

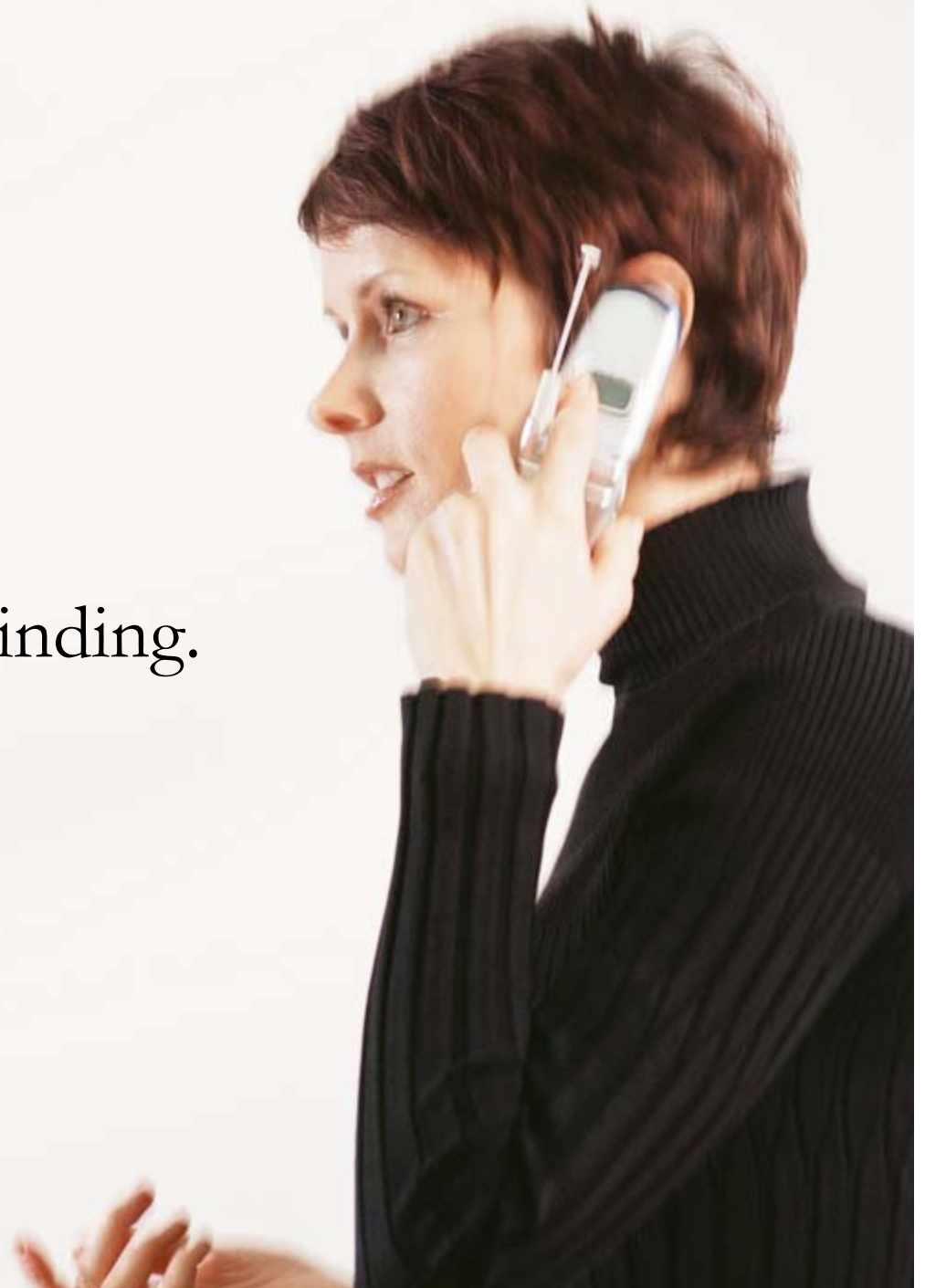


# Leases And Housing

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 check them out 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.





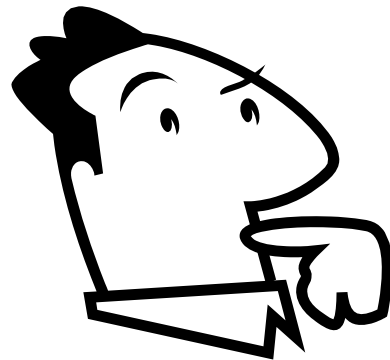
**The answer is E.**

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.

