

OFF-CAMPUS

LIVING GUIDE



WOOSTER, OHIO



THE OHIO STATE UNIVERSITY

COLLEGE OF FOOD, AGRICULTURAL,
AND ENVIRONMENTAL SCIENCES

OHIO STATE ATI

WOOSTER

Fast Facts

FOUNDED
1808

FOUNDERS
John Bever, William Henry, Joseph Larwill, and named after David Wooster, a general in the American Revolutionary War

COUNTY
Wayne

DESIGNATION
City

LOCATION
60 miles southwest of Cleveland; 35 miles southwest of Akron

POPULATION
26,560 (2018 estimate)

RANKINGS
Sixth Best Small City in America (2015)

North America's Top 10 Micro Cities (2013)

Best Hometowns (2007)

HOME OF
Ohio State's Agricultural Research & Development Center (OARDC), Secrest Arboretum, The College of Wooster, Wooster Brush Co., Daisy Brand

LOCAL TOURISM
Holmes County, home of Ohio's Amish largest Amish community.



Beginning Your Off-Campus Journey

Living off-campus can be a fun and exciting experience for you during your time at Ohio State ATI. Along with the enjoyment of living off-campus comes the responsibility of being a good tenant, roommate, neighbor, and citizen of your community. This Off-Campus Living Guide (Wooster edition) is designed to outline the steps, as well as the resources, to help you have a positive off-campus experience.

Living off-campus—whether it's a short walk or within driving distance—doesn't mean you should be any less involved with campus life activities, organizations, and of course your academics. We strongly urge all students to stay involved throughout their entire college career.

This guide has been adapted from The Office of Student Life's Off-Campus Living Guide. The full guide is accessible online at <http://www.offcampus.osu.edu> and is an excellent resource for intra-campus transfers and transitioning students.

Please keep in mind that landlords/properties displayed in the Off-Campus Living Guide are not University endorsed or approved. Let this guide serve as a resource center to help provide guidance on making an informed decision about living in Wooster and the surrounding community.

Life in Wayne County

It's critical to be engaged with your neighbors while taking advantage of the resources that help make this place feel like home. Below are some useful websites to learn more about the area.

CITY OF WOOSTER
<http://www.woosteroh.com>

WOOSTER CHAMBER OF COMMERCE
<http://www.woosterchamber.com>

WAYNE COUNTY CONVENTION & VISITORS BUREAU
<http://wccvb.com/>

EXPERIENCE OHIO'S AMISH COUNTRY
<http://www.visitamishcountry.com>

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Learning the Landscape

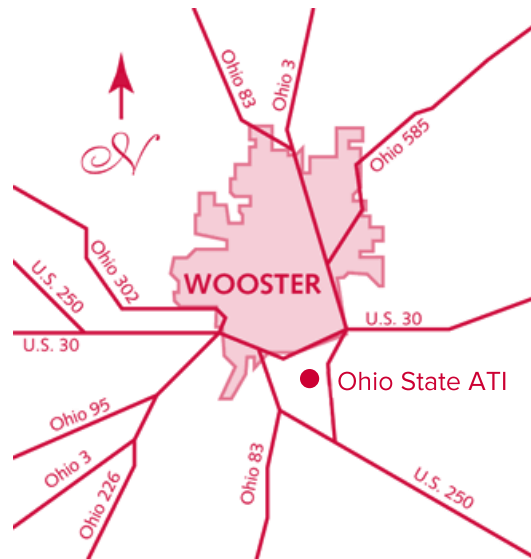
The City of Wooster is a vibrant community with a strong, diversified economy. We are home to many people from many backgrounds and cultures.

DOWNTOWN DISTRICT

Historic downtown Wooster located across several blocks is just minutes from the College of Wooster, great local restaurants and specialty shops, and a neighborhood Buehler's Towne Market grocery. Learn more at <http://www.mainstreetwooster.org>.

NORTH END

Wooster's north end is home to many national sit down, fast food, and fast casual food chains such as Starbucks, Panera, and Chipotle as well as national shopping chains like Wal-Mart and Kohl's.



“Keeping Tradition a Part of Our Future”



Transportation

If you plan to commute to campus, a vehicle is recommended. Very few off-campus rentals are within walking distance of the Wooster campus. Ride shares are often organized by students in courses with off-site experiences.

Wooster Transit is a dedicated transportation service for Wooster, Ohio and the surrounding area.

Faculty, staff, students, and guests with a BuckID card ride the shuttle for free. Be sure to present your card to the driver upon entering the transit. Campus bus stop is at Campus Drive Apartments at OARDC.

For further questions, updated schedules, and holiday route cancellations, please visit <http://woostertransit.com>.

