



Living off Campus
Student Housing Guide

Spring 2012

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avenue

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■ Renting

Picking the perfect pad	4
Specifics to leasing	5
Green renting.	21
Renting: Easy as 1-2-3.	16
Utilities, electric, cable and more	18

■ Housing

Find the perfect place.	9
Housing locator.	12
Housing Fair vendors.	13

■ Safety

Best ways to stay safe	6
----------------------------------	---

■ Neighbors

Communicating with neighbors	8
--	---

■ Transportation

Alternative transportation	10
Bike library	10
CSU RideShare	14

■ Legal

Understanding the Public Nuisance Ordinance	15
Security deposits	17
U+2 requirements.	21
Party registration.	22

College Avenue

Moving is no easy task. It can be thrilling and stressful at the same time. Before you make the leap from living on campus to living off campus, there are things you need to ask yourself. Do you know where the perfect pad is? Do you know how to stay safe off campus? Can you communicate with your neighbors well? If you're unsure of some of the answers to these questions, then flip through the 2012 Housing Guide and let's get you on your way to finding a place that's right for you!

The Student Guide to Living Off Campus is produced by the advertising, production and reporting staff of College Avenue Magazine.

Contributions include Off-Campus Life, Student Legal Services and the City of Fort Collins.

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Replies and feedback can be sent to csumag@lamar.colostate.edu.

Tips to picking the perfect pad

BY OFF-CAMPUS LIFE

People have different considerations when it comes to housing selections. Ask yourself what is important to you.

Do not make a decision lightly, even when you see a place that seems perfect in an ad. Try to contact the current tenant; ask them about the landlord and the neighbors. Have they experienced problems?

Do some background research of the neighborhood/apartment complex. Most importantly, visit the exact unit and ask yourself the following questions:

Cost:

- What is the rent and how often is it due?
- What is included, or NOT, in the rent?
- Who is responsible for paying utilities hookup/installation fees?
- What type of heating method is used? Remember, this will make a big difference in the heating bill.
- What are the late fees if I do not pay my rent on time?

Location:

- How long does it take to travel to campus?
- Is it close to bus stops, or do I need to drive, walk/bike?
- If driving, how much will it cost me in parking permits and gas?
- Are there other students nearby or is it a single family neighborhood?
- Are there any amenities/stores nearby (e.g. pharmacy, grocery stores, restaurants)?

Safety:

- Would I feel comfortable living here, daytime and nighttime? Do I feel comfortable with the landlord?
- Are all windows in good condition and lockable?
- Are there any smoke/carbon monoxide detectors?
- If the apartment has a security system, is it working?
- Is there more than one fire exit?
- Is the entrance well lit? Is my view blocked by shrubs?
- Who has access to the house key and when were the locks last changed?

Responsibilities:

- Is there a snow shoveling service provided, or will I be responsible for shoveling snow?
- Is there lawn service provided, or will I be mowing and/or watering the lawn?
- Who is responsible for maintenance, or will I be fixing everything?
- Has the unit been cited for a code violation recently?

Quality of Accommodation, Exterior Facilities:

- What type of parking is available: garage/off street?
- Is parking sufficient (one space per car)? How about for visitors?
- Is the parking area well-lit?

Quality of Accommodation, Interior Facilities:

- Is the unit furnished? What is included?
- Are laundry facilities provided?
- Are cooking amenities (e.g. fridge/stove) in working order?
- Will moving in and out be difficult?
- Does the unit have good sound insulation (especially for apartments)?
- Is there any evidence of pests?
- Are the ceilings and walls in good repair?
- Is the carpet/floor reasonably clean?
- Is the plumbing adequate? Is it too loud (check taps and toilets)?
- Is there a good supply of hot water (ask current tenants)?
- Are there sufficient electrical outlets?
- Are there adequate telephone and/or cable jacks?
- How old is the unit?
- If renting an apartment, will I hear the people above or below (ask current tenants)?

Lease Agreements:

- What is the minimum and maximum length of the lease?
- Is the amount of security deposit written on the lease?
- Is subletting allowed? If yes, who is responsible for subletting?
- Is a pet deposit required?
- Are there monetary penalties for code violations?

Know the specifics to leasing

By College Avenue

Renting a house or apartment can be stressful, so knowing the specifics of a lease can protect you from misunderstandings and generate other questions you or your landlord may encounter.

A lease is a legally binding document that details the specific rules, terms and expectations when first moving into a rented house or apartment. So once you sign, you are held accountable for what is written.

"There is no three-day right to rescind, meaning grace period to back out," says Kathleen Harward, director of Colorado State University Student Legal Services. "You don't need to have a lease signed by March, so don't rush into one."

