

Housing Guide

Parking and towing

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Updating your address

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Family housing

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Finding housing early

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Selling your contract

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Protect your investment

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The security deposit

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Before you sign

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Landlords

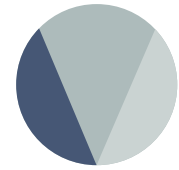
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On-campus housing

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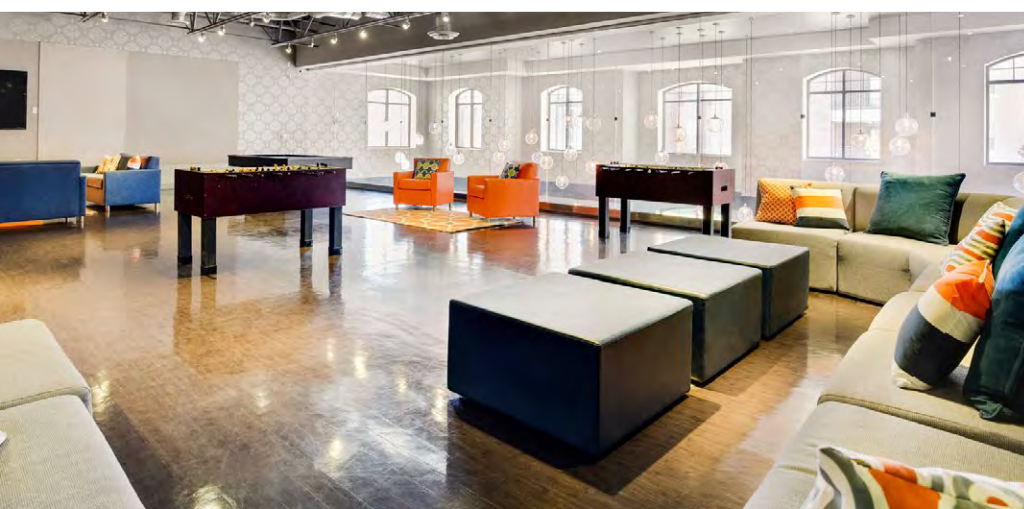
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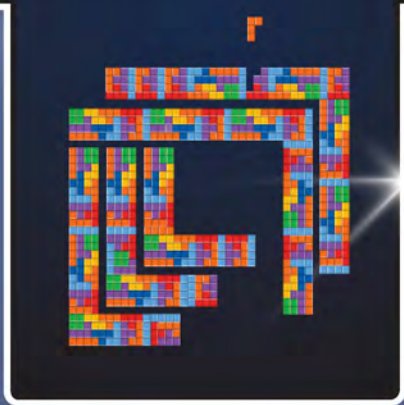
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Housing Guide

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Things you find in every Provo apartment

BY JOAN PHILLIPS

Junk mail

For some reason you keep receiving mail for people that haven't lived at your apartment for years. They probably have at least two kids by now and live in Texas.

Mission flags

They're all hung up, covering every inch of available wall space.

Passive-aggressive notes from your roommates

See page 71 for information on conflict resolution.

Four different jugs of milk in the fridge

They take up a lot of fridge space, but you also don't want to share one so...

A pile of wedding invitations

They're all happening on the same day, the day after finals.



changed the trash bag, but someone still needs to take it out... (-)

IF YOU DIRTY A DISH, CLEAN IT!!!

Cleanliness is next to Godliness

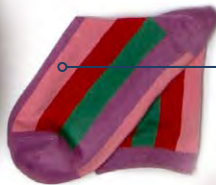


A copy of TWO

No one admits to picking it up despite the fact that it's clearly been well read and all the quizzes are filled out.

A single, stray sock

It's been on the floor for months. Where did it come from, where did it go?



Strung up lights

An attempt to make your apartment look cuter that might have worked if half the bulbs weren't burned out.



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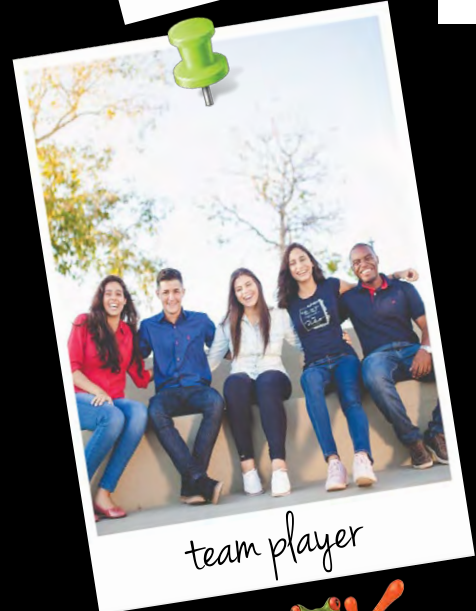
wildflower



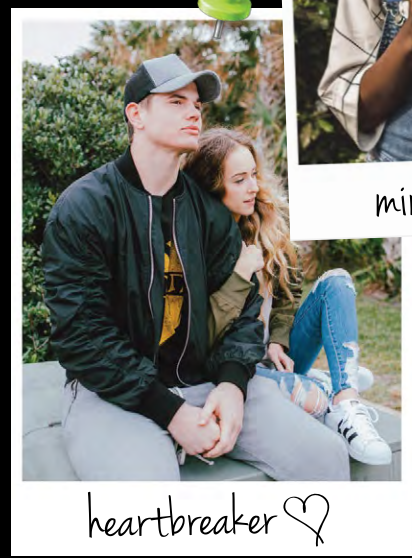
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BYU-contracted single, undergraduate student housing

