



UNIVERSITY of  
ROCHESTER



# Off-Campus News...

September 2018

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Off-Campus Housing Program



(585) 275-1081



[offcampus@reslife.rochester.edu](mailto:offcampus@reslife.rochester.edu)



University of Rochester Off  
Campus Living Program

## ***Welcome to Off-Campus Housing!***

Hello, off-campus students! We hope that your Fall semester is off to a great start!

The Off-Campus Housing Program, located in the Office for Residential Life and Housing Services, provides assistance, education, and support to member of the University of Rochester community who are seeking housing or residing off campus. We assist all University students, both graduate and undergraduate, in all schools at the University.

The Off-Campus Housing Program:

- Helps University students, faculty, and staff to locate rental housing in the area
- Operates the [Off-Campus Connection](#), our property listing database
- Educates students about how to be good neighbors and tenants
- Organizes events, activities, and leadership opportunities for students living off campus
- Works with neighborhood associations and service centers to maintain open communication and promote strong community ties
- Assists with student/landlord dispute resolution and communication
- Advises off-campus student organizations

Contact:

Students can schedule a meeting with the Off-Campus Housing Coordinator by calling (585) 275-1081 or by emailing: [offcampus@reslife.rochester.edu](mailto:offcampus@reslife.rochester.edu).

# Move-In...

So you've found a place to live, signed the lease, and you're ready to move in...



- Be sure to keep a copy of your lease with you as well as a copy of all written correspondence.
- Be sure to get a receipt of all payments with a notification of what they are for.
- Schedule a walk-through with the landlord before you move in.
- Take pictures/videos of the apartments condition.
- Complete a move-in/move-out checklist inspection sheet that is signed by you and your landlord.

- Be careful when moving items to minimize damage.
- Don't forget cleaning supplies.
- Take time to learn the area and find out where grocery stores, laundry rooms, post office, etc, are located.
- Be sure to park in designated areas to avoid getting a parking ticket.

## LEASE...

Get a copy of your lease! If you do not have a copy-GET ONE NOW! A lease is a declaration of the decided living terms and it is a legally binding agreement between the landlord and tenant. Should a question, concern, or problem occur, you will need the lease in order to know the terms of your agreement, get help, and have proof.



## Expenses to expect when renting...

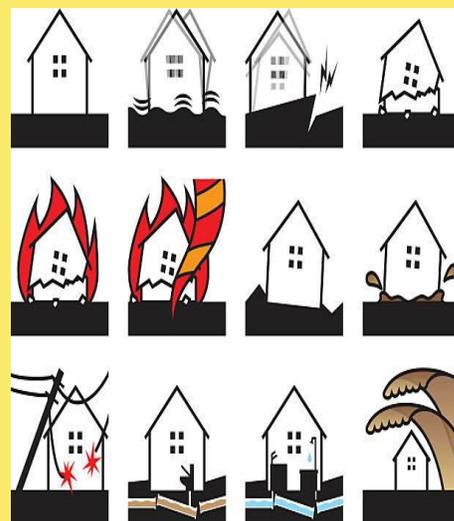
- Rent
- Electric/Gas/Water
- Internet/Cable
- Renter's Insurance
- Garbage
- Parking
- Security Deposit
- Groceries
- Gas
- Entertainment
- Laundry

## Renter's Insurance Information...

*Renter's insurance is not usually mandatory, but it is strongly encouraged and **very important**. Renter's insurance can cover a number of your personal belongings, and can be purchased through most insurance companies at a reasonable price. Be sure to get quotes from several companies as prices and coverage will vary.*

Renter's insurance should provide full coverage for you and your belongings in the event of theft or some type of damage. Remember that your personal property is not covered under the landlord's insurance unless you can prove negligence on their part. Always read the policy carefully and ensure you have full coverage.

Before purchasing renter's insurance, you should check to see if theft or damage of your property in off-campus housing would be covered under your parents' homeowner's policy.



Visit: <https://www.nssi.com/marketing/NSSI2018Trifold.pdf> for more information.

# Be a Good Neighbor...



No matter where you choose to live, chances are, you will have neighbors. Keep in mind that the way you maintain your home and your lifestyle will affect those around you. There are increased expectations and responsibilities that come with living in a neighborhood. It is important to familiarize yourself with your responsibilities as a citizen

and neighbor, with the University's expectations of you as an off-campus student and with various local laws and resources that will assist you in living off campus. Good neighbors make life more positive. A good neighbor shows respect for the property, for the neighborhood, and for those living nearby. Working together as neighbors will improve the quality of life for all.

Below are some tips on Being a Good Neighbor...

- Meet your neighbors-get to know them. Be respectful of lifestyles that may be different than your own. Forming a relationship with your neighbors will encourage them to talk to you about an issue before consulting with authorities. Know the names and phone numbers of the residents immediately adjacent to your property.
- Noise is a common complaint. Noise should not be audible beyond your property line between 10pm and 8am (City's Noise Ordinance).
- Clean up around the property that you live in. Know your trash pick-up days. Your garbage bins should not be out earlier than the night before trash pick-up day and must be put away within 24 hours after pick-up.
- Have social gatherings, not parties. If you are planning to have a party, tell your neighbors and provide them with a way to contact you in case there are complaints.
- Obey traffic/parking laws.
- Adjust your behavior and language around neighborhood children.