STOP #5 OSU WOOSTER-FISHER

The shuttle stops at Campus Drive :[12] minutes past the hour on these days, during these hours

MONDAY - THURSDAY

7:12 a.m. to 8:12 p.m.

FRIDAY

7:12 a.m. to 9:12 p.m.

SATURDAY

10:12 a.m. to 9:12 p.m.

NO SUNDAY SCHEDULE

STOP #6 is OARDC Campus Drive at :[13] minutes past the hour.

DID YOU KNOW?

JOINT AND SEVERAL LIABILITY

This is an important legal term to be familiar with. Most leases have a joint and several liability clause, which essentially means that you can individually be held responsible for the entire lease amount for the entire lease term (as well as for any damages to the property). For example, if you sign an 11½ or 12 month lease, and the total monthly rent is \$3,000, you (and your co-signor) can be held responsible for a total of \$36,000. Landlords do not necessarily have to bring a lawsuit against the tenant who failed to pay the rent or caused the damage; they may go after any tenant/co-signor they choose. Ultimately, your landlord will see you and all of your roommates as one entity, so choosing your roommate(s) wisely is crucial!

SUBLETTING TIP

If a roommate wants to sublet their room (and the landlord permits this), make sure everyone is comfortable with the arrangement and get it in writing.

Roommates 101

Discussing how to find that perfect rental property is important, but finding a compatible roommate is just as—if not more—important. Take as much time and care in choosing your roommate(s) as you do in choosing where you live. Your happiness with your living environment is directly related to your relationship with your roommate(s). Personal problems with a roommate can cause unnecessary stress. Remember: friends are not always the best roommates. In general, living with other people during your off-campus experience can be fun and exciting; however, there are many implications that go along with signing a lease with other individuals.

From day one, talk to one another and consider a roommate agreement.

Clear Expectations

The best way to present clear expectations is by drafting and signing a roommate agreement. Sample questions are included on the next page. It is imperative that you and your roommate(s) discuss all items on the roommate agreement and come to a mutual understanding.

Budget

Some students are on a very strict budget, not only paying tuition on their own, but also living expenses. Often they are working multiple jobs in addition to attending school full-time. Other students may be fortunate enough to have parents/family members who are willing and able to support the student financially throughout their college career. Both types of students may live together off-campus and should discuss their financial situation and expectations prior to signing a lease. This can help avoid future conflict when it comes to monetary issues. If you are concerned with your roommate's ability to pay rent regularly, ask to see a credit report. Offer a copy of your own in return. A copy of your credit report can be obtained by visiting <http://www.annualcreditreport.com>. Finally, implement a monthly budget plan and stick to it!

Dealing with Conflict

In an ideal world, you and your roommate(s) will get along great, live in pure bliss, and never have disagreements. However, the reality is that you will most likely have some level of conflict while living together, whether it is a minor disagreement or physical altercation. It's nearly impossible to discuss every scenario that may come up during the lease term, but you can discuss (in general) how conflict will be resolved (if and when it arises). Will the roommates have a meeting and vote on how to resolve the problem (majority rules)? Will the roommates seek outside support? Will some other agreement be reached?

Remember, unlike living on campus, you are committed to your roommate(s) for the length of your lease. Binding agreements such as leases do not allow you to break them without a penalty.

Discuss the Lease Terms

Although most off-campus leases are 11½- or 12-month leases, many students choose to go home during the summer months. Regardless of whether you are living in the rental property, you are responsible for paying your rent on time. Make sure you and your roommate(s) are aware of one another's summer plans and that you are all in agreement on items such as:

- Will each roommate be responsible for paying a share of the utilities, even if they are not residing in the property?
- If a roommate wants to sublet their room (and the landlord permits this), is everyone comfortable with the arrangement? Will the current roommates have a say in selecting the new/temporary roommate?

Guidelines for Consideration

FORM A ROOMMATE AGREEMENT

Unpaid Rent: What happens if a roommate runs into financial difficulties and is forced to move out without paying rent?

Utilities: Will each roommate be responsible for paying a share of the utilities, even if they are not residing in the property?

Subleasing: If a roommate wants to sublet their room (and the landlord permits this), is everyone comfortable with the agreement? Will the current roommates have a say in selecting the new/temporary roommate?

Quiet Time: Will the household have quiet study hours?

Food: Will everyone share the cost of food or shop

individually and have a hands-off policy?

Guests: Will everyone be permitted to have overnight guests? What are the rules?

Temperature: Will there be stipulations on what temperature the thermostat will be set at?

Cleaning: Will the household have a cleaning schedule?

Parties: Will everyone be permitted to host parties? Who gets to come over? Who is cleaning?