- AV Alpine Village**
1378 N. Freedom Blvd.
801-623-6093
myalpinevillage.com, pg. 4
- Ar Arcadia Apts.**
1065 E. 450 North
801-377-2237
arcadiaapts.com, pg. 33
- BT Bay Terrace Apts.**
139 E. 400 North
801-900-5236
bayterraceprovo.com, pg. 34
- BA Belmont Apts.**
195 E. 600 North
801-375-6212
belmontapts.net, pg. 64
- BD Ben-Dick Arms**
141 E. 700 North, Units 15, 16, 26
801-592-7004, pg. 35
- Bl Blueridge Apts.**
1060 E. 450 North
801-852-2370
blueridgeprovo.com, pg. 48
- Bn Bountiful Court Apts.**
185 E. 300 North
801-374-5533
bcprovo.com, pg. 59
- Br The Branbury**
449 W. 1720 North
801-331-5465
thebranbury.com, Back cover
- By The Brittany Apts.**
243 E. 500 North
801-374-9788
brittanyapts.net, pg. 40
- Bv Brookview Apts.**
442 N. 400 East
801-900-5236
brookviewprovo.com, pg. 34
- CE Campus Edge**
1305 N. Canyon Rd.
801-371-6800
campusprovo.com, pg. 56
- CW Campus Way**
580 N. 100 East
801-374-5418
campusprovo.com, pg. 56
- Ca The Capitol**
35 E. 800 North
801-494-9860
eliteestates4u.com, pg. 57
- Cr Carriage Cove**
606 W. 1720 North
801-374-2700
carriagecove.com, pg. 29, 47
- Cd Casa Dea**
660 N. 200 East
801-852-2385
mycasadea.com, pg. 67
- Cn Centennial Apts.**
380 N. 1020 East
801-374-1700
centennialapartments.com, pg. 48
- C2 Centennial II Apts.**
1000 E. 450 North
801-371-6700
centennial2.com, pg. 29
- Cp Center Pointe Apts.**
562 N. 200 East
801-374-5418
pointeprovo.com, pg. 14
- Ch Chatham Towne**
956 N. 900 East, Unit 4
801-592-7004, pg. 35
- Ci Cinnamon Tree Apts.**
1285 N. Freedom Blvd.
801-373-8023
cinnamontreeapts.com, pg. 41
- CP CollegePlace Provo**
743 N. 900 East
801-494-5449
choosecollegeplace.com, pg. 20
- Co College Place Woodland**
36 W. 880 North
801-852-8550
choosecollegeplace.com, pg. 20
- Cl The Colonial**
310 E. Center
801-494-9860
eliteestates4u.com, pg. 57
- Cy The Colony**
401 N. 750 East
801-374-5446
thecolony-apts.com, pg. 24
- CD Connection Duplex**
776-778 N. 600 East
801-592-7004, pg. 35
- Cs Cornerstone**
787 E. 750 North
385-204-4480
cornerstoneprovo.com, pg. 61
- Cg The Cottages**
841 N. University Ave.
949-254-2282
thecottagesprovo.com, pg. 67
- Ct The Crestwood**
1800 N. State
801-356-8800
crestwoodapts.com, pg. 12
- EP East Pointe Apts.**
274 N. 500 East
801-374-5418
pointeprovo.com, pg. 14
- FL Fleur-de-Lis Apts.**
275 N. 300 East
801-592-3020
womeshousing.com, pg. 6
- FW Foxwood Apts.**
60 W. 800 North
801-374-1919, pg. 27
- GG Green Gables**
488 N. 400 East
801-494-9860
eliteestates4u.com, pg. 57
- Ho Horman Duplex**
533, 535, 545, 547, 557 E. 600 North
801-592-7004, pg. 35
- Ja Jarman Place Duplex**
750-752 N. 600 East
801-592-7004, pg. 35
- Ke Kensington**
788 E. 750 North, Unit 1
801-592-7004, pg. 35
- KH King Henry Apts.**
1130 E. 450 North
801-370-2400
kinghenryapts.com, pg. 39
- LE Liberty on Eighth**
740 N. University Ave.
801-375-2549
chooseliberty.com, pg. 1
- LF Liberty on Freedom**
865 N. 160 West
801-373-9806
chooseliberty.com, pg. 1
- LS Liberty Square**
556 N. 400 East
801-374-7900
chooseliberty.com, pg. 1
- Li Linford Apts.**
391 E. 700 North, Units 1-6
801-592-7004, pg. 35
- LH The Lion House**
15 E. 800 North
801-494-9860
eliteestates4u.com, pg. 57
- Lo The Lodges at Glenwood**
1565 N. University Ave.
801-374-9090
glenwoodapt.com, pg. 22, 54
- LM London Manor**
820 N. University Ave.
801-494-9860
eliteestates4u.com, pg. 57
- MA Moon Apts.**
680 N. 300 East
801-371-6150
moonapts.com, pg. 61
- No Norma's**
569 E. 700 North
801-356-7519, pg. 42
- Om The Omni**
701 N. 500 West
801-427-0452
omniapts.com, pg. 62
- PP Park Place Apts.**
460 E. 700 North
801-370-3250
parkplaceprovo.com, pg. 43
- Pz Park Plaza**
910 N. 900 East
801-494-5488
provoparkplaza.com, pg. 62
- RC Raintree Commons**
1425 N. Freedom Blvd.
801-377-1511
raintreeapt.com, pg. 8, 52
- Ri Riverside**
1525 Riverside Ave., Unit 39
801-592-7004, pg. 35
- Rv Riviera Apts.**
1505 N. Canyon Rd.
801-377-5277
livetheriv.com, Inside back cover
- ST Single Tree**
832 E. 820 North
801-356-7519, pg. 42
- SD South Downs**
677 N. 700 East, Unit 4
801-592-7004, pg. 35
- So Southridge Apts.**
665 N. 500 East
801-370-3260
southridgeprovo.com, pg. 43
- S2 Sparks II Apts.**
999 E. 450 North
801-371-6500
sparksapts.com, pg. 40
- Sg Spyglas Court**
737 N. 600 East
801-358-5017, pg. 42
- Sm Stadium150**
1960 N. Canyon Rd.
801-373-0595
stadium150.com, pg. 65
- SP Summer Pointe**
620 N. 100 West
801-374-5418
pointeprovo.com, pg. 14
- Vi Village at South Campus**
602 E. 600 North
855-381-8302
villageatsouthcampus.com, Inside front cover
- WH White House**
544 E. 600 North
801-494-9860
eliteestates4u.com, pg. 57

Family housing

- CC Cambridge Court Apts.**
1425 N. University Ave.
801-342-4999
cambridgecourapt.com, pg. 68
- MC Monaco Court Apts.**
485 S. State Street
801-375-8154, pg. 71
- SP South Pointe Apts.**
856 E. 300 South
801-374-5418
pointeprovo.com, pg. 14

These property management firms or owners offer multiple housing locations

- Aspen Ridge Management**
334 E. Center St.
801-607-1680
aspenridgemanagement.com, pg. 19
- Campus Real Estate**
801-836-2353, pg. 35
- Elite Estates**
801-494-9860
eliteestates4u.com, pg. 57
- FCS Rentals**
495 N. University Ave., Ste. 100
801-373-9678
fcsrentals.com, pg. 45
- Legend Real Estate**
742 N. 500 West #104
801-434-8840
lreutah.com, pg. 26
- Mountain View Management**
801-224-4846
mvmrentals.com, pg. 30
- Nelson Management**
801-356-7519, pg. 42
- Redstone Residential**
801-618-3490
redstoneresidential.com, pg. 2



All single undergraduate BYU students must live in BYU-contracted or on-campus housing within this area (waivers may be available for qualified students). Housing can be on either side of the roads that form the boundary.

- Parking Zones (see page 38)**
- Foothill Park
 - North Joaquin
 - Pleasant View
 - University Garden



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Advice from Off-Campus Housing

Check-in and check-out forms

Before moving in, use these forms and take photos to document any damage to the apartment. Tenants who don't do this must accept the unit "as is," so take time to verify the apartment is clean and in good repair. Remember, these forms should be signed by both the student and landlord. Keep a copy for personal records and to prepare for potential future conflicts. A check-in and check-out form is available on page 69 or as a fillable PDF at unvr.se/checkinoutform.



Landlords

For successful relationships with landlords, communicate openly. Be friendly and professional. Ask questions about maintenance, payments and how to report concerns. Ensure any promises or agreements relating to housing are written down, preferably as an email. The person who signed the contract should be the main communicator with the landlord.

Roommates

Choose good roommates. The apartment's environment will influence spiritual and academic growth. Meet roommates before moving in with them. Listen to each other. Discuss apartment standards, cleaning chores, guest rules and appropriate consequences.

When the Off-Campus Housing Office gets involved

Give the landlord sufficient time to respond to any problems you report. If things don't improve, report concerns in writing to the property manager. Document the discussion by email.

If the manager has failed to show reasonable effort to resolve the situation, report the situation to the Off-Campus Housing Office (C-141 ASB). The manager and the student will be both asked to make a statement. BYU's Off-Campus Housing Office will try to facilitate a resolution or recommend the parties to the Center for Conflict Resolution (see page 71).

Contracts

Know what is included in the contract to help prevent conflicts. Read it thoroughly.

Understand any legal obligations included. Ask landlords or the BYU Off-Campus Housing Office to clarify any ambiguities. Confirm the specified length of tenancy.

For more information about the BYU off-campus housing contract, see page 63. Remember, even if a waiver (see page 28) to live in non-contracted housing is approved, the university has no contract with that owner and will be unable to assist you with any contractual issues that may arise.

Why does BYU require that students live in contracted housing?

Single undergraduate students must either live on campus or in contracted housing. Why does BYU have this policy?