“Good neighbors make life more positive.”

City of Rochester Refuse and Recycling Rules:

[Refuse Collection](#)  
[Collection Schedule](#)  
[Refuse Rules and Enforcement \(FAQs\)](#)  
[Recyclable Materials](#)

For those living outside of the City, each town has their own rules-please check your town website.

City of Rochester Noise Ordinance Rules:

[Noise Ordinance FAQs](#)

For those living outside of the City, each town has their own rules-please check your town website.

City of Rochester Parking and Traffic Rules:

[Parking and Abandoned Vehicles](#)  
[On Street Parking](#)  
[Traffic Calming Program](#)

For those living outside of the City, each town has their own rules-please check your town website.

# Be a Good Roommate...



Renters often find themselves living with someone else, a friend, a relative, or someone they do not know. It is a good idea that you discuss all aspects of your living arrangement since you will probably have different lifestyles, keep different hours, etc. Good communication is essential to having a positive relationship and living environment. Maintaining open lines of communication between you, your roommates, the landlord, and your neighbors will allow you to more effectively resolve issues that may arise. Sit down and discuss any concerns you may have, and come to a mutual agreement in the first few weeks. If a conflict arises, remain calm and diplomatic while keeping the lines of communication open between all roommates. If you can't resolve any issues or concerns yourself, talk with the Off Campus Housing Coordinator ([offcampus@reslife.rochester.edu](mailto:offcampus@reslife.rochester.edu)) to see what options may be available to you. This sample roommate agreement, [sample agreement](#), is a good place to begin.

**Q:** *What is a Roommate Agreement?*

**A:** *It is a friendly agreement between 2+ tenants, it does not carry legal weight, and it does not replace a lease.*



“Good communication is essential to having a positive relationship and living environment.”

## What to Discuss...

- How will the rent payment be split?
- Who will be responsible for paying what portion?
- Who will actually make the payment to the rental company/landlord and on what date?
- If there are multiple bedrooms, who will occupy each bedroom?
- Is one bedroom larger, and if so, will that person pay more in rent?
- Is it okay for others to consume your food, use your cleaning supplies, personal products, wear your clothes without asking?
- Will you split the cost of household supplies and who will purchase the supplies and when?
- If you will need furniture, who will provide what items?
- Who is responsible for the house cleaning and when will it be done? (You may want a separate contract for this!)
- Are you opposed to someone drinking alcohol or smoking inside/outside?
- What are your social, sleeping, study habits? Quiet hours?
- Are pets allowed, and if so, how do you feel about having a pet?
- How will you handle disagreements, missing property, misuse of others' personal items?

## Upcoming Events



### University...

9/17: 7:30pm, Breaking the Bubble: A Conversation with Imani Olear, Yoga for a Good Hood

[Breaking the Bubble](#)

9/20: 6-7pm, Another Little DeTOUR with Scott Pukos

<http://mag.rochester.edu/events/detours/>

9/20: 6:15-7:45, Art Social-Colorful Collages

<https://mag.rochester.edu/creativeworkshop/art-social/>

9/20: 7:30-9:00, Guest Recital: Fuego Sax Quartet and Project Fusion

[Guest Recital: Fuego Sax Quartet and Project Fusion](#)

9/21: 11am-2pm, Free Fall Music Fridays at College Town: Teagan Ward

<http://www.collegetownrochester.com/events/>

[U of R Featured Events](#)

### Rochester Area...

9/12-22: Key Bank Rochester Fringe Festival,

[rochesterfringe.com](http://rochesterfringe.com)

9/21-23: Rochester Marathon Weekend,

[rochestermarathon.com](http://rochestermarathon.com)

10/4-14: ImageOut-The Rochester LGBT Film Festival,

[imageout.org](http://imageout.org)

10/12: Ray Lamontagne,

[The Kodak Center](#)

10/14-21, A Bronx Tale,

[Rochester Broadway Theater League](#)

coming soon >>>

### In The Next Issue

*Tenant's Rights*

*Be a Good Neighbor*

*Party Smart*

*Safety*

*Seasonal Notes...*

Have a story or event you think should be included in our next newsletter?

Email submissions will be accepted until the 5th of the month for that month's newsletter. Submit your stuff [HERE!](#)

## CURRENT ADDRESS...

Does the University have your current off campus address? If you have not changed your address or are unsure, visit the Registrar's Office to update your address.

### Important Phone Numbers:

Emergency Police	911
<b>Non</b> -Emergency Services	311
UR Public Safety Emergency	585-275-3333
University Health Services	585-275-2662
The Housing Council	585-546-3700
Legal Aid Society	585-232-4090