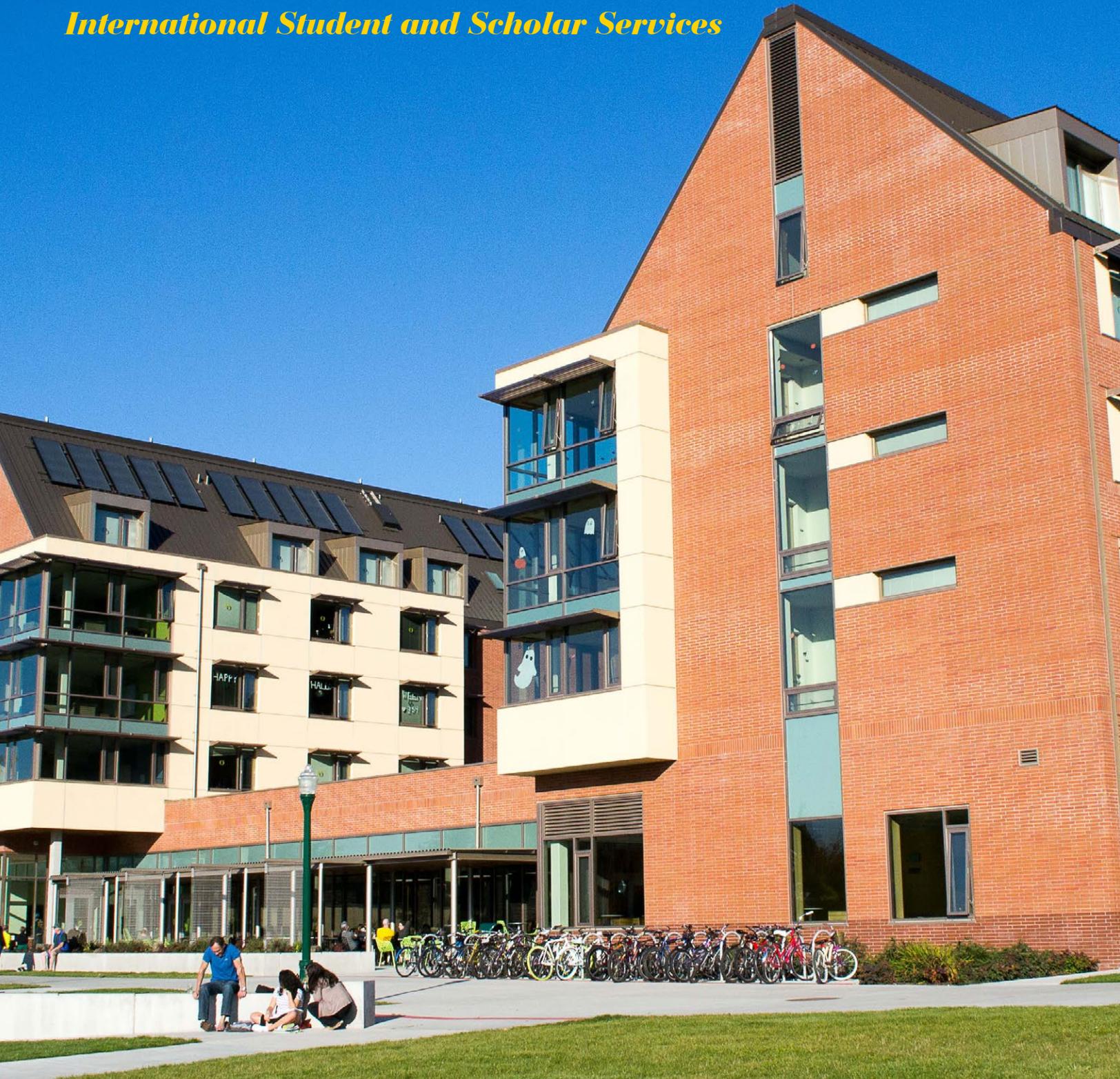




INTERNATIONAL STUDENT HOUSING GUIDE

International Student and Scholar Services



A Home-Away-From-Home

Finding a place to live while you attend the University of Oregon can be a daunting experience especially if you have never had to find housing or have never lived on your own. Students are responsible for finding their own housing, but we have provided some resources to help you with the process. Please refer to the on-campus and off-campus links to the left for more information.

Although the University of Oregon is located in Eugene, nearby Springfield also offers close, affordable housing easily accessible by Lane Transit District (LTD) buses.

On-Campus Housing

Living on-campus is a great way to meet people and become an active member of the campus community. You are encouraged to apply early because on-campus housing is limited.

On-campus residence halls (dormitories) are managed by the [UO housing office](#). The housing office receives applications, application fees, matches roommates and completes the housing contracts for students. Since on-campus housing fills quickly, students should apply as soon as possible after applying to the UO.

Residence halls are fully furnished and include several options for meal plans. Please refer all on campus housing questions directly to housing@uoregon.edu.