Rooms: Who gets what room in the apartment/house (and do they pay extra for bigger/special rooms)?

Showers: Who gets to use the bathroom/shower in the morning/night? What's the schedule?

Smoking and Drinking: Are smoking and drinking allowed?

Conflicts: How will conflict be resolved (i.e. majority rules)? Who might we call upon to mediate?



Transitioning to Columbus?

CHECK OUT THE RENTER'S GUIDE

Review the Undergraduate Student Government's annual Renter's Guide which contains a compilation of ratings from students renting from the most population Columbus area landlords. See who is rated highly and who falls short.

To view the guide, visit:

<https://offcampus.osu.edu/posts/documents/renters-guide-updated-final-2019-2020-copy.pdf>

Columbus Campus Resources

The Office of Student Life's Off-Campus & Commuter Student Services wing, located in the Ohio Union, houses staff members who are trained to help you transition to Columbus and also assist you in your off-campus living needs. Use various search tools to find available properties, sublet an apartment, find a roommate, or even share a ride to campus.

WEBSITE: <http://www.offcampus.osu.edu>

MONEY MATTERS

EMPLOYMENT

If you are looking to work to make some money to assist with your living costs, consider working on campus. Student positions are listed online at the Buckeye Careers Network or stop in to the office of your choice to speak with a hiring manager. Many employers in the Wooster community are eager to hire college students and provide flexible scheduling options.

COST-SAVING TIP

Save money on those winter heating costs by covering windows with plastic! Keep cooler in the summer by closing shades, blinds, and curtains during the day—and save on air conditioning bills. Doing laundry at home? Use the cold water cycle to save money!

The Search for Off-Campus Housing

Now that you are familiar with Wooster, it's time to begin your housing search. If you are from out of town and will be making a visit to Ohio State ATI, make sure you contact landlords in advance to make appointments to view rental properties. Keep in mind that landlords are required to provide current tenants 24-hours' notice prior to showing the property. Some properties may have a model unit to show.

Once you have setup appointments, make sure you are ready for the tours. Be prepared to take pictures/notes of both the positive and negative aspects of the property at each of your appointments. This will be very helpful when it comes time to review your options and to make a final decision. Consider the following:

Can I Afford This?

This is one of the most important things you need to determine. You do not want to overextend your budget simply because you're attracted to a house with a second-level porch and half bath. Living within your means is vital. You will not only need to consider the cost of rent, but also utilities, cost of renter's insurance, food, books, parking and various other living expenses. When living off-campus, you must keep track of your money and budget accordingly. It is important to set aside enough money each month for all expenses. Many students receive scholarships or grants, have jobs and/or receive assistance from family members in order to cover living costs. If you plan on using a credit card, make certain you have enough money each month to pay the total balance. In addition, do not fall prey to "free items" you may receive by opening a credit card account. Your credit is much more important than a free gift card. Preparing a budget is a great way to keep track of your money and to be financially responsible. Create a spreadsheet to itemize your planned spending as well as the actual amount you spend each month.

Utility Costs

When renting a property, utility costs are often not included in the rent cost. Utilities can vary a great deal based on the type of unit you are renting and the age of the building, among many other factors. We suggest budgeting, at minimum, an additional \$150–\$200/month per person (when living with roommates) for electric, gas, cable, internet and water. If you're living alone, utility costs will most likely be higher. When viewing a rental property, it may be beneficial to ask the current tenants what their average utility bills are per month. Of course, everyone has different usage patterns, but this may give you a ballpark figure. If you are unable to speak to the current tenants, you may be able to contact utility companies directly and ask them what the bills were for specific months throughout the year.

Find Your Comfortable Fit

You don't want to live where you feel unsafe simply to save a few bucks. Be smart and do your research. Here are some important tips to follow:

- Visit the property during the day, at night, and on weekends to see if there is a major difference in environment (and if there is, make sure you are comfortable with this). Follow your gut: if you get the sense that you are unsafe or uncomfortable in your surroundings, chances are you feel this way for a reason.
- Talk to the current tenants and/or neighbors and see what their experience has been in regard to crime and safety issues.
- Check out crime statistics for a particular area by visiting <http://www.communitycrimemap.com>.
- Talk to your friends! Often, your friends can be your best resource when trying to find a suitable off-campus property.

