Renters’ Rights
Informational
Presented by the ASUU Student Advocacy Board
and the Personal Money Management Center
First Steps Towards your New Home

- After finding an appropriate location and price, you should meet with the landlord to learn more about the home and for the landlord to learn more about you.

- Afterwards, if the place is still a fit, make an appointment to apply or sign a lease.
Common Myths about Renting

- “I don’t need to be familiar with landlord/tenant laws. The legal system will protect me if I get into any trouble.”
- “A personable/friendly landlord ensures that I will be able to avoid legal issues as a renter.”
The Truth About Renting

- Renting is largely considered a for-profit business move.
- No matter how friendly your landlord may seem, expect them to do their job and not cut you any slack.
Housing Discrimination

You cannot be denied housing based on the following characteristics:

- Race/color/national origin
- Sex
- Disability
- Religion
- Familial status
- Source of income
Resolving Discrimination Issues

- If you have been discriminated against, you can take action within six months of the time the act of discrimination took place.
- File with the Utah Antidiscrimination and Labor Division or with the Utah office of Housing and Urban Development
A lease is a rental agreement between you and your landlord that legitimizes your tenancy.

**WATCH OUT!**
- Get a *written* agreement.
- Make sure you *read* everything in the agreement.
- Make sure you *understand* everything in the agreement.
Before Signing: Should I have Renters’ Insurance?

- Yes, if you can afford it.
- Many leases require that you do, but more importantly, it protects your home as well as yourself!
Important Items in a Lease

- Names/address/number of tenant and landlord
- Location of property to be rented
- Utilities information
- Guest/Pet Policies
- Rent Cost per month/date of payment
- Description of premises before you rent them.
Negotiating Changes to a Lease

- You have somewhat of a say in the contents of a lease.
- Don’t sign what you don’t understand
- Don’t understand what you don’t like without first negotiating and finding a result you find acceptable.
Watch Out For These!

- Unfair late fees on rent.
- Large, non-refundable deposits
- Permission for your landlord to keep your property if you fall behind with rent.
After Signing Your Lease

- Make sure to change your address! To do this, fill out an address change form at the Post Office, or online at www.usps.gov

- Turn on Utilities at least a week before you move in
  - Ask your landlord for a list of the utilities providers and their contact information should something go wrong
Questions?

Please contact us for further information/referrals!

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