Residence Halls

The terms “residence hall” and “dorm” are often used interchangeably, however there is a difference between the two. At the University of Oregon, a residence hall is not just a place to sleep, but it also provides opportunities for personal and educational growth. Highly trained Residence Life staff create engaging activities and programs in each residence hall. You will find that living in the residence halls is much more convenient than living off-campus. You are closer to classes; meals are prepared for you; you won’t have to drive to a laundromat or hunt for a parking space close to campus. Your residence hall bill will come on your UO statement, so you won’t have to keep track of several bills. You will also enjoy cable television, local phone service, and wireless internet access on-campus.

Family Housing and University Apartments

UO Housing offers a wonderful environment suited for students with children, students who are married or in a domestic partnership, or students at least twenty-one years of age. We believe that a sense of community provides a necessary support system for students as well as for their partners and children. Residents help to create entertaining recreational, social, cultural, and educational events so that students and their families get to know one another.



**Lane Transit District (LTD) - <https://www.ltd.org>
UO students can ride LTD buses for free!**

Off Campus Housing

Getting Started

While some international students live on-campus, living off-campus is also safe and convenient. If you decide you want to live off-campus, you should consider the following:

- How much are you willing to pay per month?
- Do you want a roommate? (Note: roommates can help with costs)
- What kind of housing do you want? (an apartment or house)
- Do you want your own bathroom or kitchen?
- Do you want to walk, bike, or bus to campus? (There is limited parking on campus)
- How close do you want to be to a grocery store?
- What amenities do you want? (This could include such things as a washer and dryer, air conditioner, garbage disposal, dishwasher, private bathroom, gym etc.)

Advice from Current International Students

1. Live close to campus, or at least on a bus line that is easy to get to campus
2. See the place in person before you sign the lease – don't just trust the pictures
3. Be careful to read the lease – signing documents in America is very powerful
4. Live with someone you know instead of a stranger
5. Make sure to ask how much utilities cost in addition to the rent – they can be expensive
6. Look at many options before making your choice; ask a lot of questions
7. Arrive in the US early so you have time to look at places – apartment searching can take a lot of time
8. Make appointments to look at apartments so you are ready to start looking as soon as you arrive

Important questions to know about your housing:

- What kinds of rooms do you provide and how much do they cost per month?
- What length of lease do you offer?
- When can I move in?
- How long does it take to get to campus from your property?
- How much will I need to pay for a rent deposit when I first move in?
- What utilities will I have to pay? How much do current tenants usually spend on those utilities per month?
- What amenities does your property have?
- Do your rooms come with furniture?
- What safety amenities does your property have? Is it in a safe neighborhood?
- Is there anything else I should know about your property?

Finding a Place to Live

Note: The University of Oregon does not provide assistance with arranging off-campus housing and does not endorse or guarantee the housing options below. You are responsible for finding adequate housing and determining if the rental meets your needs.

Visit UO's private off-campus housing website for information about living in private off-campus housing, including resources and roommates, <https://offcampushousing.uoregon.edu/>.

Once You Found Your New Home

1. The Application

Most landlords will require that you fill out an application for the apartment. The application may have a non-refundable fee.

The landlord may also ask for your social security number. Explain to the landlord that you are an international student and you do not have a social security number and they may waive this requirement. It is up to the landlord whether or not they will accept your application. They may ask you to pay a higher rent deposit as a result. You may also ask your bank for a letter of recommendation as proof that you can afford to pay the rent.

The application may also ask about your income or financial resources. Include all income you will have for the year including scholarships, loans, jobs, and assistance from home.

2. The Lease

A lease is a legal document where you agree to pay the landlord for use of the rental. Read the lease carefully because once you sign you are legally obligated to follow the terms of the document.

The lease will include the dates you can live in the rental, which is also called a 'lease term'. Some apartments let you go 'month to month', which means that at any time you or the landlord could cancel the agreement and you can move out in the next 30 days. Be sure that the length of time on the lease is what you want because once you sign the lease you cannot move out early without paying high costs. Once you sign the lease with a stated cost per month, the landlord may not increase the monthly rent until after the lease is over.

When you sign a lease you may also be required to pay first month's rent and a 'rent deposit'. Once you move out, the landlord will return the money to you within 31 days. The landlord may keep some of the money from the rent deposit to pay for any damages caused by you or cleaning costs. Make sure you keep a copy of the signed lease and the receipt from paying your deposit and rent.

3. Set up Utilities

Utilities are companies that provide services to the apartment. Some utilities are included in rent. For example, your landlord may pay for garbage, but you will have to pay for electricity. Talk to your landlord about what utilities you will be responsible to pay before you sign the lease. Different kinds of utilities include:

- Cable TV (Comcast or Direct TV)
- Internet (Comcast or Centurylink)
- Electricity (EWEB)
- Gas (NW Natural)
- Garbage (SaniPac or Lane APEX)
- Water (EWEB)

To set up utilities you usually call the utility company directly and provide your information. You will pay the utility company directly. You are responsible for paying the utility on time, not your landlord.