Read the entire lease through, making sure it outlines how much rent is, when and who to pay, how long the lease is for, security deposit and date of return, who does repairs and expectations regarding pets, cleaning and outdoor maintenance.

A lease may contain language you do not understand. Don't be afraid to clarify uncertain terms or conditions.

"Landlords slant the lease to themselves," Harward says. "Read the entire thing through and highlight anything you don't understand or that doesn't match what the landlord verbally said to you. And honestly, if the print is too small and it's 15 pages long, I would walk away."

Terms you may not be familiar with, according to Off-Campus Life and Neighborhood Services:

- **Civil:** non-criminal legal matters generally relating to the rights of private individuals. Most housing disputes are handled in civil courts, not criminal;
- **Constructive eviction:** takes place when a landlord makes a property uninhabitable or unusable for the original purposes in which the lease was signed;
- **Default:** failure to fulfill a legal obligation, such as paying the agreed upon rent amount; and
- **Mitigate:** making compromises to avoid legal action.

Negotiating these terms is possible, so don't be afraid to express concerns to your landlord and what changes you want. The most important part of signing a lease is asking questions. Question everything, such as painting, strange requests the landlord may have or simple issues like pet deposits and shoveling the sidewalks. Make sure all details are clear and you're not signing for something unexpected.

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Safety first, ways to protect yourself and property

BY OFF-CAMPUS LIFE

When living in a neighborhood, it's easy to feel right at home. Leaving your bike unlocked on the front porch or your doors unlocked until after dark seems like a safe bet.

But all it takes is a few seconds and your precious belongings can vanish without a trace. It's always better to be safe than sorry. Here are some tips to protect yourself and your property:

At your house or apartment:

- Lock your door, even if you intend to return shortly, or even if you are going down the block. It takes a thief 10 seconds or less to enter an open room and steal your property.
- Lock or secure doors and windows when you are alone or asleep.

- Put emergency numbers in your cell phone's address book.

- Do not leave messages on your door indicating that you are away and when you will return.

- If someone asks to use your phone for an emergency call, offer to dial instead of allowing them access to your home.

- Do not put your address on your key ring.

- Know your neighbors.

- Do not leave keys in hiding places because thieves will find them.

- Check if smoke detectors are working. Change the batteries twice a year.

When you are leaving for breaks:

- Thieves know the college schedule so make your place look busy and ask your neighbors to keep an eye out for any suspicious strangers.

- Keep windows and doors secured.

- Store electronic equipment and small valuables in a safe place.

- Have a timer for lights so your house looks busy even when you are not home.

When you are walking:

- Avoid walking alone at night unless absolutely necessary.

- Keep to well-lit, and commonly traveled routes.





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- Avoid shortcuts and isolated areas.
- Walk purposefully, know where you are going, and project a no-nonsense image.
- Avoid dangerous situations.
- If you feel threatened, cross the street, locate an emergency phone, or enter a store or place of business even if you have just left it.
- Have your door keys ready; carry them in your pocket or hand, not buried in a purse or backpack.
- When walking to your car, don't hit the unlock button until you are in close proximity.



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How to communicate with your neighbors

BY OFF-CAMPUS LIFE

Although we would like to think this never happens, sometimes conflicts come up between neighbors. Usually, problems arise because the two households have had a miscommunication or worse – no communication at all.

What causes conflict? The most common types of neighbor conflicts are:

- Noise and nuisance complaints, e.g. parties, vehicles, etc.
- Parking problems and occupancy concerns
- Animal disturbances
- Safety issues, such as speeding cars

Getting to know your neighbors can be challenging, even to the most outgoing neighbor. Here are some tips on how to play nice with your neighbors:

Introduce yourself, meet your neighbors. A simple “hello” goes a long way. This is the first step in building a good relationship. If your neighbor knows your name, major,

Take the good neighbor quiz
www.ocl.colostate.edu/good-neighbor-quiz.aspx

where you are from, etc., they will start to see you as the unique individual that you are and not “just another student.”

Keep your neighbors informed. Regular communication is important. Contact your neighbors before doing something that might affect them (e.g. hosting a party, building a fence or getting a dog).

Be considerate and aware of neighborhood expectations. Know local laws, HOA covenants and general expectations of the neighborhood. Put yourself in your neighbors’ shoes. Your neighbors’ job and kids can mean they need to get up early. When your neighbors are in need, offer to give them a hand. They’ll be impressed by your friendliness. And remember, if you need help, chances are your neighbors will be glad to return the favor.

