Leases And Housing

Think you know it all? Put your knowledge to the test!
True or False?

Oral leases are legally binding.
The answer is True.
But they are very hard to prove.
Always put your leases in writing.
Getting evicted is a good way to get out of a lease early.

True or False?
The answer is False.

Eviction goes on your credit record and may make it difficult for you to rent or get any credit in the future.

In addition, eviction often does not release the tenant from the terms of the lease. The tenant may still be responsible for paying rent to the landlord until the end of the lease, even if the landlord can re-rent the property.
What office helps you word your lease (before you sign it!) to protect the student?

a) CopyRite
b) City District Attorney’s Office
c) Student Legal Services
d) Conflict Resolution & Student Conduct Services
The answer is C.

As a free service, you can get a lease kit from Student Legal Services to make sure your lease is worded to protect you.

To set an appointment call: (970) 491-1482.

You can also check out their lease reviews online at: http://sls.colostate.edu/.
What is the best way to protect your security deposit upon moving into your new house or apartment?

a) Take photographs.

b) Fill out a check-in sheet to document previous damage.

c) Do a walk through with landlord & complete check in/out sheet together.

d) Use the lease kit from Student Legal Services on your lease to make sure terminology protects you as a renter.

e) All of the above.
The answer is E.

All of the above are good ways to protect your security deposit. Off Campus Student Services also has check-in sheets available on their website: http://ocssral.colostate.edu/ocss/.
Fact or Myth?

You signed your lease yesterday and today you found a place that you like better. Technically, you have three days to change your mind.
The answer is Myth.

Unless otherwise stated, your lease is a legal document as soon as you sign the dotted line.
True or False?

Under “joint and several liability,” if one roommate moves out due to a roommate conflict, the other roommates are responsible for his/her rent?
The answer is True.

Roommates are responsible for that person’s share of the rent. The landlord must also make reasonable efforts to re-rent the property.
Fact or Myth?

You can sue a landlord for discrimination if he refuses to rent to you because you are a student.
The answer is Myth.

Student status is not a protected class in Colorado.
If you are concerned about the habitability of your apartment/home and want a free inspection, which office with the City of Fort Collins should you contact?

a) Fort Collins Police Services
b) Neighborhood & Building Services
c) City Manager
The answer is B.

Neighborhood and Building Services will do a free inspection.

Fill out a rental housing investigation/inspection request form online at: http://fcgov.com/building/pdf/rental-inspection.pdf

Or call: (970) 221-6760
You can find information about off-campus housing at:

a) Off-Campus Student Services Office
b) Housing Fair
c) OCSS Rental Database
d) All of the Above
The answer is D.
You can find housing information at Off
Campus Student Services, the Housing Fair,
and on the Online Database.