

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

Signing a Lease

- ▶ 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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