Party Responsibly. Talk with your

neighbors before you throw a party. Leave them your phone number, so they can contact you first if they think the party is getting out of control. Keep your guests inside and close the doors and windows. Even though it’s your right to have a party, your neighbors deserve a good night’s sleep.

Be Aware of Differences: Age, faith, ethnic background and family status can drastically impact how one goes about their daily life.

Handle problems politely. If your neighbors do something that bothers you, let them know. Keep in mind that they may have had problems with previous renters if they make unreasonable complaints. Be patient and polite, but if you cannot work out a fair compromise to your dispute, take advantage of the free and confidential mediation services offered by the city of Fort Collins Community Mediation Program (970) 224-6022.



These friends were invited to your party

These people showed up when they heard about the keg

DUH.

KEEP YOUR PARTY UNDER CONTROL.

Colorado State
City of Fort Collins

Don't rush, wait to find the perfect place

BY OFF-CAMPUS LIFE

Students often think they need to hurry and find a place, but they frequently make the mistake of renting a property they should have never visited or even entered. Even though the vacancy rate is tight, you still need to take time making a decision:

- Don't rent the first place you look at without comparing it to others. Shop around.
- Tour properties that you view online
- Don't sign the lease without first reviewing Student Legal Service's Renting Section.

Let Off-Campus Life help you find housing.

Spring Housing Fair

This free, annual event is in the Lory Student Center ballroom and its theme is "Go Retro," celebrating the 27th anniversary of the Housing Fair. In addition to having the chance of talking with tons of landlords in one day, you might walk away with lots of free stuff and a chance to win a free iPad 2. This is a great opportunity to explore a variety of places to live.

Online Listings

Visit the Off-Campus Life Web site to browse vacant listings, advertise yourself as a roommate or find a roommate.

Go to: www.ocl.colostate.edu.

Roommate Round-ups

This program brings people together who either have housing and are looking for a roommate or who are looking for

a new place. The Off-Campus Life staff gives an overview of their services and talk about good roommate practices. Potential roommates then have the opportunity to introduce themselves to see if they will be compatible. Check out Off Campus Life's calendar for date/time.

Newspapers

You can also use local sources like newspapers, local realtors, and bulletin boards in public locations. Be careful on Craig's List as sometimes they are rental scams.

Word of Mouth

Ask friends who already live off campus about where they live, their landlord, or the property management company they use. Learn from their experiences!