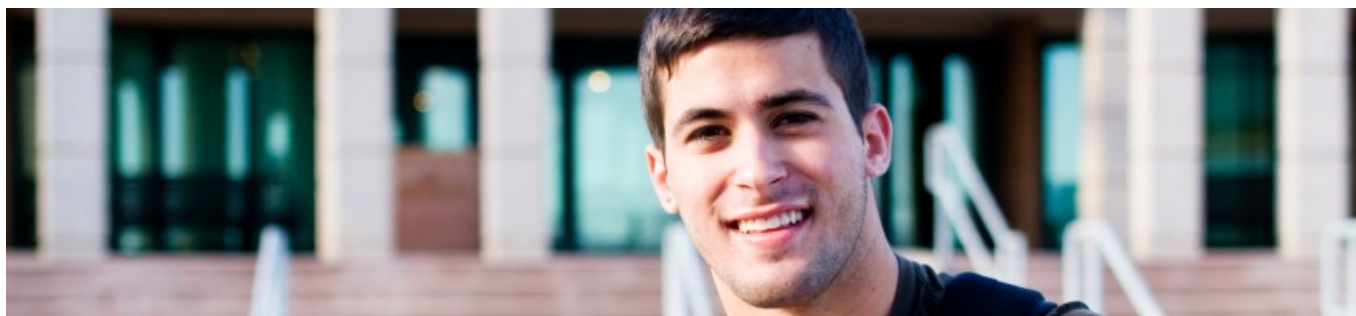
Is This Property Suitable for Me?

Very rarely will you find exactly what you are looking for in a rental property; compromise is a given. You may have to give up that dream of having a rooftop deck or outdoor pool. However, you should find a property that meets your crucial needs. Be realistic on expectations of what you will find and what you can afford, and make sure you and your roommates are on the same page. Come up with a list of amenities that you must have, so you are all prepared prior to looking at any properties.

Is the Landlord Reputable?

Initially, a majority of landlords seem nice and honest (and most are), but you never know what the future holds. Make sure you talk to the current tenants (when the landlord is not present) to find out what their experience has been with the landlord. Ask questions such as:

- Was the place ready to move in at the start of the lease term?
- Does the landlord make repairs in a timely fashion?
- Does the landlord provide 24-hours' notice prior to entering the premises?
- Is the landlord respectful and easy to work with?
- Would you rent from this landlord again?



Avoiding Scams

Use caution when you create roommate and sublet ads online. The storylines will differ but in general a scammer might contact you about your roommate or sublet ad in an attempt to steal your money and commit fraud. Keep in mind some of these warning signs:

The individual is eager to send you money for the apartment/room without seeing it, talking to your roommates, or talking to your landlord.

You receive a certified check or money order for more than the amount that you agreed upon with the subtenant.

You are asked to wire funds or send money orders to the subtenant.

The subtenant is not willing to provide basic identifying information, including a copy of license, SSN, references and credit reports.

The subtenant asks you to handle the sublease without informing your landlord (this is done to sidestep the background check process).

How to Protect Yourself

Deal locally with the person, and actually meet them.

Avoid individuals that claim they cannot meet you in-person, or say someone else will meet you instead.

Don't wire funds and avoid cashier's checks. Any mention of money, money orders, cashier's checks, wire transfers, or bank accounts in the first email is very suspicious.

Check the individual's references (like past landlords or employers). Do a Google search on the person's name and email and see if it has been used in past scams.

Ask the individual for their phone number, full name, and employer verification. If the individual becomes angry or won't give you information, it's probably a scam. Stop communicating with the individual.

Refuse over-payment.

Do not share your personal information unless you've confirmed the individual's name and personal information.

How to Inspect a Property

Once you and your roommate(s) have found a potential rental property you are interested in, be sure to view the property again before signing a lease. Go through the entire property and inspect it thoroughly.

- Turn on all faucets/showerheads to make sure the hot/cold water works.
- Flush all toilets.
- Check the thermostat and make sure the heat and air conditioning work properly.
- Make sure there is a sufficient amount of outdoor lighting for your safety.
- Inspect windows by opening them, both to check condition of their hardware and to make sure they are not painted shut. Bedroom windows should be large enough to escape through in a fire.
- Inspect floors and carpet for moisture damage.
- Make sure all exterior doors have proper locks.
- Check all appliances to make certain they are functioning properly.
- Talk to the current tenants to see if they have had specific problems with anything in the property.



If you do see any issues and/or needed upgrades, discuss each item with the landlord. If they agree to your requests, be sure to put each item in writing in the lease.

Before committing to a particular property, it may be helpful to determine the following:

Who is Bringing What?

Make sure you and your roommates are clear on who is bringing what furniture, appliances, cleaning supplies, etc. on move-in day. Otherwise you could end up with three kitchen tables and no chairs!

Determine How Rent Will be Paid Each Month

Some landlords require rent to be paid in one check while others allow tenants to pay rent individually. Some expect a check to be dropped off or mailed while others require tenants to pay rent online each month. Be aware of and prepared for how your landlord requires rent to be paid. If you and your roommate(s) are required to submit one check for the rent payment each month, how will this be done? Will one person collect rent from everyone prior to the due date? Will everyone have a joint checking account solely for rent payments? Make sure you and your roommate(s) have discussed this, have come up with an agreement, and have documented this in your roommate agreement.