An environment consistent with the Honor Code

An ambiance consistent with the Honor Code fits BYU's mission "to assist individuals in their quest for perfection and eternal life."

"Whether or not you think it will, your living environment will affect your actions and your character," said John Morrell, a senior studying mechanical engineering. "It's an inevitability."

Contract release for specific situations

To be contracted with BYU, landlords are required to offer a release to residents for graduation, a required internship, missionary service or marriage. Students are required to give 120 days written notice and may forfeit their deposit.

"One of the most common misconceptions is that students don't understand that they have to give a 120-day written notice to the landlord to use the release clause," said Garry Briggs, the BYU Off-Campus Housing Office manager. A student who fails to notify

the landlord in time will have to fulfill or sell the contract. If the landlord refuses to release a contract after having received proper notice, contact the BYU Off-Campus Housing office.

Conflict resolution

BYU's housing system helps resolve legal disputes that arise between students and landlords. Students have access to BYU's Center for Conflict Resolution. Students who encounter problems should contact the BYU Off-Campus Housing office, which may refer the student to the Center for Conflict Resolution.



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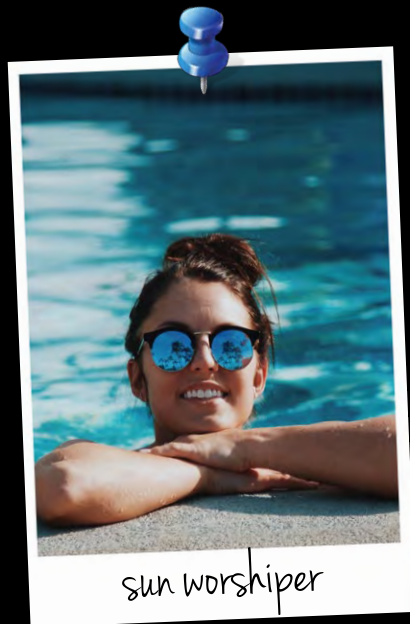
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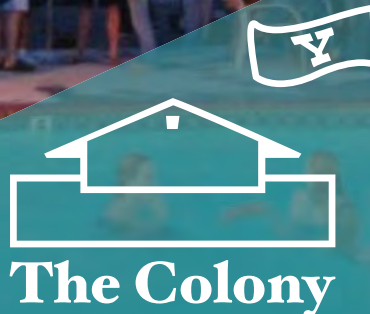
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Communicating with your landlord

BY MATTHEW BENNETT

For some tenants, few things can be as awkward or as intimidating as talking to a landlord. Perhaps something has been done to the apartment that must be disclosed. Perhaps a fee has been incorrectly charged. In any case, there are some ways tenants can help things go smoothly in an interaction with his or her landlord.

Be professional

It might be tempting to ask parents to contact landlords; however, tenants and landlords can resolve concerns more effectively with direct contact. The student signed the contract, not the parents. If the landlord doesn't respond to attempts to get in contact, the Off-Campus Housing Office can help.

In all communications, be professional. It might be tempting to befriend a landlord, but this can backfire when problems arise.

To prevent a problem from escalating, tenants should stick to facts in all communication with their landlords. They should not use emotional language and should not involve anyone that does not need to be involved.

Know the contract

Read the contract. Knowing the contract protects students from potential surprises.

"Students need to know what they will be required to honor before they commit," said Pat Newman, a BYU Off-Campus Housing official. "Once a student signs the contract and addendum, they become legally bound to fulfill the contract and anything listed in either document."



Be honest

Be transparent with the landlord, the Off-Campus Housing Office, the Center for Conflict Resolution, roommates and anyone that is involved in a potential dispute. Tenants will not benefit from misrepresenting the situation, even if the fault lies with them. Presenting the situation honestly will help the resolution of the conflict go more smoothly.

"I think you should be transparent with landlords," said John Morrell, a senior studying mechanical engineering, "even if you don't communicate with them often at all."

Keep records of apartment damage and landlord communication

Fill out the check-in/check-out form (page 69) and turn it in to the landlord promptly. Take photos of any damage and get any documents, promises, contracts and repair orders in writing. Also document any problems with landlords, roommate, or unit as soon as possible.

Students and their landlords should communicate primarily through email. This way, they have records of correspondence. If a student talks with his or her landlord in-person, over text or on the phone, he or she should send an email to the landlord summarizing the conversation. This creates a written record, clarifies ambiguities and prevents miscommunication.

"Always keep a copy of the emails," Newman said. "After face-to-face interactions with landlords, the best thing to do would be to send an email outlining the date, time and items discussed to the landlord."

Documenting things is helpful in the event of a dispute with the landlord. Students should contact the BYU Off-Campus Housing Office if this happens. The correspondence and photos they've collected will be useful in resolving the issue.

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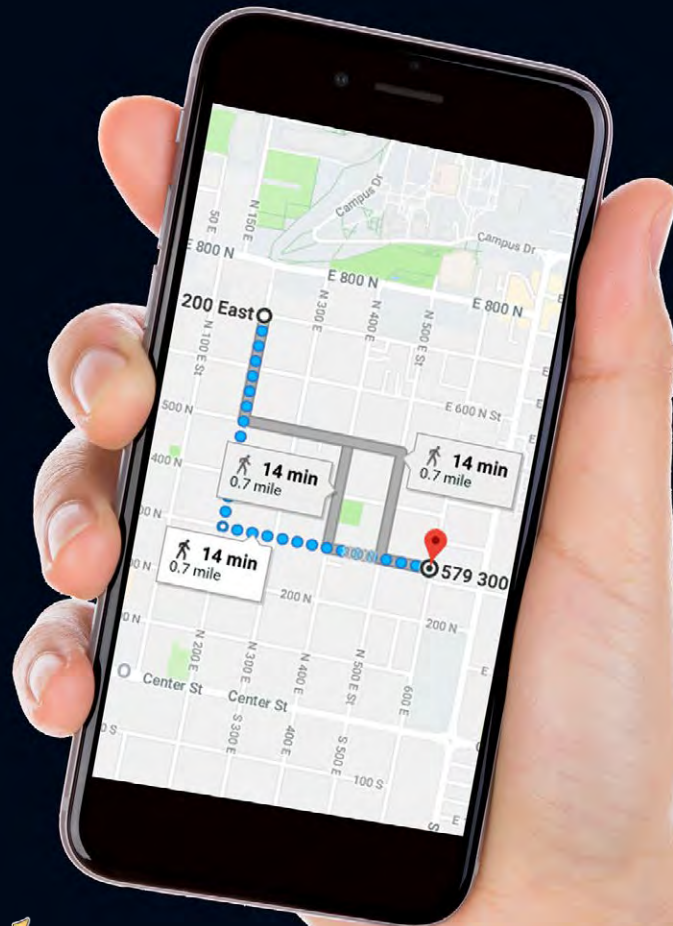
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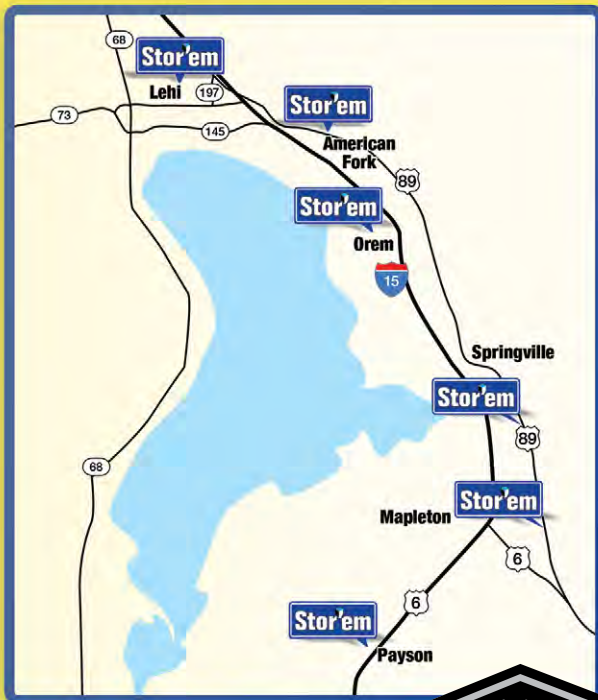


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The housing waiver

Single undergraduates must live either on campus or in BYU-contracted housing. BYU allows limited exemptions for those living at home, completing an out-of-state internship or facing personal hardships. In these cases, students must apply for a waiver from the university's requirement.