The background image shows a kitchen shelf with several blue and white patterned dishes, including a bowl and a teapot. To the left, there is a bundle of dried herbs. The wall behind the shelf is yellow and has significant peeling and cracking, indicating a habitability issue. The text is overlaid on this image.

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.

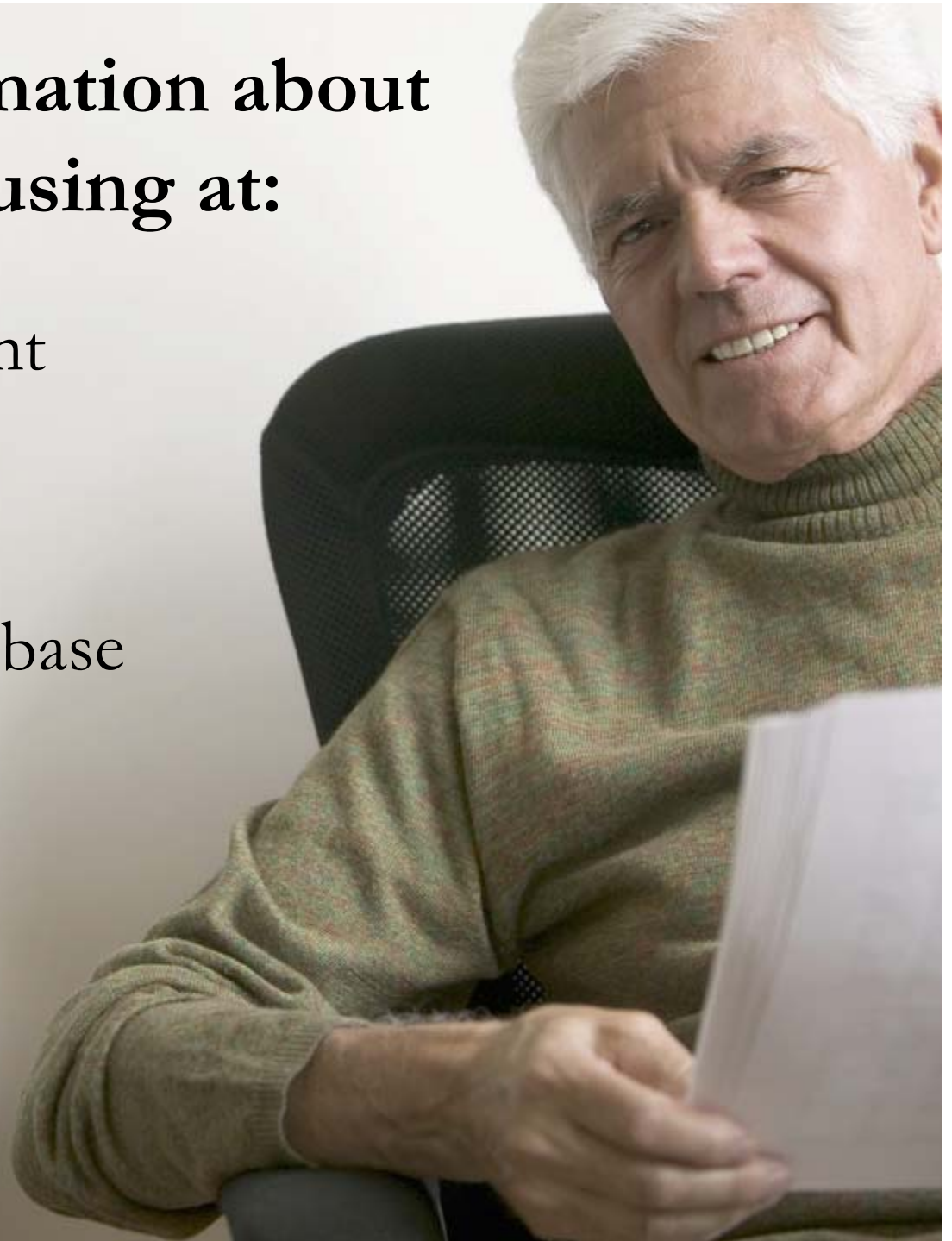
Fill out a rental housing investigation/inspection request form online at:

<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.