4. Moving In

a. Furniture:

Most rentals will not have any furniture. You can purchase furniture at department stores such as Wal Mart, Target or Fred Meyer. If you don't mind used furniture you can go to 'thrift stores' such as [Goodwill](#) or [St. Vincent de Paul](#). You could also go on [Craigslist](#) to look for used furniture sold by other students and community members.

Finding and moving furniture usually requires a car. If you do not have a car you can rent one from a car rental company or a moving van company such as U-haul or Budget. You must have a valid driver's license to rent a car.

b. Looking Around:

When you first move in you should go through your new home looking for damages. If you find anything broken, scratched, scuffed etc. take note of it and let your landlord know. In addition, take pictures with a date stamp on the photo in case there is a dispute if you caused the damage at the end of your lease.

For items that require maintenance, such as a door that won't close or a sink that does not drain, let your landlord know; it is the landlord's responsibility to do maintenance on the rental.

c. Disputes:

If you have any legal issues or disputes with your landlord, the UO provides free legal services to current students.

d. Paying Rent:

Rent is usually due at the beginning of the month and the due date is on the lease. Be sure to pay rent on time – you may be charged a fee if you are late.

Off-campus Student Unlimited Dining Plan

The Unlimited Dining Plan offers off-campus students unlimited access to two of University Housing's most popular dining halls anytime they are open for lunch or dinner or weekend/holiday brunch. Carson and Barnhart dining halls are open for lunch and dinner Monday through Friday, and for brunch and dinner on weekends. Students on the Unlimited Dining Plan never run out of funds and have access to dining as many times as they like throughout the brunch, lunch, and dinner service times.

Cost: The Unlimited Dining Plan costs \$1,594 per quarter. The plan runs from the first day of classes to the last day of finals each quarter. The plan cannot be canceled or refunded after the first week of the quarter. Cancellations in the first week will be assessed a \$200 usage fee.

Download a PDF application for the Unlimited Dining Plan

Return signed forms to the University Housing office, located in the Walton Complex near 15th Avenue and Agate Street, 8:00 a.m.–5:00 p.m., Monday–Friday excluding holidays; or mail to University Housing, 1220 University of Oregon, Eugene, OR 97403-1220; or fax to 541-346-4268. You may call 541-346-4277 with questions.

Renting Tips

Choosing a place

Before signing an agreement, try to talk with the previous tenant or the neighbors and see what they think of the landlord. Find out about any problems, bugs, mice, abuse of privacy, etc.

We discourage renting a room in a landlord's house or next door to a landlord. The rent is often less, but there can be a lack of privacy and there seems to be a tendency for landlords in that situation (even old, grandmotherly types) to abuse power. Similarly, be cautious about living above, below, or next to property managers.

Application/Screening Fee

If the landlord takes an application/screening fee or a holding deposit, keep all written explanations provided concerning those payments.

Rental Agreement

Read before signing it. Be clear whether it is a month-to-month or a term lease. Understand that if you commit to a term lease, you're liable for many months' rent if you have to break the lease. Understand that if you accept a month-to-month agreement, the landlord can kick you out for almost any reason or no reason at all during the middle of a semester by providing 30-days' notice.

Getting it in Writing

Any assurances that your landlord makes that are important to you should be in writing. Have it added to the rental agreement and initialed by all parties. If the landlord is taking any deposits or fees, ask what they're for. If the written agreement doesn't say what they're for, add an explanation and have it initialed by all parties.

Roommates

Understand that roommates (co-tenants) are jointly liable for things. That means that if one of you flakes out, skips town, or burns the house down, the landlord can sue whichever tenant has the most money for what his or her roommate did.

Understand also that if you vacate during the middle of a lease term, you still owe your roommate your share of the rent until they replace you. They don't have to replace you at all if they can't find a new person with whom they get along.

Move-In Inventory

Do a move-in inventory to protect yourself from being charged at the end of the tenancy for problems that existed when you moved in.

One common complaint we hear is, "My landlord's charging me \$300 for cleaning, but the place was a mess when I moved in and I cleaned before I moved out." Technically, you're only liable if you don't leave the place as clean as when you moved it. Do an inventory at the beginning of the tenancy. Be thorough. Be picky. Get the landlord to sign it. **KEEP A COPY!**

If anything is dirty enough or broken enough that it will show up in a picture, take a picture. If you have to spend time cleaning, keep a log of your time and receipt for any cleaning expenses.

Send the landlord a letter noting those expenditures of time and money, noting that you will want them taken into account at the end of the tenancy during the deposit refund process.

Complaints/Repair Requests

Whenever you make one, confirm it with a written notice and keep a copy of it. Experience has shown that verbal requests are not acted on as promptly as written ones.

Also, be persistent! Sometimes one request isn't enough. Keep a record of how many times to make a complaint or repair request.



UNIVERSITY OF
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