happy roommate relations. Here are some suggestions:

Communicate
It can be awkward to talk about who needs to buy toilet paper or ask who was over last night, but clearly communicating thoughts can decrease roommate tension. Learn to communicate openly and face to face and not through passive-aggressive sticky notes.

Set ground rules
When a student moves into an apartment, it is helpful to sit down with their roommates and discuss what will and will not be tolerated. If a student does not want their kitchen tools used or food eaten by roommates, communicate that early. Setting ground rules can help defuse or even avoid arguments later in the semester.

Clean up personal messes
Students should clean up anytime they make a mess, after a meal, after friends have been over or when anything else is dirtied because of them. Doing so helps keep the apartment clean and orderly which can make roommates happy and the apartment peaceful.

Respect their privacy and property
Students should not use their roommates’ belongings without permission. If a roommate put their favorite spatula into a blender and tore it to shreds, tell them immediately. No one wants to come home to find that a roommate put their favorite spatula into a blender and tore it to shreds. If something is broken by a student, they should offer to replace it as soon as possible.

Give them a heads up if you’re bringing people over
A text beforehand, telling roommates that a student will be bringing people over, can do wonders for roommate relations. Students shouldn’t invite people over late at night unless the other roommates are OK with it. People can get grouchy if people are being loud in their apartment at 1:30 a.m.
MEN’S HOUSING

Apartment Features

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- 1 GB internet
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- Free parking
- Large bedrooms
- Swimming pool
- On-site laundry
- Lounge with piano
- Ping pong
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FINDING FAMILY HOUSING

By Matthew Bennett

Getting married can be full of unknowns. A common unknown is where the happy new couple will live. Here are some tips to make finding family housing easier.

Start looking now
Off-campus family housing is not contracted by BYU like it is for single students. If couples live off campus, they can live wherever they like.

Family housing is often easiest to find at the end of winter semester or just before fall semester begins. These are times with more housing turnover.

BYU Off-Campus Housing manager Pat Newman encourages couples to start looking early. It can be helpful for couples to start shopping for housing as soon as they have confirmed a marriage date.

Look beyond Provo
Look for housing in nearby cities. “Often you can find housing in surrounding towns when nothing is available in Provo,” Newman said.

There are many cities with a relatively short commute to campus, including Orem, Vineyard, Lindon, Pleasant Grove and Springville. Housing rates are sometimes lower in these cities than in Provo, where demand for housing is so high. However, it’s important to keep transportation needs in mind.

Network
Many couples find housing through social connections. Network with married friends and ask if they are aware of any vacancies. Look on Facebook campus housing groups, and on online classified websites like KSL.com and Craigslist.

To help couples find new places to live, BYU’s Off-Campus Housing office has a list at och.byu.edu. The list isn’t exhaustive but can be a good place to start.

Work together
Before beginning a search, a couple should consider what amenities are must-haves, how large the apartment must be and other preferences or needs. Partners should agree about how much to budget for living expenses so they can choose appropriate housing.

Read the contract
Read the apartment’s contract thoroughly. Family housing does not have a basic BYU contract that ensures certain living requirements. Couples should read through the entire contract and clarify any questions in writing with the landlord before signing.

Mid semester moving options
Couples who find a place to live or get married before the semester’s end can apply for a special waiver so one of them can live in the new apartment until they are married. The waiver application is available at och.byu.edu.

Update marital status
Newly married students should update their marital status on my-BYU as soon as they can. This notifies the university of their change in marital status so they are no longer under BYU’s single student housing policy.

To update marital status, go to my.byu.edu. Under Campus Links, click on the Communication button and then on Personal Information. On this page, click on the tab labeled Personal. Use the drop-down menu to update marital status.
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Provo City regulations prevent non-residents from parking in some residential areas. Designated parking areas include Foothill Park, North Joaquin, Pleasant View, and University Garden. For a full map of designated parking areas, see page 6. Each parking area is regulated differently.

Permits are required to park on the street in Foothill Park, University Garden, and North Foothills. Street parking is reserved for residents who have a parking permit. North Joaquin and Pleasant View do not currently have parking permit programs.

Foothill Park
In the Foothill Park area, cars need permits to park in the street from 12:30 a.m. to 5:30 a.m. Permits must be clearly displayed and visible to law enforcement that may come and inspect vehicles. A parking permit does not guarantee a parking place.

University Garden
In the University Garden area, cars need permits to park on public streets between 10 p.m. and 7 a.m. Permits are provided for residents, with some exceptions. No more than two parking permits are given to each residence. On-street parking restrictions are not enforced on Easter, Independence Day, Pioneer Day, Thanksgiving Day, Labor Day weekend, Memorial Day weekend or from the three days before Christmas Eve to New Year’s Day.

Towing and Booting
Provo regulations prohibit tow trucks from patrolling areas. Instead, landlords must call to have cars towed.