What to Expect When Signing a Lease

Although not all landlords have the same policies, typical renting requirements in the Wooster area are somewhat consistent.

- You and each of your roommates may be asked to fill out an application. There is typically a fee associated with this (approximately \$30–\$75 per person). The landlord may check your credit report at this time.
- Most campus-area landlords require a tenant under the age of 23 to have a co-signor (often a parent/guardian).
- Once your application has been approved, you will be asked to sign a lease. If you will be living with other individuals, make sure all tenants and co-signors sign the lease and submit it at one time. You do not want to end up signing and submitting your copy of the lease only to discover that none of your roommates and/or co-signors signed and submitted their copies. You could potentially be held responsible for the total rent amount for the entire lease term.
- It is imperative that you understand a lease is negotiable, yet a legally binding contract.
- Once all documents have been signed, make sure each roommate keeps a copy. Save your own copy; do not depend on a roommate to retain these important documents for you.
- Before signing the lease, most landlords will require a security deposit to be paid (usually equivalent to one month's rent).

What is a Security Deposit?

A security deposit is a payment most landlords require in order to ensure that the property is not damaged and that all money due is paid. The purpose is to secure the landlord's property under the lease. A security deposit is refundable, as long as you are up to date on all payments, and the property is returned in the same condition as it was received, minus normal wear and tear. A security deposit is usually a sizable amount of money, so make sure you protect it.

How Can I Protect My Security Deposit?

Documentation, documentation, documentation! When moving into your rental home, take pictures/video of the entire property, preferably prior to moving in any furniture. Document everything, from floor to ceiling. This provides you a record of the condition of the property at the time of possession. In addition, provide your landlord, with a list of all repairs that need to be made in writing, keeping a copy of this documentation for your records. Landlords often provide tenants with a move-in and move-out checklist. It is important to fill out these checklists properly (and to keep a copy for your records).

Preparing for Your Move Off-Campus

Moving into an apartment/house can be a very exciting time, as you'll have a new place to live and a new sense of freedom—as well as a new set of responsibilities.

Schedule Utility Connections

Generally, it is the tenant's responsibility to make arrangements for utility connections (such as water, gas, electricity, trash, cable, and internet). It is beneficial to contact utility companies at least two weeks in advance. Make sure you get on the schedule as quickly as possible. In addition, it is advisable that individuals do not put all utility bills in one person's name. If someone does not pay their share of the bills one month, you do not want the burden to fall on the same person. In addition, setting up a utility bill in your name helps build credit, so take this opportunity to build your credit and learn how to pay bills—on time.

Local Utility Contact Information

WOOSTER CITY UTILITIES (Water, Sewer, & Trash)
<http://www.woosteroh.com/utilities>
(330) 263-5228
538 North Market St., Wooster, OH 44691

AEP OHIO (Electric)
<https://www.aepohio.com/>
(800) 672-2231

DOMINION EAST OHIO (Natural Gas)
<https://www.dom.com>
(800) 362-7557

MCTV (Cable & Internet)
<http://www.mctvohio.com>
(330) 833-4134
444 W. Milltown Rd., Wooster, OH 44691

FIRE SAFETY

If a fire breaks out, get out and alert your roommate(s) and neighbors once you are safe. Call 911 and wait for help.

Make sure you have enough smoke alarms on each floor (including the basement). Change the batteries every time the time changes. Test every alarm weekly.

Always know two ways out of each room.

Don't leave cooking appliances or candles unattended.

Make sure cigarettes are extinguished. Don't smoke in bed.

Keep space heaters at least 3 feet away from flammable items.

Don't overload electrical circuits.

Don't use grills on a porch or within 20 feet of a building.

Don't store gasoline, lighter fluid, or other combustibles indoors.

Purchase Renter's Insurance

It is highly recommended that all tenants purchase renter's insurance. Landlords typically have property insurance to cover the actual structure of the building, but this does not cover your personal property. You need to make sure to have insurance to replace your belongings if they are damaged in a fire or flood, or are stolen. Most insurance companies will provide competitive rates if you bundle your insurance package (for example, if you have your automobile insurance and renter's insurance through the same company). Renter's insurance is very inexpensive; there is no excuse for not having it!

Your landlord's insurance does not cover your personal property in the event it is damaged in a fire or stolen. Check with your auto insurance company or other insurance companies for a price quote. You can also ask your parents to see if their homeowner's insurance covers your property. Some insurance policies will exclude your acts of negligence from coverage. So, for example, if you accidentally cause a fire in your apartment that leads to damaged personal property, you want to make sure you're covered by your renter's insurance.