The waiver process consists of three steps: informing the Off-Campus Housing Office of the need for a waiver, completing the required forms and submitting the form to the Off-Campus Housing office.

To request a waiver, visit the Off-Campus Housing website, och.byu.edu. Click on the "Students" tab, and then on "Waivers and fees." On the list that will appear, click on "Request a Waiver Inquiry before signing a contract." After the request is submitted, the Off-Campus Housing office will review it. When the review is completed, the office will respond with an email containing additional instructions.

If the inquiry is tentatively approved, prepare the waiver online and print it. Next, get the proper signatures on the waiver and turn it into the Off-Campus Housing Office in C-141 ASB. There is no guarantee a waiver will be granted. Some living arrangements will not be approved for waivers if occupancy would violate city code, if the environment is not appropriate, or for other reasons.

The "Living with Family Declaration" is for students who plan to live at home or with married family members while attending BYU. This form follows a similar format to the housing waiver and can be found on the Off-Campus Housing website.

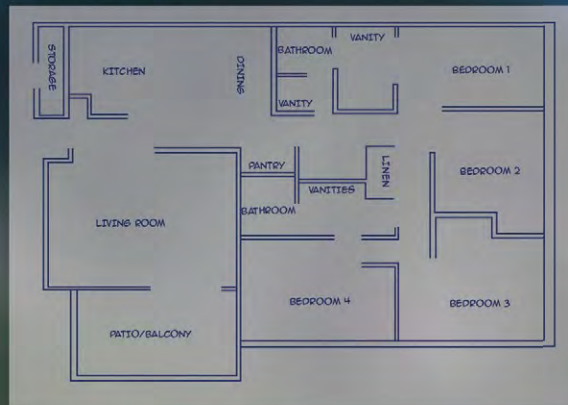
If a student continues to receive notices regarding their residential address after completing one of the above procedures, they should contact the Off-Campus Housing Office.



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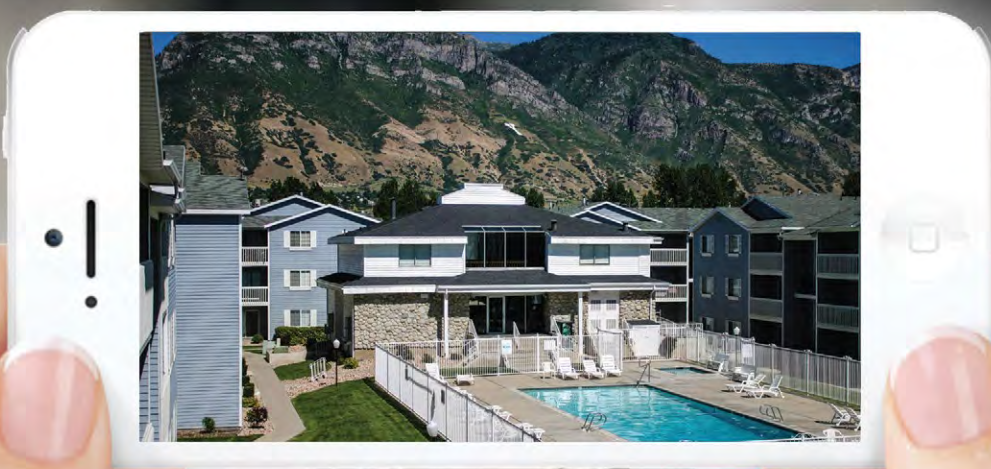
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“I have read and agreed to the terms and conditions”

Students should read and understand a contract before they sign it. Without doing this, students may agree to things without realizing. This can leave students unaware of their rights or responsibilities.

Since contracts can be confusing, here are some of the rights and obligations students accept when signing a BYU housing contract.

Students agree they:

- Attend BYU or another qualifying institution
- Will maintain specified residential living standards
- Will move in and out when specified
- Will pay fees for late rent
- Will pay for utilities
- Will pay a security deposit
- Will keep applicable city, county, state and federal laws
- Will comply with decisions from BYU's Center for Conflict Resolution
- Will use the property as their personal address
- Will keep the interior of the property clean and safe
- Will be held responsible for damage done to the apartment beyond reasonable wear and tear
- Will notify the landlord in writing about needed repairs, violations of the Honor Code or violations of Residential Living Standards
- Will keep residential address information on myBYU up to date
- Will not store, keep or maintain any firearms, weapons or explosives
- Will not have overnight guests without prior written consent from the landlord and all other residents
- Will provide the landlord with an address to send the security deposit upon the termination of the contract



Student rights include:

- A right to be provided copies of all rental agreements, addenda, house rules and procedures
- A right to be notified of billing, including late fees and receipts of payment
- A right to a reasonably clean residence in good repair
- A right to end tenancy if the landlord fails to enforce and maintain the Residential Living Standards
- A right to mediation within 72 hours or three business days from BYU's Center for Conflict Resolution when requested after an eviction notice
- A right to refuse rent and/or terminate the contract if the residence is unavailable at the start date of the agreement
- A right to terminate the contract if the apartment is over-occupied
- A right to a prompt response from landlords to any emergency, urgent problem or need for critical repair
- A right to refuse a landlord entrance to the apartment, except in the case of an emergency, unless given least 12 hours advanced written notice or when a roommate provides consent to enter
- A right to refuse to pay a deposit exceeding two month's rent
- A right to a refund of the entire security deposit, a penalty of \$100 and court costs if the landlord fails to provide the student the correct refund and statement within the applicable time period (see page 66 for more information on security deposits)
- A right to cancel the contract until 90 days before his or her contract begins, and to be refunded any prepaid rental and/or deposit monies owed by the landlord within 30 days of the notice of termination

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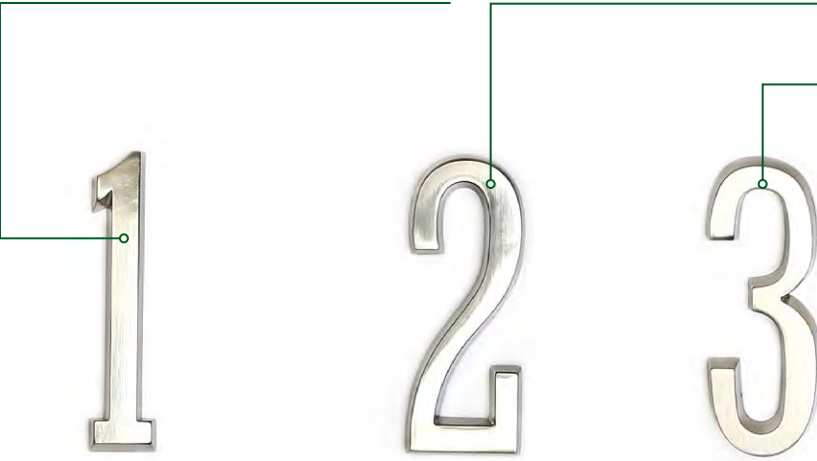
BY MATTHEW BENNETT

Every time students move, they must update their residential addresses. Here's how:

Log onto my.byu.edu. Under Campus Links, click on "Communications," and then on "Personal Information."