Towing Rules
- Vehicles on public streets can be towed only if the tow truck driver has prior authorization from a highway authority, police officer or law enforcement agency.
- Landlords must disclose parking and towing rules to tenants in writing.
- Tow zones must be clearly marked with signs.

Booting Rules
- Booted vehicles must be marked with a notice on the driver’s window that includes a fee schedule, and relevant contact information.
- A car cannot be towed unless it has been booted for at least two hours.
- The maximum fee for a boot cannot exceed 50 percent of the maximum tow fee.

Any vehicle left parked in the same space on a Provo street for over 72 hours can be towed or booted at the landlord's discretion. Parking is not guaranteed in designated parking areas.
BYU parking
If you choose to park on campus, you must register your car through myBYU. Go to myBYU, click “Campus Links,” then “Miscellaneous.” Go to “Parking Registration.”
Registered vehicles may park in “U” lots for no charge, and in “Y” lots for a $60 fee each semester. Graduate students may register vehicles for “Y” and “G” lots but do not have to pay a fee. Motorcycles and scooters, though free of registering cost, must be registered online by anyone who wants to park in BYU lots, regardless of school status. All registered vehicles must have visible front and rear license plates.
By Hannah Gladwell

Language Student Housing

The BYU College of Humanities offers language immersion housing. Foreign Language Student Housing is located in the northeast corner of campus. It is available to students with intermediate to advanced foreign language skills. Currently, the languages offered are American Sign Language, Arabic, Chinese, Japanese, Korean, French, German, Russian, Portuguese, Spanish and Tagalog. Each apartment has three shared bedrooms, and a Language Facilitator resides in every apartment to help students learn and speak the language. Students who live in FLSR must speak the designated language at home, register for a class in the language and attend an apartment dinner every Monday through Thursday. FLSR offers large common rooms, on-site laundry and free on-site parking to BYU-registered vehicles.

Helaman Halls

Located on the west side of campus, Helaman Halls is a traditional dorm-style housing option for single undergraduates. Shared rooms, shared suites, and single suites are available. Most buildings have common bathrooms on each floor instead of suite bathrooms. Amenities include laundry facilities in each hall, basement kitchens in most halls and sports courts. Free on-site parking is available to residents who register their vehicles with BYU. Students who live in Helaman Halls must purchase a meal plan to cover expenses at the Cannon Commons. A BYU Creamery is also on site.

Heritage Halls

Heritage Halls offers apartment-style living on the east side of campus. Shared room and single room apartments are available. Both layouts include bathrooms, vanity space and full kitchens. The complex also includes self-service laundries, activity rooms, basketball courts and volleyball courts. Games and sports equipment may be checked out from the front desks of each building. Heritage Halls is adjacent to the Creamery on Ninth, and students are not required to purchase a meal plan. Free off-site parking is available to residents who register their vehicles with BYU.

Wyview Park

Northeast of LaVell Edwards Stadium is Wyview Park, a complex of apartments with family housing and housing for single students age 19 and older. Single and shared rooms are available for single students, and two bedroom and three bedroom floor plans are available for families. Amenities include full kitchens, on-site laundry and sport courts. Free on-site parking is available to residents who register their vehicles with BYU. The Ryde shuttle bus service also stops at Wyview.

Wymount Terrace

Wymount Terrace is a family housing option on the northeast side of campus. The complex offers on-site laundry, full kitchens and a variety of floor plans to accommodate different family sizes. Facilities include sport courts and playgrounds. Free on-site parking is available to residents who register their vehicles with BYU. The Ryde shuttle bus service also stops at Wymount.
With larger than average private rooms, you have the space you need to do your thing
# Housing Guide 2021

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- Awesome Wards
- Sparkling Pool & Hot Tub
- Sand Volleyball Court
- Free Weekly Events
- Quick & Easy Online Application

## Price List

- **Double Fridge Kitchens**: $400
- **Reserved Parking**: $100
- **Free Shuttle to Campus**: $250

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## Amenities

- **Climate-controlled student parking**
- **Grill area**
- **Bike storage**

## Contact Information

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**$400**

**$100**

**$250**

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- **Reserved Parking**: $100
- **Free Shuttle to Campus**: $250

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# SINGLE HOUSING

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<th>Parking</th>
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## Amenities

- **Climate-controlled student parking**
- **Grill area**
- **Bike storage**

NOW LEASING

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# NOW LEASING

Spots fill fast!

**$339**

year round contracts

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<td>Fully renovated</td>
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**IMPECCABLY APPOINTED AMENITIES**

The Amanda Knight Hall is now restored as BYU Contracted Women’s Housing. Each historic feature has been lovingly preserved and finishing detail is unparalleled. To inspire and reward growth and achievement.

