

International Students Guide to RENTING AN APARTMENT IN MARIETTA, OHIO

How do I find an apartment?

1. Consider what you are looking for (cost, location, size, etc.). Consider the financial benefit of sharing an apartment or house with one or several roommates.
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2. Search available rental properties
 - Go to www.mariettatimes.com. Click on Classifieds and scroll down to the Apartment Rentals link.
 - Search local phone book Yellow Pages under, “*Apartments*” to find apartment buildings, individual landlords and real estate agents.
 - Ask mentor families, professors, and other students if they know of an apartment or room for rent.
3. If interested in an advertised apartment, call the landlord and explain what you are looking for.
4. Set up an appointment to view the property.
5. Many landlords will ask you to complete an application
6. Go over all questions and concerns
7. Sign the lease, thus officially making you renters of the apartment or house

Note: Apartments vary greatly in quality and cost. Do not be surprised if you discover a friend is paying less or more than you for a similar apartment. There are many variables that determine the price of a rental property, including: age and upkeep of the building, furnishings or utilities included and quality/age of appliances, windows and doors, etc.

Landlords recommended by other students

Mr. Mark Marion (Marion Landmark):	(740) 350-4651	mark1marion@juno.com
Mrs. Wendy Myers:	(740) 568-0056	wkmyers@charter.net
Mr. Adrian Vandyk (Vandyk Rentals):	(740) 374-5508	vandyk@charter.net
Ms. Jan Bertram (Bertram Development): bertramdevelop@yahoo.com	(740) 373-2223	
Mr. David Graham (Proverbs 16): davebarbucp@hotmail.com	(740) 350-2413	
Mr. Jeremy Stutler:	(740) 585-2702	stutlja@cpchem.com
Ms. Robin (Silverheels, Inc.):	(740) 374-8150	--

What to ask the landlord when discussing properties and before signing the lease

- What are the bathroom, cooking, and laundry facilities?
- Who pays for utilities (electricity, water, gas, trash removal)?
- Which appliances are gas powered and which are electric powered?
- What kind of heat is used at this apartment (steam, gas, etc.)?

- Is the thermostat accessible so I can adjust the temperature as I wish?
- Is the heat turned on at a specified date? What if it gets cold sooner?
- Does this apartment offer central air cooling, a window unit, or no air conditioning?
- How old are the windows/doors? *
- Are screens, mini-blinds or other window treatment included?
- Who pays for garbage removal? Where do I need to take the garbage?
- What other services are provided, for example, snow removal, cutting the grass?
- Are there any restrictions to internet or cable access in this apartment?

**Factors such as floor coverings (for example: carpet or hard wood) and door and window quality affect the cost of heating/cooling the apartment.*

Before signing the lease, go over the above questions again and also ask:

- Who is responsible for pest control if there are any problems?
- Who is responsible for major and minor repairs and maintenance?
- Does the lease include a break clause that allows you to break the lease (usually with 30 days notice)
- What is the consequence for breaking the lease? How much would I have to pay? Would it come out of my security deposit or would there be other fees?
- Are there circumstances such as a school transfer or a home emergency that are exceptions to the fee/consequences normally imposed on me for leaving the apartment early.
- Is there a sublet clause that allows me to rent the apartment to others during the summer if I decide to leave but still want to keep the apartment?
- If I leave the U.S. for the summer, would you allow me to hold the apartment at a reduced rate?
- Are there restrictions on pets, children, number of occupants, entertaining, parking?
- If I want to invite a friend to live with me at a later date, what do I need to do?
- What are the conditions that must be met in order to get the security deposit back?
- Do you charge all tenants a cleaning fee when they leave? If so, how much should we expect if the apartment is in good condition?
- When would the security deposit be returned to me after completion of the lease term?

**You may request answers to any of these questions to be written and included in the lease or on a supplemental form, signed by both you and the landlord.*

Before you make your final decision and sign the lease

- Call the Utilities for a history of what past renters at that location have paid.
- Figure in optional costs such as telephone, cable television, internet to get a sense of the total cost of the apartment.
- If you are unsure of your English, Ask a mentor family member, friend, adviser to read over the lease.

Before you move in

Call the Utilities and get your electricity, water, and gas turned on

1. Water: Marietta Water and Sewage 373-3515 (304 Putnam Street)

2. Electricity: Allegheny Power 1-800-225-3443 (toll free)
 3. Gas: Dominion 1-800-362-7557 (toll free)
- For telephone service:
 - SBC Global: 1-800-660-1000 (toll free) They have a reduced rate of \$8-9 per month for students with no income
 - AT&T: 1-800-222-0300 (toll free)
 - Look in the Yellow Pages under “*Telephone Companies*”

Consider buying local phone service and using phone cards for long-distance and international calls. Cellular phones in the United States require a Social Security Number (SSN) which new international students will not have. You must be offered employment before applying for a SSN and you are not eligible for employment until you complete one semester at MC.

- For television and cable service:
 - For both cable television and internet, most people in Marietta use Charter Communication: www.charter.com 1-800-972-5757
 - You can also Look in the Yellow Pages under “*Cable Television and Satellite Companies*” and “*Internet- On-Line Service Providers*”

Buying furniture/appliances

There are several options for finding furniture for your apartment.

- Local auctions--
- Yard sales (people selling used goods)—search the newspaper or walk around town
- The Salvation Army—used furniture and home accessories (be cautious about buying furniture with fabric such as beds and couches as they may be dirty)
- Students—ask older students if they have any extra furniture or know anyone who does
- Yellow Pages—Look in the local phone book under “*Furniture-Used*” and “*Furniture-Retail*”
- Big Lots, Wal-Mart or K-Mart-- these and other local stores sell reasonably priced furniture.

**Most apartments (furnished or unfurnished) include a refrigerator and an oven/stovetop.*

**The amount and type of furniture included in a “furnished” apartment varies. However, a typical arrangement might include a stove, refrigerator, microwave, bed, dresser, a couch and a kitchen table and chairs. It might also include a study desk, an entertainment center, and lamps.*

Important Terms

Utilities (Basic Services)

Apartments use different combinations of electricity and gas for heating and appliances.

- Electricity and natural gas are usually available only through a single company (utility) in a given area.
- Good quality water is provided by the local government.

Lease

A lease is a written rental agreement between you (the tenant) and the landlord. It is a binding legal contract and is almost always required for the first year.

- Unless directly stated, the lease prohibits the raising of the rent while it is in effect.
- Without a lease, you or the landlord can choose to end the agreement anytime (with sufficient notice)
- The lease should detail included appliances (stove, refrigerator, laundry machine) and services.

Security Deposit

All landlords require tenants to pay a security deposit (or “damage deposit”) at the lease signing. This protects the landlord if you fail to pay the rent or damage the property.

- The deposit is usually equivalent to 1-2 months rent.
- Often, some of the money will be kept for cleaning, removal of items left behind and/or minor damages if in bad condition.
- The remainder of the deposit will be returned (typically in 1-2 weeks) if you have abided by the lease terms.