Click on the "Contact" tab, and then click on "Residential Addresses" near the middle of the page.

Click on "Contracted Housing Search." Search using "search by address" or "search by location." Select the apartment complex and unit number. Confirm the selection by clicking "I live here."



With some exceptions, single undergraduate students are required to live in contracted housing. Follow the first two steps if exceptional circumstances require living elsewhere. Then, do the following:

1. Instead of clicking on "Contracted Housing Search," mark the "I don't live in contracted housing."
2. Click on "Submit a Declaration" if you live at home. Otherwise, click on "Submit a General Waiver." Follow the on-screen directions. Submit relevant forms to BYU Off-Campus Housing office. For more information about waivers, see page 28.

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Parking and towing

Provo city regulations restrict street parking in some areas to help make sure residents can park near their homes.

Designated parking areas include Foothill Park, North Joaquin, Pleasant View, and University Garden/North Foothills. For a full map of designated parking areas, see page 11. Each parking area is regulated differently.

Permits are required to park on the street in Foothill Park and University Garden/North Foothills. Street parking is reserved for residents who qualify for and have a parking permit. North Joaquin and Pleasant View do not currently have parking permit programs.

BYU parking

To park on campus when enrolled in classes, register vehicles online through myBYU. Under "Campus Links," click on "Miscellaneous," then on "Parking Registration." Registered vehicles may park in "U" lots for no charge, and in "Y" lots for a \$60 fee each semester. Graduate students may register vehicles for "Y" and "G" lots but do not have to pay a fee. Motorcycles and scooters must also be registered for free online, regardless of whether a student has undergraduate or graduate status. Registered vehicles must have visible front and rear license plates.



Towing rules

Vehicles on public streets can be towed without the consent of a landlord or tenant only if the tow truck driver has prior authorization from a highway authority, police officer or law enforcement agency.

Landlords must disclose parking and towing rules to tenants in writing.

Tow zones must be clearly marked with signs. Recent changes prohibit tow trucks from patrolling areas. Instead landlords must call to have cars towed. This practice helps prevent predatory towing, but students should still be aware of towing and booting rules.



Booting rules

Booted vehicles must be marked with a notice on the driver's window that includes a fee schedule, and relevant contact information. It must also include a statement that BYU students who feel a tow or boot is not lawful can contact the BYU Law School's Parking Enforcement Appeals Committee for mediation.

A car cannot be towed unless it has been booted for at least two hours.

The maximum fee for a boot cannot exceed 50 percent of the maximum tow fee.

Any vehicle left parked in the same space on a Provo street for over 72 hours can be towed or booted at the discretion of Provo police.

University Garden/North Foothills

In the University Garden/North Foothills area, cars need permits to park on public streets between 10 p.m. and 7 a.m. Permits are provided for residents (with some exceptions). No more than two parking permits are given to each residence. Repair, service and emergency vehicles do not need permits.

On-street parking restrictions are not enforced during the following occasions: Easter, Independence Day, Pioneer Day, Thanksgiving Day, Labor Day weekend, Memorial Day weekend and from three days before Christmas Eve to New Year's Day.

Foothill Park

In the Foothill Park area, cars need permits to park in the street from 12:30 to 5:30 a.m. Permits must be clearly displayed and clearly visible to law enforcement.

A parking permit does not guarantee a parking place. Repair, service and emergency vehicles do not need permits.

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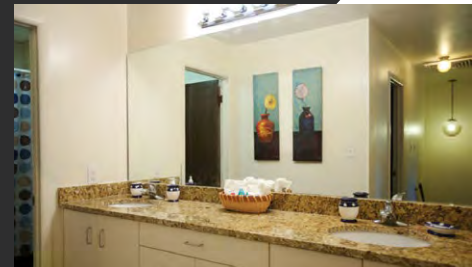
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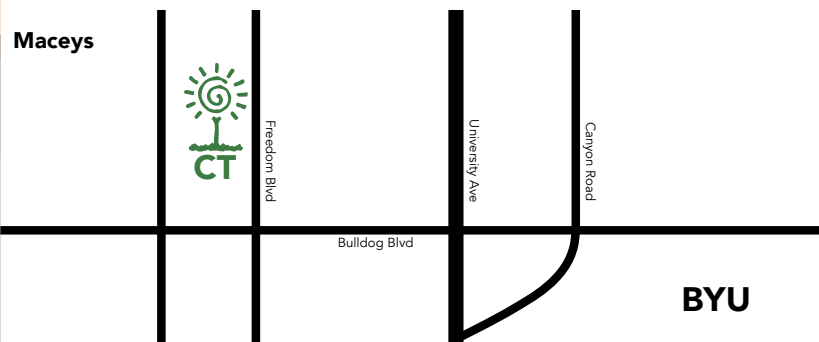
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Honoring the honor code

BYU is unique among universities because of its Honor Code, which students are required to abide by whether they live on or off campus.

Much of the Honor Code is relevant to how students conduct themselves in their apartments. Students agree not to have alcohol or tobacco in their apartments. They also agree not to have members of the opposite sex over after midnight on weekdays, or after 1:30 a.m. on weekends.

Pat Newman, a BYU Off-Campus Housing official, said the most difficult part of living the Honor Code is standing up to roommates who may be breaking it.

"Sometimes, the person doing the right thing can feel like they should have kept quiet," she said. "It isn't always easy to deal with the repercussions when you feel like no one is on your side."

In situations where roommates break

the Honor Code, encourage them to modify their behavior. If a roommate's conduct does not change after this, and if his or her behavior makes it more difficult to have a positive living experience, contact the landlord. The roommate may need a behavioral contract (see page 64 for details). When appropriate, you may also want to contact the BYU Honor Code Office.

Part of BYU's mission is "to assist individuals in their quest for perfection and eternal life." By living the Honor Code, students can create living environments that compliment that mission.



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Securing the security deposit

Security deposits are an unavoidable element of renting. In cases of damage or missed rent, landlords use deposits to cover costs. Not only do deposits protect landlords, but they also incentivize tenants to respect property.

Document damage

Fill out a move-in/move-out checklist (see page 69) to help ensure the security deposit will be returned. Carefully note and photograph damage to the apartment, including holes in walls, broken light fixtures or faulty furniture.

Read the contract carefully

Tenants who don't read their contracts carefully may miss important information about their security deposits. Contracts designate the deposit's amount and stipulations that could prevent the deposit from being fully refunded. For example, landlords can take a nonrefundable portion of the deposit to cover carpet cleaning or other payments and fees. Reviewing contracts prevents surprises about additional costs.

Respect property

Respect the apartment. Keep it clean and in good repair. The cost of any damage—even if it is merely cosmetic—can be taken out of the security deposit. According to the BYU Off-Campus Housing site, "It is ... unreasonable for the renter to attribute all problems to ordinary wear and tear without having exercised care in the use of the property."

Returning deposits

When moving out, leave a stamped, self-addressed envelope the landlord can use to return the deposit. Landlords must mail this deposit back to the renter within 30 days of the move-out date. If money has been taken from the deposit for any reason, the landlord must send the renter an itemized list of deductions. If a list is not given, ask for it and copies of any receipts.

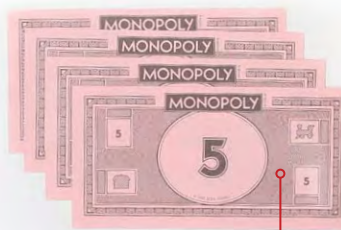
A "reconditioning fee" to cover costs of cleaning or other improvements may be deducted from the deposit. If tenants doubt

these improvements occurred, they can ask for a receipt. As long as the tenant did not agree to a reconditioning fee in the contract, management may simply refund the money instead of providing a receipt.