- Featuring a Stormway Model L piano, yoga studio, relaxing outdoor ground spa, interactive treadmill, and studio bikes, a connected projector room, furnishings study nooks, and more. Reserved for 479 Women.

Enroll your sight and find your new home at AmandaKnightHall.com or for more information contact us at 801-699-3097 or Leasing@openRidgeManagement.com.
## Housing Guide 2021

### Apartments, studios, houses

<table>
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<tr>
<th>Name</th>
<th>Phone</th>
<th>Address</th>
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<th>Kitchen $</th>
<th>Bath $</th>
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<td>202-34-4676</td>
<td>180 NE 123rd St, Miami</td>
<td>$1250</td>
<td>$600</td>
<td>$485</td>
<td>$485</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>2/95</td>
</tr>
</tbody>
</table>

### Additional Services

- **Internet**: Available for all listed properties.
- **Heat**: Included in all listed properties.
- **Parking**: Available for all listed properties.
- **Avail**: Available for all listed properties.

### Amenities

- **Gym**: Available for all listed properties.
- **Swimming pool**: Available for all listed properties.
- **Laundry**: Available for all listed properties.
- **Central air conditioning**: Available for all listed properties.

### Contact Information

- **Phone**: Provided for all listed properties.
- **Address**: Provided for all listed properties.

### Housing Guide 2021

- **Housing Options**: Apartments, studios, houses.
- **Location**: Miami, FL
- **Price Range**: $250 to $1250 per month.
- **Availability**: September 2021

---

**Note**: This information is subject to change and should be verified with the landlords or property managers.

---

**Housing Guide 2021**

---

**Phone**: Contact number for inquiries.

**Address**: Physical location of the property.

**Room $**: Rent for the room.

**Kitchen $**: Rent for the kitchen.

**Bath $**: Rent for the bathroom.

**Living $**: Rent for the living space.

**Parking**: Availability of parking.

**Heat**: Availability of heat.

**Internet**: Availability of internet.

**Avail**: Availability of the property.

---

**Amenities**: Additional services and facilities provided by the property.

**Gym**: Available for all listed properties.

**Swimming pool**: Available for all listed properties.

**Laundry**: Available for all listed properties.

**Central air conditioning**: Available for all listed properties.

---

**Note**: This information is subject to change and should be verified with the landlords or property managers.
### Housing Guide 2021

#### Singles Housing

<table>
<thead>
<tr>
<th>Name</th>
<th>Price</th>
<th>Status</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 BEDROOM/2 BATHROOMS</td>
<td>$309</td>
<td>NOW LEASING</td>
<td>Spots fill fast!</td>
</tr>
</tbody>
</table>

### Family Housing

<table>
<thead>
<tr>
<th>Name</th>
<th>Price</th>
<th>Status</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 BEDROOM/2 BATHROOMS</td>
<td>$309</td>
<td>NOW LEASING</td>
<td>Spots fill fast!</td>
</tr>
</tbody>
</table>

### Locations

- **801-374-9090**
- **1565 N. University Ave.**
- **www.glenwoodapt.com**

### Features

- **Double Fridge Kitchens**
- **Reserved Parking**
- **Indoor Hallways**
- **Underground Parking**
- **Walk to Campus**
- **Awesome Washers**
- **Sparkling Pool & Hot Tub**
- **Sand Volleyball Court**
- **Google Fiber & Direct TV**
- **Quick & Easy Online Application**

### Contact Information

- **Glenwood Apartments**
- **801-374-9090**
- **1565 N. University Ave.**
- **www.glenwoodapt.com**
The check-in/check-out form gives landlords an accurate record of the condition of an apartment when students move in or out. This ensures students are not held accountable for existing damage and helps landlords keep tenants accountable for their apartments.

To use the form:
Step 1: Complete the form when moving in
When moving into an apartment, fill out the check-in/check-out form in detail. If there is a hole in the wall that is not supposed to be there, make note of it. A student who does not record damage may have to pay for repairs. Take pictures of any damage found and attach them to the form.

Step 2: Have the landlord sign the form
Make sure the landlord looks over and signs the form after it is completed. Show them pictures of damage. A landlord’s signature means they agree all recorded damage predates the student’s occupancy.

Step 3: Copy the form
After the landlord signs the form, make a copy and give it to them. This is as easy as taking a picture of the form and sending it via email. Include copies of photos as attachments. Or, if your landlord has you fill out the form digitally, ask for a copy of it and save it.

Step 4: Update the form upon moving out
When it is time to move out, go through the rental property again using the check-in/check-out form. The landlord may provide a separate form for checking out. Mark damages and compare to the damage present when checking in.