Update Your Local Address

Update your local off-campus address each year at <http://www.buckeyelink.osu.edu>. Also make sure you keep the post office up to date with your local address. Make changes online at <http://www.usps.gov>.

Home Security

- Keep doors and windows locked at all times, even when you are home!
- Keep exterior lights on at night.
- Do not open your doors for strangers.
- If you've scheduled a utility company appointment, ask for an ID or badge before allowing entry.

Holiday Break Safety

- Make sure all doors and windows are locked.
- Leave all shades/blinds closed.
- Take items of value home with you.
- Disconnect non-essential electrical items.
- Do not leave any checks, money, IDs, or credit cards behind.
- Do not leave keys to your home hidden outside the property.
- Turn down your heat, but do not turn it off. Keeping the heat on a low temperature is okay, but do not turn it below 55 degrees. This will help prevent pipes from freezing and potentially bursting.
- Leave a few lights on or purchase a safety timer.
- Have a friend or neighbor check on your property. If a break-in occurs, notify the police immediately.
- Make sure your mail service and/or newspaper delivery is temporarily held. Accumulating mail is a sure sign that no one is home. To temporarily stop mail delivery, visit holdmail.usps.com/holdmail/

Your Rights and Responsibilities

Living off-campus can be a fun and rewarding experience, especially when you are aware of your rights and responsibilities as a tenant, roommate, neighbor and community member.

Rights and Responsibilities

Did you know there is a law in Ohio that regulates the relationship between landlords and tenants? This is known as the Ohio Landlord-Tenant Law, and it sets forth the rights and responsibilities for both landlords and tenants. In addition, the City of Wooster has implemented several City ordinances. The following information will help you understand the law and city ordinances so that you may have a successful experience in your off-campus community.

Landlord Obligations under Ohio Landlord-Tenant Law

- Comply with all applicable building, housing, health, and safety codes.
- Keep the property in a fit and habitable condition.
- Keep all common areas safe and sanitary.
- Maintain all appliances and equipment. Provide 24-hours' notice prior to entering the unit (unless there is an emergency).

Tenant Obligations under Ohio Landlord-Tenant Law

- Keep the property safe and sanitary.
- Dispose of all garbage in a clean, safe, and sanitary manner.
- Use electrical and plumbing fixtures properly.
- Comply with housing, health and safety codes that apply to tenants.
- Refrain from damaging the property.
- Keep appliances supplied by the landlord in good working order.
- Do not disturb your neighbor's peaceful enjoyment.
- Allow the landlord to enter the premises if the request is reasonable, and proper advance notice is given. Proper notice typically refers to 24-hours' notice, although in an emergency, it may be less.



Code of Student Conduct

It is a violation of The Ohio State University Code of Student Conduct to participate in off-campus behavior that causes substantial property damage or serious harm to the health or safety of members of the University community. Some examples are hosting an out-of-control party, setting fires, setting off fireworks, standing on or rocking cars, throwing glass bottles or other dangerous items, and rioting.

Paying Rent

Paying your rent, and paying it on time, is important. Paying rent to your landlord and/or to your roommate(s) via check, rather than cash, is ideal because it provides you with proof of payment. If you and your roommate(s) are required to submit only one check for rent, rather than individually, be sure to get everyone's share early in order to pay the landlord on time. If you do not pay your rent, the landlord may take legal action against you. Even if you are having problems with your landlord (for instance, they are not making repairs that you requested), you still need to stay up to date on your payments. If you stop paying rent, you may not be able to deposit your rent in escrow or terminate the lease early if the landlord is not fulfilling their obligations under the lease.

Repairs

Your landlord is responsible for making repairs and keeping the unit in a habitable condition. You may contact the landlord in any manner to request the repair(s) be made. However, you must always follow up the request in writing immediately. This is crucial! Once notified in writing, the landlord must make repairs in a reasonable amount of time, typically within 30 days, unless it's an emergency situation.

PET POLICIES

Many students decide to have a pet in college, whether it is a dog, cat or another animal. This can help promote responsibility, companionship and mental health. While there are perks of having a pet, one must make sure that they are undoubtedly ready for the responsibility of raising a pet and all that entails. There are many aspects that go into the decision-making process, such as whether your landlord allows pets, the cost associated with having a pet, and if you have the time to dedicate to an additional family member.

It is crucial that you check with your landlord on their pet policy. Keep in mind that a pet to some landlords may only be caged animals (excludes cats and dogs) so make sure to be clear. Ultimately, it is vital that you and your landlord put all pet agreements in writing.