If tenants do not receive their security deposits within 30 days — having provided their address and a stamped envelope — then they may be entitled to a full refund of their deposit (regardless of damages and other stipulations) as well as a full civil penalty of \$100 and court costs.

Know and fulfill move-out standards

During final cleaning checks before move-out, landlords typically require apartments to be clean enough for a new tenant to live in. This standard can vary for different landlords, so clarify expectations. Closely follow provided cleaning checklists, and be present during the cleaning check if possible. If the property is not "move-in ready" by the landlord's standards, the landlord may deduct a cleaning fee from the renter's deposit.



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Foreign language student housing

BY MATTHEW BENETT

BYU offers language immersion housing through the Foreign Language Student Residences, a complex of apartments located near the Missionary Training Center and the Provo Temple. This housing option is available to students with intermediate to advanced language skills.

"It's one of the best-kept secrets at BYU," said Richard Wight, a junior majoring in Middle Eastern studies. "People don't know how great it is, or that it even exists." Wight lives in the FLSR Arabic house, and lived in the French house last semester.

What it's like

Residents are expected to use the house language and take a corresponding language class while living at the complex. A native speaker lives in each apartment and to help students learn their language.

FLSR Director Robert Erickson said the program is for "someone who wants to be in an immersion situation to improve their language."

Erickson said living in FLSR might be stressful for new residents, but no more than any other new living situation.

"You move past that quickly," he said. "Making mistakes is like making fouls in a basketball game with your friends. Like any friends, they don't expect you to be perfect."

Debora Villagran, a sophomore studying civil engineering and living in the Spanish house, agreed.

"All of us are learning a new language, so it feels like we're in it together," Villagran said. "I've made a ton of friends here."

Dinners

From Monday to Thursday, residents are required to meet for dinner with their house. Apartment dinners are social opportunities for language learning.

"Meals are one of those things around which the immersion experience is centered," Erickson said.

Villagran said she enjoyed apartment dinners. "It's like a family," she said.

"I love it," Wight said. "I don't have to think about what I'm going to cook every single day."

Wight also said he appreciated the chance apartment dinners give him to speak his language.

"You have to eat anyways," he said. "Why not eat with others? You learn more, and it's more fun."

Language options

FLSR has 24 apartments. Depending on student interest, apartments are available in Arabic, Chinese, French, German, Japanese, Korean, Portuguese, Russian, Spanish, and American Sign Language. Specific term or semester options are listed at unvr.se/byuflsr.



FLSR ward

Living in FLSR offers a unique churchgoing experience. Sacrament prayers are offered in a foreign language and in English. Sunday School is taught in each house's specific language. Relief Society, priesthood and sacrament meetings are conducted in English.

"The ward is great," Villagran said. "We also have fun activities and a Facebook group that makes it easy to make friends."

Applying

Students looking to live in the American Sign Language, Spanish, Portuguese, French, Arabic, Russian, or German houses should complete at least the 102-level course in the language. Before living in the Chinese house, students should take Chinese 201. Before living in the Japanese or Korean houses, students should take the 202-level course in the language.

Students are encouraged to speak with a language professor who can recommend them to the program before applying, though it is not required.

Students who fit the requirements and are interested in living in FLSR can apply online. To apply, log in to my.byu.edu. Under "Campus Links," click on "School" and then "My Housing Account."

FLSR is not limited to specific majors. Villagran said she lived with "lots of people studying lots of different things."



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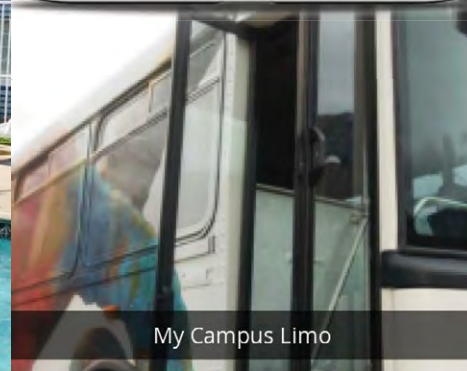
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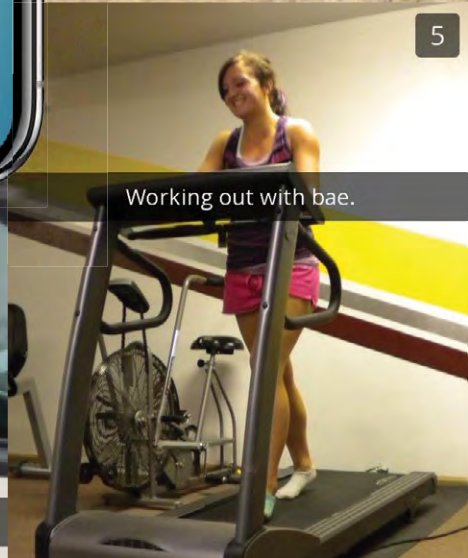
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Finding housing early

BY MATTHEW BENNETT

To live where you want, start looking early. "For fall semester, we suggest starting in January," said Pat Newman a BYU Off-Campus Housing official. "For winter semester, around October."

That means students not currently looking for a place to live probably should be.

To make an early housing hunt go well:

Recruit your friends

When choosing roommates, consider their budgets and priorities and whether they would be enjoyable to live with.

Liesal Mendenhaal, a freshman studying nursing, said she chose one of her roommates and left the others up to chance. "I have a stable, concrete person in case the others are crazy," she said, "but I don't have to choose all of them."

Roommates with similar budgets and priorities can help one another when looking for housing, helping the search move quickly.



Prioritize

Different people need different things in housing. List needs or preferences for an apartment and rank them. Look for apartments that have the top-ranked needs. The more preferences met, the more expensive the apartment is likely to be.

Emri Haynie, a senior studying political science, said prioritizing apartment needs is important because "once you sign a contract you're kind of stuck. You want to make sure it has everything you want, so you're happy living there."

Budget

Review personal finances and assess how much to earmark for living expenses. Examine income, scholarships and prospective financial help.

Make financial preparations to pay rent each month, cover the deposit, and take care of other expenses that may arise. Don't budget so much for housing that other expenses become hard to handle.

"It's really important to budget," said Tyler Dawes, a pre-management freshman. "As we budget, we can look forward, and live within our means."

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Selling your contract

BY MATTHEW BENNETT

Things come up. Mission calls come. Students get engaged. Here's the problem: It's the middle of a term and housing contracts last for multiple semesters. What can be done?

Thankfully, students can sell their contracts. This involves moving a contract from one student to another.

This is common for students who need a place to live during fall and winter semesters but had to buy a contract that includes spring and summer terms.

The process involved in selling contracts varies among landlords,

so work with the landlord to ensure sure the process is done correctly.

"It's important to consult management because that's the legal way to do it," said Makenzi Morrison, an office manager for Moon Apartments. "If you have someone living there that's not on the lease, you will be liable for any damages they may cause, and those fees will go to you."

What can sellers do to make this process go as smoothly as possible? Here are some tips:

Sweeten the deal

Adding an incentive increases the offer's appeal. Incentives like help with rent, help with the deposit, cash upon signing, access to cookware or access to the TV can motivate buyers.

Use photos

Most people looking for a new contract want to make sure they know what they're getting. Photos of the apartment can put buyers at ease. Include any appealing amenities.

"If you don't have photos, people don't take it seriously," Dethloff said.

Network with friends

Word-of-mouth is a powerful tool for finding buyers. Tell friends to keep their eyes open for potential buyers. Ask them if they know anyone who needs a place to live. Ask if they know anyone unhappy with their current living arrangements. Ask if they know anyone coming home from a mission who might need a place.

