
A Guide for Students Living ***Off-Campus***



SC Southeast community college

BEATRICE CAMPUS

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LINCOLN CAMPUS

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We, the college students at **UNL**, **NWU** and **SCC**, agree with Lincoln officials and residents that wild parties are hurting city neighborhoods. And even though only 25 percent of these parties are by college students, we want to do our part in making things better for all of us. **And we need your help.** For more information, visit

<http://involved.unl.edu/weagree/>

www.southeast.edu

ADVICE FOR CHOOSING A ROOMMATE

Choosing your roommate is as important as choosing your apartment. Living with roommates can be very complicated. There are many responsibilities. The most important are financial and legal.

If you have been accepted into a Program of Study or are currently enrolled in courses, you can contact the Southeast Community College Admissions Office to be included on the roommate list. You will be asked to fill out a quick questionnaire, and you will be provided a list of possible roommates.

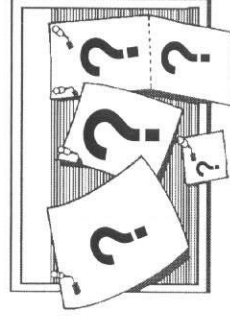
Taking time to talk with your roommate about your expectations and living habits, and agreeing to some simple rules about parties, visitors and daily chores can make your experience easier. Some topics of discussion can include:

- Who will pay the bills?
- Who will clean the bathroom and how often?
- Who will take out the trash?
- Do crumbs left on the counter drive you crazy?
- Is it OK to use/borrow your roommate's CDs?
- Is it OK if your roommate eats your food?
- Is it OK if your roommate's boyfriend/girlfriend spends the night?
- Is it OK if he/she drinks your coffee?



Enter into a lease with someone only after you have a clear understanding of each other's expectations, and then remember to respect those expectations once you are living together.

With busy schedules, it is easy for roommates to fall out of touch and to avoid each other once problems arise. Some roommates find it helpful to schedule a regular informal meeting time each week. The idea is not to have an agenda, but simply to schedule time for roommates to be together and talk on a regular basis. Sunday morning breakfast, Thursday night pizza, or Wednesday coffee are just a few ideas for keeping roommates in contact and communicating before any problems occur.



Information provided by: <http://www.icgov.org/>

LANDLORD-TENANT LAW/ RENTING AN APARTMENT

The landlord-tenant relationship is one of the most important legal relationships that college students will face. Knowing your rights and responsibilities can prevent problems later.

✓ THINGS TO CONSIDER WHEN RENTING AN APARTMENT

- 1) Will you live alone or have a roommate(s)?
- 2) How much room do you need?
- 3) How much rent can you afford?
- 4) Do you want amenities (fitness center, weight room, swimming pool)?
- 5) Do they allow pets?

✓ WHERE TO GO TO FIND AN APARTMENT

- 1) Get a friend's recommendation.
- 2) Look at the classified ads or visit www.apartmentsforyou.com.
- 3) Introduce yourself to other tenants.

✓ QUESTIONS TO ASK TENANTS

- 1) Do you like living there?
- 2) Does the landlord make requested repairs?
- 3) How much are the utilities?

After you have narrowed down your housing list, set up an appointment with the landlord. Never rent an apartment without thoroughly examining it first!!

THE LEASE

A rental agreement may be a verbal promise or a written lease, but there are things to consider before you commit.

BEFORE YOU SIGN THE LEASE, ASK THE LANDLORD

- 1) Does the rent include any utility costs?
- 2) Estimate the cost of heat and electricity?
 - a. If you are given an estimate, check with the utility company and the past tenant.
- 3) Who controls the thermostat?
- 4) Who pays for garbage removal service?
- 5) Do all of the appliances work?
 - a. Ask if you can turn on all of the appliances. Check everything, including the oven, burners, air conditioning, furnace, etc.
- 6) Has there ever been a bug problem?

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- 7) What is the rule for parking and storage?
- 8) Are laundry facilities available?
- 9) How long is the lease term?

Make sure that you and your roommates can commit to the whole term. If the term is too long, try to negotiate a shorter lease. If you have a verbal agreement of unspecified length or an expired lease, you probably have a month-to-month tenancy. Either the tenant or landlord may terminate a month-to-month tenancy by giving the other 30 days' notice in writing on the day rent is due. Your landlord also can increase rent by giving you a 30-day notice in writing.