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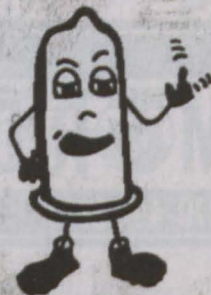
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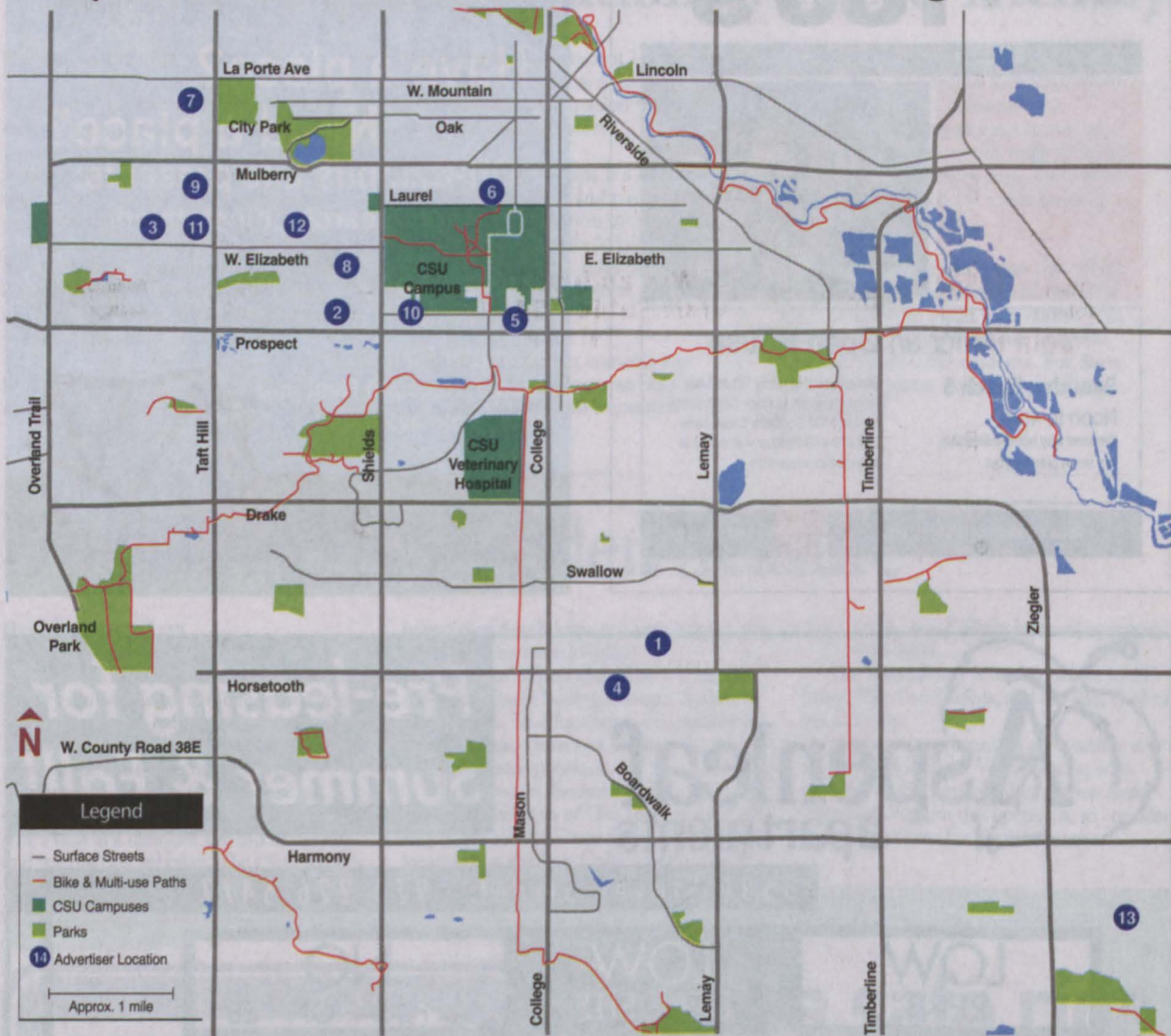
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4. Mountain N Plains
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5. Prospect Plaza Apartments
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6. Pura Vida Place
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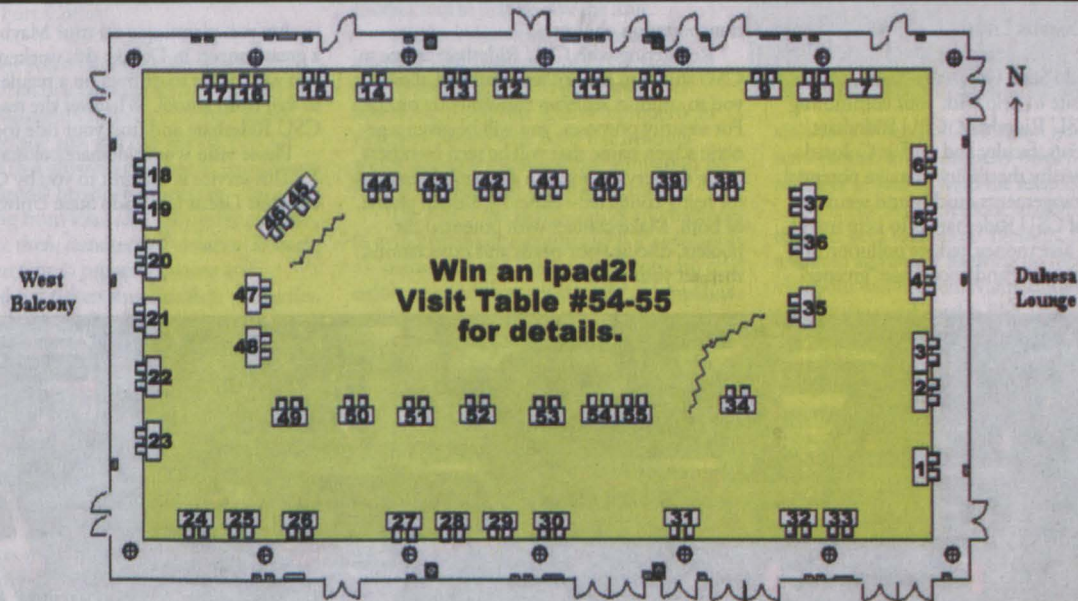
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| 44 | BK Maxwell | 49 | National Furniture Rents and Sells |
| 8 | Brinkman Asset Management | 10 | NorthernColoradoRentals.com |
| 24 | Campus Crossings at Ram's Pointe | 34 | Off-Campus Life |
| 30 | Century Link | 26 | Old Town Square Properties |
| 14 | Colorado Association Services | 50 | Poudre Property Services |
| 42 | Colorado Civil Rights Division | 51 | Prospect Plaza Apartments |
| 41 | Conflict Resolution and Student Conduct | 21 | Pura Vida Apartments |
| 7 | Credit Union of Colorado | 6 | Ram's Crossing |
| 32 | CSU Housing and Dining | 15 | Ram's Park |
| 38 | CSU Parking Services | 18-19 | Ram's Village |
| 20 | First National Bank | 52 | River Glenn Apartments |
| 40 | Fort Collins Neighborhood Services | 33 | Rocky Mountain Collegian |
| 27 | Fort Collins Bike Co-op | 1 | Student Legal Services |
| 39 | Fort Collins Police | 11 | Summit Management Services |
| 31 | Fort Collins Recycling | 53 | SuperShuttle |
| 36-37 | Fort Collins Utilities | 9 | The Brandt Company |
| 54-55 | GRAND PRIZE Student Survey Table | 5 | The group Inc. |
| 23 | Herritage Park Apartments | 28 | The Pavilions at SliverSage |
| 48 | High Street Real Estate | 47 | The Preserve at the Meadows |
| 25 | Hungry Rams/Rocky Mountain Meal Plan | 2-3 | Touchstone Property Management |
| 22 | KEVCO | 12 | Transfort |
| 4 | McLaughlin Group | 35 | Vantage Properties Management |
| 16-17 | Monarch/Ramblewood Apts. | | |

