

WILLIE J. YOUNG, SR. OFF-CAMPUS AND COMMUTER STUDENT ENGAGEMENT

The Ohio State Off Campus Housing Network

The Ohio State Off-Campus Housing Network is a partnership across our community that will support an iconic off-campus residential experience. Property owners/managers that participate in the Ohio State Off-Campus Housing Network will commit to pre-determined criteria and be considered in-network. Those property owners in-network will be the only entities to access the Ohio State Off-Campus Housing Network benefits. In addition, students and families will have access to information about in-network property owners and will be able to make informed decisions about living off campus.

Property owners/managers must complete the information below and agree to the commitments to be considered in-network within the Ohio State Off-Campus Housing Network. Those property owners in-network will have the opportunity to have their properties featured within Off-Campus and Commuter Student Engagement’s housing search as well as the opportunity to participate in the Off-Campus Living Expo and to also advertise in the digital Living Guides.

Commitments	
<i>As a property owner in-network with the Ohio State Off-Campus Housing Network, I am committing to fulfill the following. My company commits to:</i>	
<input type="checkbox"/>	Have leases that abide with city, state, federal law.* <i>*Including following the new renter’s choice legislation Renter’s Choice</i>
<input type="checkbox"/>	Lease all properties meet City of Columbus Housing Code.* <i>* OSU & City Code Enforcement will perform a safety inspection for up to 5% of the company’s portfolio Safety Inspection Checklist</i>
<input type="checkbox"/>	Register all properties with Franklin County.
<input type="checkbox"/>	Provide and maintain exterior lighting at the rear and front of all properties.
<input type="checkbox"/>	Provide carbon monoxide detectors in all applicable properties – every home with at least one fuel-burning appliance/heater, attached garage or fireplace.
<input type="checkbox"/>	Provide an after-hours contact phone number (to tenants and OSU) to ensure late night/weekend issues can be reported by University and/or safety entities in a timely fashion.
<input type="checkbox"/>	Respond to all reports on the property of noise, hazards, trash, unsafe behaviors, etc.
<input type="checkbox"/>	Provide tenant names and addresses in emergency situations.
<input type="checkbox"/>	Meet individually with Off Campus and Commuter Student Engagement at least twice annually.

<input type="checkbox"/>	Meeting with OSU, potentially City Code Enforcement, CFD and/or CPD and tenants when requested (depending on the type of challenge).
<input type="checkbox"/>	Engage with Off-Campus and Commuter Student Engagement regularly (to keep lines of communications open, to provide feedback, communicate challenges, trends, etc.). This could include participating in surveys, focus groups, etc.
<input type="checkbox"/>	Attend at minimum 50% of Community Roundtables annually.

Please answer the following questions to help our students better understand information about your business model

The information below is self-disclosed by the property owner as an industry leading practice that they follow. Data will be collected and shared outwardly.

How often do you conduct exterior inspections of property to monitor Crime Prevention through Environmental Design (CPTED)? CPTED Recommendations	
How often do you conduct exterior inspections of property to monitor litter?	
How often do you conduct exterior inspections of property to monitor problematic and/or illegal structures and/or signage?	
What frequency do you conduct furnace and dryer inspections?	
How do you follow the new renter's choice legislation? – Renter's Choice	
<ul style="list-style-type: none"> • Does your lease include a provision outlining the specific utilities for the given rental unit, including gas, electric, water/sewer, internet, cable, any security system, etc.? This provision cannot be a generic lease provision used in all leases, unless it pertains to the utilities of ALL your units. • Does your lease include which utilities are the tenant's responsibility to pay? • Does your lease include which utility accounts will be in the tenant's name and which are in the landlord's name? • If the utilities are the tenant's responsibility, does the lease include if the tenant is required to pay the provider directly or pay the landlord? • Does your lease specify that tenants are not charged more than the residential rate for utilities? • Does your lease have clear terms regarding parking specific to the given rental unit (e.g. how many parking spaces are provided for the unit, the cost of parking, whether the guaranteed space or first come first serve, and any other pertinent details regarding parking)? This provision cannot be a generic lease provision used in all leases, unless it pertains to the parking at of ALL your units. • Do you provide all tenants and cosigners/guarantors with an electronic copy of the signed lease which is signed by all parties including landlord/lessor? 	

- If you collect a holding fee, does your lease, or another agreement with the tenant(s), indicate if the holding fee is refundable and include clear stipulation including the date by which the holding fee will be returned if the unit is not rented by the tenant(s)?
- Does your lease stipulate that all tenants are required to have renters' insurance without requirements of use of a specific insurance company?
- Does your lease include provisions that limit the landlord/lessor's liability?
- Does your lease include a waiver of the tenant's right to notice by landlord for entry into unit?
- Does your lease include a list of pre-determined deductions from security deposits?
- Does your lease include a waiver of the tenant's right to jury trial?
- Does your lease include an arbitration provision, choice of forum or any other clause that limits the tenant's legal rights?