Pets can also be the cause of roommate conflicts. Be sure to discuss care taking responsibilities well before a pet is brought into the home.

Moving Out

Sometimes circumstances beyond your control may cause a roommate to leave school early. The solution can be to sublease the room or entire rental property.

What to do When Subleasing

1. Be certain your landlord permits subleasing.
2. Talk with your roommates and devise a plan on how the replacement roommate will be chosen.

Keep in mind, even when subleasing your room to someone else, you could still be held responsible for the rent and/or any damages to the property.

What to do When Moving Out

1. Double-check your lease for your defined move-out notice period. Notify the landlord prior to the deadline, in writing, of your intent to stay or to move out after the lease term.
2. If you are planning to leave, you also must provide your landlord a forwarding address for your security deposit to be mailed to you. It is a good idea to get the landlord's acknowledgment of these notifications in writing, to keep for your records. Don't forget: documentation, documentation, documentation!
3. Make sure you pay your last month's rent. You cannot substitute your last month's rent with the already-paid security deposit.
4. Clean the property thoroughly. A thorough cleaning job includes removing all tacks, nails, and tape from the walls. It also includes replacing any light bulbs that are burned out.
5. Once this has been completed—and, ideally, once you move your furniture out, complete a move-out checklist (and take pictures/video (just like you did when you moved in) to show in what condition you left the property.
6. If necessary, you and/or the landlord can compare the checklists and photos/ video of moving in to moving out. You also want to do a walk-through with the landlord, so that you can inspect the property together.
7. Lastly, don't forget to return the keys!



Your landlord typically has 30 days to either return your security deposit or provide you with a written, itemized explanation of all the deductions made due to damages and/or repairs.

Living off-campus can be a wonderful experience filled with great memories during your college career. Take precautions, stick to a budget, stay involved and engaged with the University and the community, and be a responsible, positive citizen and neighbor. Take pride in being a proud Buckeye at Ohio State ATI and reflect that pride by being a good neighbor in the Wooster community.

PROPERTY GUIDE

UPDATED JULY 2020

Please keep in mind Ohio State ATI nor the Office of Student Life endorses any property or landlord featured in this guide. Rental information changes frequently. We encourage you to call or visit each property as well as view corresponding websites for the most up to date information.

Properties are listed in order of proximity to the Ohio State ATI campus.

DOCSIER APARTMENTS

1164 Madison Ave.
Wooster, OH 44691
(330) 264-5115

 15 minutes
 1 mile | 2 minutes

<http://docsier.com/>

sales@docsier.com

Fully furnished studio apartments within walking distance.
Gas, water, sewer, trash & up to \$35 electric/month included.
1 month security deposit & background check required.

3 month lease 1 tenant: \$595/month or 2 tenants: \$615/month
6 month lease 1 tenant: \$495/month or 2 tenants \$515/month



TOWN PLACE

311 East South St.
Wooster, OH 44691
(330) 262-7247

 1.8 miles | 4 minutes

<http://www.granitepmc.com/town-place/>



Apartments and townhomes available.

1 bedroom	\$630 and up/month (550 sq. ft.)
2 bedroom/2 baths	\$647 and up/month (725 sq. ft.)
3-4 bedroom/1 bath	\$773 and up/month (890 sq. ft.)



WINCHESTER WOODS

2780-B Winchester Woods
Wooster, OH 44691
(330) 264-6116

4.9 miles | 8 minutes
 Pet friendly (cats only)


<http://www.granitepmc.com/winchester-woods/>

Water, sewer, & trash included in rent.

6 & 12 month leases	1 bedroom/1 bath	\$645 and up/month (675 sq. ft.)
6 & 12 month leases	2 bedroom/2 baths	\$680 and up a month (850 sq. ft.)



SUMMIT PLACE APARTMENTS

1855 Mechanicsburg Rd.
Wooster, OH 44691
(330) 262-1717

5 miles | 10 minutes
 Pet friendly


Water, sewer, & trash included in rent. Electric & gas is paid by tenant.
One, one and half, and two bathroom units available.
\$250 security deposit required.



12 month lease	2 bedroom/1-2 baths	\$625/month
12 month lease	3 bedroom/2 baths	\$700/month



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SPRUCE HILL APARTMENTS

2360-D Cardinal Ct.
Wooster, OH 44691
(330) 439-5163

 5.3 miles | 9 minutes
 Pet friendly with restrictions

*Water, sewer, & trash included in rent. Electric is paid by tenant.
Renters under 21 require a cosigner.
\$25 application fee.
Security deposit fluctuates depending on apartment.*

1, 3, 6, 9, & 12 month lease	1 bedroom	\$564/month (576 sq. ft.)
1, 3, 6, 9, & 12 month lease	2 bedroom	\$665/month (864 sq. ft.)