CSU RideShare helps find you a ride

By OFF-CAMPUS LIFE

Colorado State University has a very cool Web site to help with your commuting needs - CSU Rideshare! CSU Rideshare gives students, faculty and staff at Colorado State University the ability to make potential carpool arrangements quickly and securely. The goal of CSU Rideshare is to help users find rides, save money, reduce pollution and traffic congestion, and encourage "greener"

transportation choices.

Registering with CSU Rideshare is free to CSU students, faculty, and staff and allows you to conduct searches conveniently online. For security purposes, you will be given a generic screen name that will be seen by others using the service. You can also set preferences for being contacted— either by e-mail, phone, or both. Make contact with potential carpoolers, discuss your needs and expectations, then set your plans!

Are you planning a ski trip? Maybe there's a great concert in Denver this weekend! Or you would like to carpool on a regular basis to and from school. Whatever the reason, use CSU Rideshare and find your ride today!

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Understand the Public Nuisance Ordinance

By **BETH SOWDER**
City of Fort Collins

When you're deciding where you want to live, one consideration is the city's Public Nuisance Ordinance, PNO. More than a decade ago, the city passed PNO in response to a growing number of complaints about chronic nuisance properties – most stemming from loud and disruptive parties.

Since then, hundreds of violation notices have been sent to property owners and tenants about tickets issued at their properties. In response, many landlords and property managers have worked in partnership with the city to resolve nuisance issues.

The goal of the PNO is to resolve problems and encourage property owners, tenants and/or property managers to work together with the city to find long-term solutions. The PNO can be thought of as an "umbrella ordinance," applied in addition to the existing ordinances related to particular violations. When enforcement of individual violations

fails to correct a problem, the PNO becomes another tool to help resolve the issue.

Statistics show that this is working. In a typical year, hundreds of PNO violation notices are sent, but the city hasn't ever had to file a civil suit against a property in violation. There have been five hearings which led to agreements that resulted in no further violations at these properties.

The PNO has many checks and balances to avoid frivolous complaints. For a violation to "count" toward a nuisance action, an enforcement officer must verify a complaint and issue a ticket to the person responsible (usually the tenant for noise violations).

An officer must be able to prove in court that a violation is legitimate, so they can't just take the complainant's word for fact. In the end, if the tenant does not correct the problem or the problem recurs, the property owner, manager, and/or tenant(s) could all be held responsible.

PNO violations stay with a property, not a person. If a property has three tickets within one year or five tickets within two years, it's in

CHECK YOUR PROPERTY HISTORY

City of Fort Collins
Neighborhood Services office
970-221-6676

violation. When PNO violation notices are sent, they go to the property owner, property manager (if known) and the tenants.

The city urges everyone involved to work together on a resolution. Typically, this means a written agreement assuring no further violations will happen. Many landlords will evict tenants that receive PNO violations. It's a good idea to read your lease closely to see if your landlord addresses PNO violations.

Beth Sowder is the Neighborhood Services Manager. You may reach her at 970-221-6676 or bsowder@fcgov.com.

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Renting: Easy as 1-2-3

By Kathleen Harward

1: Prepare to rent

Beware of Rental Application Forms: Read every word before you sign! Some require a large deposit that you will forfeit if you decide against the property. You should only give a small amount to cover a credit check (<\$50). Or, if you give a larger sum, make sure the language says you will get your deposit returned if you decide not to rent this property. Tell the landlord there is no way you can commit to a property until you've had time to thoroughly analyze the lease and the actual unit.