STOP—BEFORE YOU SIGN—DOUBLE CHECK

- 1) Are the landlord's promises in writing on the lease?
 - a. This can be done by writing additions in the lease and having all parties initial the change or by having a separate paper where all parties sign and date. Make sure to include a deadline. —Remember, oral promises are generally not legally binding or enforceable.
- 2) Do you have questions on a lease clause?

Consult a private attorney prior to signing. Some clauses are unenforceable and you will want to strike these from the lease. **ALWAYS GET A PHOTOCOPY OF YOUR LEASE, INCLUDING ANY MODIFICATIONS!!!**

RENTER'S INSURANCE

YOUR LOSS MAY NOT BE COVERED!

Don't assume that your landlord will cover your loss. Instead, look into renter's insurance. *It's not as expensive as you think.*

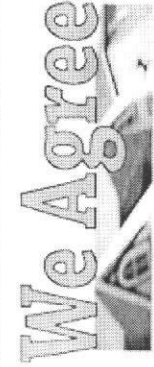
Generally, renter's insurance covers loss of property when something the tenant owns is stolen or destroyed. The insurance can cover either the actual fair market value at the time of loss or the "replacement" cost. Some types also may include personal injury or negligent injury of someone or property damage.

LINCOLN MINIMUM HOUSING CODE AND THE HOUSING CODE OFFICE

If you are having difficulty with the landlord making repairs related to health and safety, but want to stay at your residence, contact the Housing Code Office (441-7785) for enforcement of the Lincoln Minimum Housing Code. This code states that it is unlawful for a landlord to rent property that does not meet established standards of health and safety. An investigator will examine the problem, and the landlord will be contacted with a deadline to make compliance.

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WE AGREE



disruptive house parties are not fun for anyone

Alcohol misuse can create problems for you and the community.

Still, the campus community understands that a lot of students choose to drink. SCC is dedicated to educating students about alcohol use and misuse.

We, the college students at UNL, NWU and SCC agree with Lincoln officials and residents that wild parties are hurting city neighborhoods. And even though only 25 percent of these parties are by college students, we want to do our part in making things better for all of us. And we need your help. For more information, visit <http://involved.unl.edu/weagree/>

IF YOU ARE GOING TO A HOUSE PARTY

BEFORE YOU GO (IF YOU ARE GOING TO DRINK)

- Eat (this can help slow the absorption of alcohol into your bloodstream)
- Make your **Designated Driver** arrangements
- Determine in advance how much you will drink
- Go easy at primers to make the evening last



WHILE YOU ARE THERE

- Know that shots hit you hard in 20-30 minutes
- Avoid drinking games, keg stands and beer bongs
- Know how much alcohol is in your drink
- Don't leave your drink unattended
- Watch out for your friends
- Snack if you can
- Drink light beer or lower alcohol content drinks (mixed with soda or juice)
- Sip, don't gulp
- Limit consumption to about one drink per hour
- Respect the house owners' property

WHEN YOU LEAVE

- Don't leave with drinks
- Follow the **Designated Driver** rules; they are liable
- Leave with everyone you came with, unless you're sure of his/her safety

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IF YOU ARE HOSTING A HOUSE PARTY

BEFORE THE PARTY:

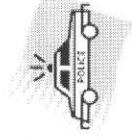
- Tell your neighbors you are having a party
- Ask them to call you with concerns before calling the police
- Tell people coming what time the party ends
- Seal off unnecessary rooms and lock up valuables
- "Drunk proof" the house (switches, fuse box, thermostat)

DURING THE PARTY

- Have a designated sober person watch doors, monitor guests and noise, and keep alcohol inside
- Walk around the house to check the parking, the noise level, and to pick up litter
- Use fans and vents to keep the inside cool
- Have food and non-alcoholic drinks available
- Keep the bathroom line moving so people don't go outside
- Cut off people who are drinking too fast or are getting out of control
- Watch for signs of fights starting and possible sexual assaults
- Don't let strangers in
- Without a liquor license, you can't charge for alcohol. Things like selling cups, passing the hat, asking for contributions to the utility bill, and selling shots all are illegal.

AFTER THE PARTY

- Don't let intoxicated people wander off, drive, or walk home alone
- Collect cans, cups and bottles at the door so nobody leaves with open containers
- Clean up the outside



THE MOST COMMON REASONS POLICE COME TO A PARTY

- The noise gets too loud
- It becomes too crowded inside so people start partying outside
- Two hotheads get into a fight
- People urinate or vomit outside
- Cars are parked on lawns, in neighbors' driveways, or there are just too many cars
- A party has been busted here before
- Property is vandalized or stolen
- The party gets too big (big party = police magnet)

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