Following these tips can make selling a contract a lot easier. Sometimes finding a buyer can take a while, so sellers shouldn't become discouraged.



Start early

Begin to search for prospective buyers as soon as possible. It can be hard to compete with other sellers, so get to buyers first.

BYU Off-Campus Housing official Pat Newman said students looking for housing for fall semester should start during the preceding January, and students looking for housing for winter semester should start looking during the preceding October. Begin the selling process before this point.

Use online tools

There are many online resources for students selling contracts. Some Facebook groups are devoted entirely to buying and selling contracts. Post on Craigslist or KSL Classifieds, and add apartments to Rentler. Contact BYU Off-Campus Housing to be included on their online list.

"Post the listing on the OCH webpage and on our Facebook page," Newman said. "Post as early as possible, and make sure to renew the listing every two weeks."

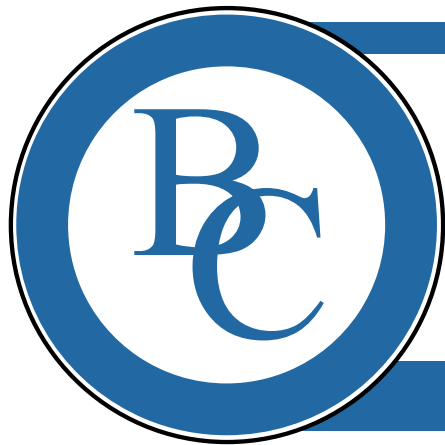
Ask about contract release

A student who is graduating or is participating in an internship required for graduation can be released from his or her contract. Releases are also available for students who are getting married or who are going on missions. However, landlords need to be notified early. They need written notice 120 days (4 months) in advance.

Students must provide evidence of graduation, that the internship is required for graduation, that they are going to be married or that they are going to go on a mission.

"Your landlord may require something from the university," Newman said. This documentation should come from the academic department coordinating your internship or graduation.

If the landlord refuses to release a contract that should qualify, contact the BYU Off-Campus Housing Office.



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On-campus housing

BY MATTHEW BENNETT

Wyview Park

Northwest of LaVell Edwards Stadium is Wyview Park, a complex of apartments with a neighborhood feel offering family housing and private and shared rooms for single students age 19 and older. Amenities include full kitchens, on-site laundry, piano rooms and the Wyview Creamery.

Wyview Park is a 20-minute walk to the heart of campus and has ample parking. The Ryde shuttle bus service stops at Wyview. For a map of the Ryde's routes, see Page 10.

Electricity charges are not included in rent charges, and are instead posted on tenants' university accounts.

Heritage Halls

Heritage Halls offers apartment-style living on the east side of campus. Shared room and private room apartments are available. Both layouts include bathrooms with ample vanity space and full kitchens.

The complex also includes self-service laundries, piano rooms, basketball courts and volleyball courts. Heritage Halls is adjacent to the Creamery on Ninth, but residents must prepare their own meals.

Helaman Halls

Located on the west side of campus, Helaman Halls is a traditional dorm-style housing choice for single undergraduates. Shared rooms, shared suites and private rooms are available. Most buildings have floor-shared bathrooms instead of suite bathrooms. The complex has self-service laundries, piano rooms, sand volleyball courts and basketball courts.

Students who live in Helaman Halls must purchase a meal plan, and have access to meals through the Cannon Center and the Helaman Creamery.

Wymount Terrace

Wymount Terrace is a convenient family housing option on the northeast side of campus, near the Provo Temple. The complex offers on-site laundry, full kitchens, storage, a computer lab, and a playground area for children. Electricity charges are not included in rent charges, and are instead posted on tenants' university accounts.

Wymount Terrace is a 20-minute walk to the center of campus, but has ample parking. The Ryde shuttle bus service stops at Wymount.

Foreign Language Student Housing

BYU offers language immersion housing through FLSR, a complex of apartments located in the northeast corner of campus, near the Missionary Training Center and the Provo Temple. This housing option is available to students with intermediate to advanced language skills.

FLSR offers large common rooms for social activities, on-site laundry, and televisions with DVD players for each unit. Each apartment has a language facilitator. Students who live in FLSR must attend an apartment dinner each night Monday through Thursday.



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What every student should do before signing a contract

BY MATTHEW BENNETT



Do some digging

What is it like to live there? Visit tenants or friends with the same landlord. Find out how to pay rent, report maintenance and estimate utility costs. Get a sense of how the apartment's management works.

Apartments and houses look different in photos. Seeing an apartment in person is a good idea. An easy way to see an apartment is to call management and arrange a tour. "The biggest concern people have if they don't get a tour is that they're not fully aware of what they're signing up for," said Courtney Cowley, a leasing manager for Liberty Square and a public health major.

"A tour is very beneficial," Cowley said. "You can see the floor plan. You can see what you can be excited for."

It's also a good idea to knock on a few doors and see if any tenants will talk or give a glimpse of what living there is like. They may reveal things a more formal tour would not include.

Meet your roommates

If possible, roommates should acquaint themselves with each other before they move in.

"School is hard enough by itself," said Tyler Slade, a sophomore studying philosophy. "Living with someone you don't get along with just makes everything more difficult to deal with."

Know what you're signing

It's tempting to skip reading a contract. They seem more like legal jargon than engaging prose. Resist that temptation.

"Once a student signs the contract and addendum, they become legally bound to fulfill the contract and anything listed in either document," said Pat Newman, a BYU Off-Campus Housing official. "They need to know what they will be required to honor before they commit."

Tenants without a working knowledge of their contract will be less able to resolve disputes with a landlord. They might make costly mistakes.

There are a few things students should look for specifically when reading a contract.

1. The contract's addendum. This is where any additional policies, procedures and fees will be mentioned. The BYU Off-Campus Housing contract supersedes the addendum.

2. The initial deposit. How much is the deposit? How is it used? Some landlords deduct maintenance costs from the deposit. These costs may include painting and carpet cleaning in addition to damage repair.

3. The contract's length. Contracts often cover fall and winter semesters, spring and summer terms, or the whole year. Do not sign contracts that are longer or shorter than you intend.

Behavioral contracts

BY MATTHEW BENNETT

It's normal to have differences with roommates. Some might tidy; others might be messy. Some might share food; others might insist on a demilitarized zone in the pantry.

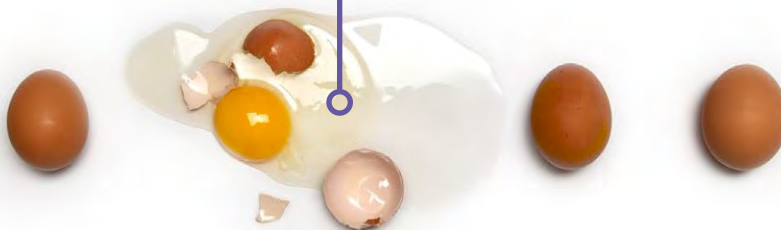
Learning to live with differences is part of the college experience. But, occasionally roommates show such misbehavior that the adventure is ruined for all. How should this sort of situation be handled?

"If the dispute is with a roommate, it is good for those involved to try to work things out between themselves," said Pat Newman, a BYU Off-Campus Housing official. "Don't rely on your roommate to turn in a concern. They may not."

"I had a roommate who was smoking weed in the apartment," said Cole Dethloff, a senior studying supply chain management. "We each had to tell him to stop. If it had been a thing that continued, we would've had to talk to someone."

But what if a roommate doesn't stop after that point?

Concerned students should contact



the landlord with a statement and documentation of misbehavior. The landlord will take it from there. The roommate might receive a behavioral contract.