- Check out your intended roommates:

- o Use Facebook
- o For \$6/search you can see if they have past troubles in the Colorado courts (go to www.cocourts.com)
- o Ask them for references; talk about living habits related to guests, noise, alcohol, drugs, cleanliness.

- You will likely have to sign a "joint liability" lease with roommates, which means the landlord can charge you for the full rent and all the damages, not just your share.

- Check out the landlord's reputation: Google the landlord; check the Better Business Bureau (bbb.org); ask the landlord for references; talk to the current tenants; ask at Student Legal Services; call Fort Collins Neighborhood Services (224-6046) for past code violations related to the property or landlord.

- View properties with a critical eye. Look for safety (outdoor lighting, secure

doors/windows, overgrown bushes), good repair, functioning appliances and any signs of pests. Don't be shy to flush toilets, run showers, turn on stoves, etc.

- Don't sign a lease too soon. Once you sign, you are obligated for the full term. It makes no difference whether plans change and you or roommates no longer want to move in.

- Get your camera ready! As explained below, you'll need three sets of pictures: at lease signing; move in; and move out. Date the pictures and make a backup.

2: Negotiate and sign the lease

- Read every word of the lease! Meet with Student Legal Services to clarify what you don't understand.

- Negotiate changes on items that really matter to you. If the landlord won't negotiate, move on.

- Add a sentence to the bottom of the lease: "This lease is contingent upon the property being in good condition and repair at the time of move-in." If summer tenants trash the place and the landlord expects you to take it that way, you can back out.

- **BUY RENTER'S INSURANCE:** only about \$10/month. An absolute necessity! Will cover your belongings and will help you deal with claims that your negligence caused damage (like fire). It will not cover intentional damage you cause to the rental property. Ask your auto insurer for a quote.

3: Move in---live in---move out

- Take detailed photos before moving your belongings in.

- Make a written list of every blemish/repair issue/mark on the floor or walls. Record anything that is not perfect! You don't need a check-in form. You can use a notepad. Keep a copy and give one to your landlord.

- Alert your landlord immediately of repair issues. If urgent, start with a phone call, but every single time, you must follow up in writing and make sure to include any promises made by landlord--email works. Save all written communication.

- If you have significant roommate disputes, take advantage of the Conflict Resolution Office at CSU: 491-7165, 325 Aylesworth or Student Legal Services: 491-1482, 182 LSC.

- Moving out:

- o Give advance written notice if your lease requires it; some will charge you rent if you don't give the advance notice (up to 3 months is required by some leases)

- o Thoroughly clean, take pictures, and make a check-out list, same as you did at move-in. Make sure the landlord has your forwarding address.

Go to www.sls.colostate.edu for a complete list of easy-to-read tips

Kathleen Harward, Director
CSU Student Legal Services
182 Lory Student Center
(970) 491-1482

Security deposit rights and wrongs

BY OFF-CAMPUS LIFE

Have you ever heard nightmare stories about tenants struggling to get their security deposit back? Or what about the friends who couldn't get their landlord to fix the heat and had to deal with major flooding issues when all of the pipes broke? As a tenant, you need to do a little homework and know about your rights!

Security Deposit Return

Under Colorado's security deposit law, the landlord has 30 days (up to 60 days if stated in the lease) to return the full security deposit. The landlord can charge the tenant for any damages to the premises as long as they provide the tenant with an itemized statement within the time period specified in the lease. The itemized statement is to state:

- Unpaid rent or utility bills owed by the tenant
- Payment for damages beyond "normal

wear and tear"

- Any cleaning fees that the tenant agreed to in the lease
- Any other breach of the lease that causes financial damage to the landlord

If the landlord's damages are more than the security deposit, they may sue the tenant to recover damages, or turn the matter over to collections. If the tenant has fulfilled all the terms of the lease (including proper termination), has paid the rent in full and on time, and has caused no damage beyond normal wear and tear, then the tenant is entitled to the return of the full security deposit. Normal wear and tear means deterioration that is not due to tenant's negligence.

If the landlord fails to return the deposit with no written proof of charges, you may send a "7-Day Demand" letter to the landlord. The letter should state that you will sue the landlord for three times the amount of the deposit withheld. Send by certified mail, return receipt requested and you should always keep a

copy. If the landlord returns the deposit within seven days, the problem is solved.

Be sure to make an appointment with Student Legal Services, rm 182 LSC, to make certain you are following protocol.