PORTAGE POINT

1905 Portage Rd
Wooster, OH 44691
(330) 749-8931

5.4 miles | 9 minutes
Pet friendly (cats only)

<http://northcoastcapitalpartners.com/properties/portage-pointe/>
Kelley@northcoastcapitalpartners.com

*Water, sewer, trash, & gas included in rent.
\$35 application fee.
A security deposit equaling one month's rent is required.*

12 month lease	1 bedroom (up to 2 tenants)	\$659-\$689/month (700 sq. ft.)
12 month lease	2 bedroom (up to 4 tenants)	\$699-\$729/month (900 sq. ft.)



VALLEY VIEW APARTMENTS

1801 Gasche St.
Wooster, OH 44691
(330) 262-9662

5.5 miles | 9 minutes

*Utilities are included except electric.
\$35 application fee.*

6, 9, & 12 month lease	2 bedroom/1 bath	\$659/month (800 sq. ft.)
6, 9, & 12 month lease	3 bedroom/1.5 bath	\$759/month (1,550 sq. ft.)



WILLIAMSBURG

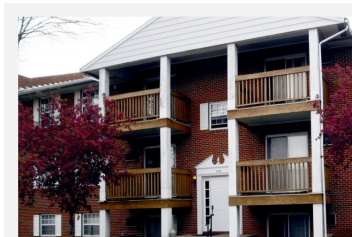
542-A Williamsburg Ct.
Wooster, OH 44691
(330) 749-8931

5.5 miles | 9 minutes
Pet friendly (cats only)

<http://northcoastcapitalpartners.com/properties/williamsburg/>
Kelley@northcoastcapitalpartners.com

*Water, sewer, trash, & gas included in rent.
\$35 application fee.
A security deposit equaling one month's rent is required.*


1 year lease	1 bedroom (up to 2 tenants)	\$679/month (700 sq. ft.)
1 year lease	2 bedroom (up to 4 tenants)	\$709-\$739/month (900 sq. ft.)



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WILLOWOOD APARTMENTS

1056 Mindy Ln. Apt. 10
Wooster, OH 44691
(330) 264-0374

 5.5 miles | 12 minutes
 Pet friendly (breed restrictions)

<http://www.willowoodapartmentswooster.com/>
willowoodmanager@freg.com

*\$45 application fee. \$100 to hold apartment, applied to security deposit.
A security deposit equaling up to one month's rent is required.*

6, 9, & 12 month lease	Studio	\$500/month (288 sq. ft.)
6, 9, & 12 month lease	1 bedroom/1 bath	\$675/month (576 sq. ft.)
6, 9, & 12 month lease	2 bedroom/1 bath	\$705/month (864 sq. ft.)
6, 9, & 12 month lease	2 bedroom/2 baths	\$720/month (864 sq. ft.)



ARBORS OF WOOSTER

3783 Friendsville Rd. #19
Wooster, OH 44691
(330) 439-1547

 6.4 miles | 8 minutes
 Pet friendly (cats only)

<http://www.granitemc.com/arbors-of-wooster/>

*Gas and trash pickup included in rent. Garage parking.
A security deposit equaling one month's rent is required.*

6 or 12 month lease	1 bedroom/1 bath/detached garage	\$740/month (822 sq. ft.)
6 or 12 month lease	1 bedroom/1 bath/carport	\$705/month
6 or 12 month lease	2 bedroom/1 car garage	\$810/month
6 or 12 month lease	2 bedroom/2 car garage	\$860/month



MILLTOWN VILLAS

3574 Melrose Dr. A2
Wooster, OH 44691
(330) 345-8034

 6.6 miles | 9 minutes

<http://byredwood.com>

*No utilities included in rent.
\$500 security deposit required.*

12-15 month lease	2 bedroom/2 bath/1 car garage	\$1085+/month
12-15 month lease	2 bedroom/2 bath/2 car garage	\$1288+/month



PREMIER RENTALS

2522 Cleveland Rd.
Wooster, OH 44691
(330) 345-4224
<http://www.soldwithus.com>

Offers a wide variety of rental homes, apartments, and townhouses in Wayne County. Availability fluctuates on a monthly basis. Search by accommodations and distance online.

HELPFUL WEBSITES

Apartment Guide	http://www.apartmentguide.com
ForRent.com	http://www.forrent.com/find/OH/metro-Cleveland/Wooster
Apartments.com	http://www.apartments.com
Wayne Metropolitan Housing Authority	http://www.waynemha.org/#



**THE OHIO STATE
UNIVERSITY**

COLLEGE OF FOOD, AGRICULTURAL,
AND ENVIRONMENTAL SCIENCES