If a landlord does not provide a check-in/check-out form upon moving in, students can use the copy provided on the next page or download a copy at och.byu.edu.
Check-in/Check-out evaluation form

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>
<tr>
<th>1. Kitchen and Dining Area</th>
<th>Arrival</th>
<th>Departure</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Cupboards, table, chairs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Floor covering, window coverings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Walls and ceilings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Plastic and tile surfaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Electric fixtures, stove (burners, oven)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Refrigerator, freezer, sink/disposal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Other:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Living Room</th>
<th>Arrival</th>
<th>Departure</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Walls and ceiling</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Carpet or rug, window coverings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Electric fixtures, lamps</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Chairs, sofa, end tables</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Desks, tables</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Other:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Bathrooms</th>
<th>Arrival</th>
<th>Departure</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Shower, glass, curtain</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Tub, sink, towel racks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Toilet, cabinets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Plastic and tile surfaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Walls and ceilings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Floor coverings, window coverings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Other:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

4. Bedrooms

<table>
<thead>
<tr>
<th>Arrival</th>
<th>Departure</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Walls and ceiling</td>
<td></td>
</tr>
<tr>
<td>b. Carpet, rug, floor, window coverings</td>
<td></td>
</tr>
<tr>
<td>c. Closets, door tracks</td>
<td></td>
</tr>
<tr>
<td>d. Electric fixtures, lamps</td>
<td></td>
</tr>
<tr>
<td>e. Beds, mattresses, covers</td>
<td></td>
</tr>
<tr>
<td>f. Desks, chairs, dressers, tables</td>
<td></td>
</tr>
<tr>
<td>g. Other:</td>
<td></td>
</tr>
</tbody>
</table>

5. Hallways within Unit

<table>
<thead>
<tr>
<th>Arrival</th>
<th>Departure</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Walls and ceiling</td>
<td></td>
</tr>
<tr>
<td>b. Floor coverings</td>
<td></td>
</tr>
<tr>
<td>c. Closets, shelves, railings</td>
<td></td>
</tr>
<tr>
<td>d. Electric fixtures</td>
<td></td>
</tr>
<tr>
<td>e. Furniture</td>
<td></td>
</tr>
<tr>
<td>f. Other:</td>
<td></td>
</tr>
</tbody>
</table>

6. Other Areas and Fixtures

<table>
<thead>
<tr>
<th>Arrival</th>
<th>Departure</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Doors, windows, screens</td>
<td></td>
</tr>
<tr>
<td>b. Door locks, window locks</td>
<td></td>
</tr>
<tr>
<td>c. Heating, air conditioning</td>
<td></td>
</tr>
<tr>
<td>d. Smoke alarm</td>
<td></td>
</tr>
<tr>
<td>e. Other:</td>
<td></td>
</tr>
</tbody>
</table>

7. Condition of Exterior

<table>
<thead>
<tr>
<th>Arrival</th>
<th>Departure</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Other:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DAMAGES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>GENERAL COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant filing inventory</td>
</tr>
<tr>
<td>Landlord or manager</td>
</tr>
</tbody>
</table>

Download copies of this form at och.byu.edu
Housing by the numbers

Occupancy by school

BYU UVU Other

Males

Females

Single housing average rental rates 2019-2020

<table>
<thead>
<tr>
<th>Private room</th>
<th>Shared room</th>
</tr>
</thead>
<tbody>
<tr>
<td>$400</td>
<td></td>
</tr>
<tr>
<td>$300</td>
<td></td>
</tr>
<tr>
<td>$200</td>
<td></td>
</tr>
<tr>
<td>$100</td>
<td></td>
</tr>
<tr>
<td>$0</td>
<td></td>
</tr>
</tbody>
</table>

Contracted off-campus housing units by gender

11,973 11,940

Gender designated apartment complexes 2019

Men only 26%

Available to women and men 37%

Women only 37%

Average per person utility costs for singles housing 2019

Gas: $30.87 Per month

Electricity: $21.26 Per month

Average price added to monthly contract price

Cable $34.81

Private shuttle $23.08

Recreation facilities $36.84
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The Branbury

"I absolutely LOVE living here. The maintenance is so helpful and quick. They take care of any problem you have. They even helped me when my car broke down and I didn't pay for it. The office workers are super friendly and there is always great events going on. I'd recommend living here to anyone!"

SARA SAUNDERS

"Fun atmosphere, lots of activities, and friendly faces. Management is considerate and timely and is willing to assist in any way that is needed."

ADELAIDE SHEAR

"I feel like I’m home while I’m here"

KAYLA NISKA

Come See What All The Talk Is About!
NOW LEASING FOR FALL 2021

FOLLOW US:
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THEBRANBURY.COM
801.373.6300

"I absolutely LOVE living here. The maintenance is so helpful and quick. They take care of any problem you have. They even helped me when my car broke down and I didn't pay for it. The office workers are super friendly and there is always great events going on. I'd recommend living here to anyone!"

SARA SAUNDERS