Protect Your Security Deposit

Before moving into your new place, be sure to:

- Take photographs of any damages
- Fill out a rental check-in sheet

Thoroughly inspect the unit and mark ANY damages you find. Do a walk-through with the landlord (if possible) and complete a check-in sheet together. Remember to keep a copy of the check-in sheet with your lease.

Get a check-in sheet at Off-Campus Life or in the Landlord-Tenant Handbook, along with much more information: fcgov.com/neighborhoodservices/pdf/lrhandbook.



Communications come into play every day.

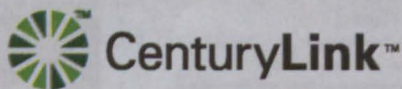
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Renting

What to know about utilities, electric, cable and more...

By Off-Campus Life

This may be your first time connecting utilities and perhaps you're not sure which company to call, so here is a quick guide for utilities in Fort Collins.

Fort Collins Utilities

117 N. Mason St.
(970) 212-2900
secure.fcgov.com/utilities

The City of Fort Collins provides electricity, water and sewage services. No deposit is required, unless you have a questionable credit rating.

You can usually initiate your city utilities with just a phone call or a visit online to the Web site.

Your electricity bill is metered and based on consumption. Water and sewage rates can be flat rates or metered and are often included in the monthly rent of a unit. Check with your landlord.

Xcel Energy (Public Service)
1-800-772-7858
www.xcelenergy.com

Public Service provides natural gas. This service can be initiated with a phone call or a visit online. Be sure to do this at least 24 hours prior to when you need the service. A security deposit is required. You may waive the deposit by providing your social security number for a credit check or having a guarantor's name added to the account.

Call during the regular office hours from 6 a.m. to 7 p.m., Monday through Friday.

Public Service has an alternative billing system available which operates like an automatic bank withdrawal.

Xcel Energy also has a "Budget Billing" program that allows a credit build-up during the warmer months to apply to the larger winter bills.

Qwest Communications

1-800-244-1111
www.qwest.com

To establish your phone service, call the Qwest office a minimum of three business days before service is needed. A deposit may be required for long distance service.

Additional services to consider are caller ID and call waiting. Package deals are avail-

able; ask for assistance.

One suggestion is to only get local service and then have each roommate obtain his/her own long distance service. That way, no one is left with a huge long distance bill that isn't theirs.

Garbage Service

Trash rates in Fort Collins are based on volume; you are charged per can or bag. Services for trash and recycling collection are offered by private companies, so you "subscribe" directly to local companies (or through your HOA).

If you live in a house or apartment that doesn't provide a trash dumpster, you will need to arrange for garbage pick-up. Go to the city's website:
fcgov.com/recycling/trash-rates.php

Comcast

1201 University Avenue
(970) 493-7400
www.comcast.com

Comcast provides cable services within city limits. Numerous choices are offered, including basic cable, digital cable options and high-speed internet.

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Know the U+2 occupancy law requirements

The Fort Collins U+2 occupancy law requires that no more than three unrelated roommates can live together.

Terms of the law:

- Residential dwelling unit: single-family, duplex and multifamily

- one family and no more than one additional person

- two adults and their dependents, if any, and not more than one additional person

- Overnight visitors:

- limited to 30 days in a calendar year

- Multiple room dwelling:

- Five apartment complexes (Heritage Park Apartments, Ram's Crossing, Ram's Pointe, Ram's Village and The Lofts at Campus West) are approved for more than three roommates.

Effective May 14, 2012

On May 4, 2010, City Council adopted changes to the Occupancy Ordinance Disclosure Statement requirements. Since 2006, the statement was required to be signed by all parties (property owner or manager and all tenants) at the time of lease signing.

The additional requirements include:

1. The Disclosure Statement must have the execution date verified by electronic means OR have all signatures notarized. *Electronic means include e-mail, fax, scanning

or third-party processes.

2. A copy of the statement must be kept at the property and made available to the City immediately upon request.

3. In the case of multi-family units with an on-site manager/office, the disclosure statement may be kept on file in the onsite office as long as it is available during business hours immediately upon request of the City.

4. Lease renewals with all the same parties do not need to sign a new disclosure statement as long as the parties signed a disclosure statement at the original lease signing.
www.fcgov.com/neighborhoodservices/occupancy.php

Being green is golden

By Off-Campus Life

The new fad of going green is more than just a fad, it is a necessity. It is now time to change our impact on Mother Earth. But remember, going green is not a single purging act. It takes a conscious effort to recognize that being green is a daily activity. Remember to act upon recognition!

The simple act of changing a regular bulb to energy-efficient light bulb is a good first step, but it takes many steps to bridge the green leap.

Here are a few other methods to make your renting experience as green as possible:

- Skip the bottled water. In fact, don't just skip it, avoid it, protest it, and get rid of it.

- Fix the leaking faucet and toilet, combined they can waste over 100,000 gallons of water a month.

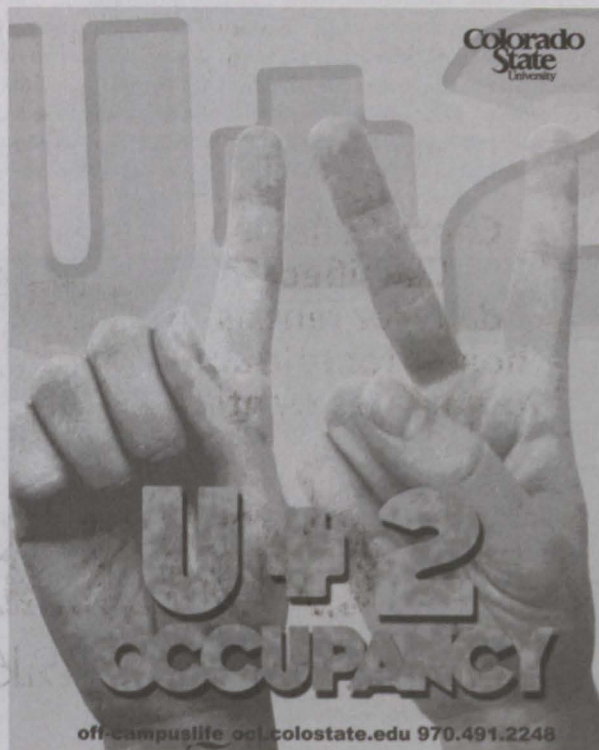
- Plug all electronics into one power strip and turn off when not using. Items that are plugged in are still running energy.

- Purchase a tote bag for shopping. Plastic and paper bags are a hit on the environment. Totes are one low price versus the large price plastic and paper have upon the earth.

- Drink coffee? Spread the coffee grounds into the garden. It adds nutrients to the soil.

- Buy in bulk. This saves on tedious and wasteful packaging. However, make sure that the materials will be used and not thrown away.

For an extended and in-depth guide to green renting, visit: www.ocl.colostate.edu/recycle.



Party Registration

A smart way to avoid a noise ticket

You may not know that the cost of a noise ticket in Fort Collins can be pretty pricey – as much as \$1,000 per tenant for a first time offense. Unfortunately, there are CSU students that have had to pay the price for letting parties get out of hand. Not only do they have to go through the City judicial process, they also have to go through a university judicial process due to being in violation of the University Code of Conduct.

Many of the students who experienced a noise citation wished they could have avoided the whole thing all together. If only they could have been warned, they often said. They would have happily shut down their parties. Luckily, CSU students now have the ability to do just that through Party Registration.

Party Registration is a collaborative program between the City and University which addresses noise in a proactive way. Born out of numerous recommendations from students on the receiving end of a noise ticket and developed by the CSU/ City Community Liaison, Fort Collins

Police and supported by ASCSU, the program gives students the opportunity to self-monitor, learn practical steps on managing parties responsibly, and potentially avoid a costly citation and criminal record.

Here's how the programs works: Students can register their Friday or Saturday night parties year round at CSU's Off-Campus Life located in Rm. 142 of the Lory Student Center by 5pm on Thursday before their party. Should a noise complaint be received by Fort Collins Police Services, the registered party host will be contacted by Dispatch via phone and given a "verbal" warning to break up their party within a 20-minute time frame. If a second noise complaint is received after the twenty-minute grace period, the police will send an officer to the residence to deal with the noise. Once an address receives a warning, students will not be able to register another party at that address for 12 months. The warning process is related to noise complaints only. Party registration is available for non-students as well. The general public can register at Neighbor-

hood Services Office, 281 N. College.

The biggest program benefits to students, in particular, are that it saves party hosts money (possibly up to a \$1,000 fine), avoids a criminal record that could impact future employment, and avoids possible administrative sanctions held by CSU. With each registration, students receive educational materials about partying safely and responsibly. These students may avoid a noise ticket simply because they became a more "informed" party host by registering at Off-Campus Life.

"I like the program because it allowed for fair treatment by the law. Normally when cops come to break up parties they automatically give tickets even if there wasn't a neighbor complaint. This program helped show how often the neighbors really called on my parties." (student quote from spring 2011 program survey)

For more information and to register your upcoming party, stop by Off-Campus Life, Rm. 142 LSC. Be sure to register by Thursday at 5pm.



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