A behavioral contract is a formal agreement between a landlord and a tenant that outlines behavioral requirements for continued tenancy. If those requirements are violated, then the tenant's eviction might be on the horizon.

Behavioral contracts contain three requirements to continue tenancy: First, to a "abide by all the BYU Residential Living Standards, which includes... the BYU Honor Code;" second, to agree and

abide by all terms and conditions of the housing contract; and third, to agree to other behavioral requirements chosen by the landlord.

Behavioral contracts can help remind those who are struggling to abide by the Honor Code. Other misbehavior might also be grounds for a behavioral contract. If the misbehavior is relevant to the Honor Code, it might also be reported to the Honor Code Office in addition to the landlord.

Newman said behavioral contracts are useful. "They help define tenants' responsibilities with specific items they agreed to follow when they signed the contract," she said.

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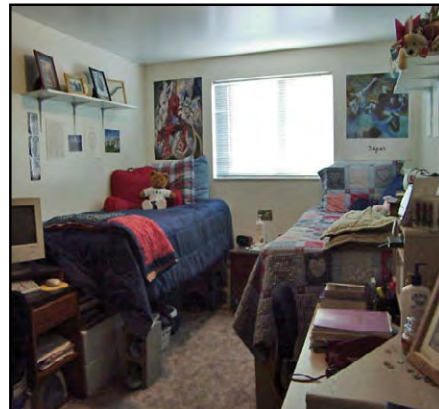
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Finding family housing

BY MATTHEW BENNETT

Finding a place to live should be a priority for every couple considering marriage. Here are some tips to make the process go smoothly.

Read the contract

Read the apartment's contract thoroughly. Married housing isn't contracted through the BYU Off-Campus Housing Office. Newly married students might not be used to their new contracts.



Weigh your needs

A couple should agree about their apartment needs. Before beginning a search, consider what amenities are must-haves, how large the apartment must be and other preferences or needs. Partners should agree about how much to budget for living expenses so they can choose appropriate living arrangements.

Network

Many couples find housing through social connections. Network with married friends and ask if they're aware of any vacancies. Look on Facebook campus housing groups, and on online classified sites like KSL.com and Craigslist.

"We're both on Facebook pages to find housing," Dethloff said. "Between the two of us, we'll find a place."

To help couples find new places to live, BYU's Off-Campus Housing office has a list at och.byu.edu. The list isn't exhaustive, but it can be a good place to start.

Update marital status

Newly married students should update their marital status on myBYU as soon as they can. This notifies the university of their change in marital status so they are no longer under BYU's single student housing policy.

To update marital status, go to my.byu.edu. Under "Campus Links," click on the "Communication" button and then on "Personal Information." On this page, click on the tab labeled "Personal." Use the drop-down menu to update marital status.

Students with questions about how to update marital status information or who need more tips on how to find housing as a married student should contact the BYU Off-Campus Housing Office.

Couples who find a place to live or get married before the semester's end can get a special waiver so one of them can live in the new apartment until they are married. The waiver is available at och.byu.edu.

Look beyond Provo

Look for housing in nearby cities. Any search for family housing should include Orem, Lindon, Pleasant Grove and Springville. Housing rates are sometimes lower in these cities than in Provo, where demand for housing is so high. However, it's important to bear transportation needs in mind.

"Often you can find housing in surrounding towns when nothing is available in Provo," Newman said.

Start looking now

Off-campus family housing is not contracted by BYU like it is for single students. If they live off-campus, they can live wherever they like – provided they can find a place.

Family housing is often easiest to find at the end of winter semester or just before fall semester begins. These are times when many people move out of their apartments, creating vacancies.

"Start looking early," said Pat Newman, a BYU Off-Campus Housing official.

Many married couples agree with this advice.

"We're going to stay on top of it," said Cole Dethloff, a senior studying supply-chain management. Dethloff and his fiancée were recently engaged and are now looking for housing together.



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Protecting your investment

The check-in/check-out form gives landlords an accurate record of the condition of an apartment when students move in and out. This ensures students are not held accountable for existing damage, and helps landlords keep tenants accountable for their apartments. Be sure to submit work orders for any damage you find. This will help guarantee that problems will be solved.

Step 1: Complete the form when moving in

When moving in to an apartment, fill out the check-in/check-out form in detail. If there is a hole in the wall that is not supposed to be there, take note of it. A student who does not record damage may have to pay for it. Take pictures of any damage found, and attach them to the form.

Step 2: Have the landlord sign the form

Make sure the landlord looks over and signs the form after it is completed. Show them pictures of damage. A landlord's signature means they agree all recorded damage predates the student's occupancy.

Step 3: Copy the form

After the landlord signs the form, make a copy and give it to them. This is as easy as taking a picture of the form and sending it via email. Include copies of photos as attachments.

Step 4: Update the form upon moving out

When it is time to move out, go through the rental property again using the check-in/check-out form. Mark damages and compare to the damage present when checking in.

If a landlord does not provide a check-in/check-out form upon moving in, students can use the copy provided on page 69 or download a copy at och.byu.edu.

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FAMILY HOUSING



Conflict resolution

Hundreds of students seek help from the BYU Center for Conflict Resolution each year. The center helps students resolve disagreements with landlords, roommates or off-campus businesses. Issues between roommates related to the Honor Code, however, are dealt with by the Honor Code Office.

Conflict resolution process

In keeping with the mission of BYU, the center encourages everyone involved to address conflicts in a peaceful manner.

The center first offers scriptural guidance and encourages open communication to assist in dealing with conflict resolution. Guidance for conflicts is available at their office in 4412 WSC and online at ccr.byu.edu.

If still unable to reach an agreement, the parties can proceed to the mediation process where negotiations take place through the assistance of a neutral third party. This process allows the parties to reach a solution to a problem and determine an acceptable settlement.

Benjamin Cook, director of the Center for Conflict Resolution, said many conflicts could be resolved through mediation without involving the legal system.

"Sometimes parties can't work things out on their own and a mediator facilitates that discussion," Cook said.

When mediation does not work, the parties proceed to arbitration, a private judicial process. Of the 15 - 20 cases received by the Center each month, Cook says 80 percent are resolved before they reach arbitration.

Part of the agreement in a BYU housing contract between tenants and landlords is they settle disputes through the BYU arbitration process when mediation does not work.

In the arbitration process, the parties may represent themselves or have legal representation. By going through arbitration, the parties give jurisdiction and control of their dispute to the arbitration board. The decision made by the board is final and legally binding.

Even if students do not have a major conflict that would necessitate formal mediation or arbitration, Cook said they are still welcome to use the center for advice and support.

"Students normally only come to us when their hand is forced, but I want them to see you don't have to have a legal dispute to come in and get advice," Cook said.



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1/4 med	1/2 med	1 med	green pepper
2 small	4 small	8 small	mushrooms
2 slices	4 slices	8 slices	white american cheese (or provolone)
			hoggie roll
1 each	2 each	4 each	vegetable oil
1 tbsp	2 tbsp	4 tbsp	butter
1 tsp	2 tsp	4 tsp	salt
1/2 tsp	1 tsp	2 tsp	pepper

Peel and slice onion.
Remove stem, seeds and membrane from pepper.
Slice pepper.
Slice mushrooms.
Cut sliced deli meat into strips.

Add roast beef and stir until...
Separate into serving sizes and place cheese on top of meat mixture.
Remove pan from heat and cover with cheese to melt over meat mixture.
Scoop into hoggie roll.
Serve hot.

Scan the photos with the Universe Plus app to see a video demonstrating how to make this recipe.

VidAngel producing TV show about Jesus Christ



VidAngel is creating an original TV show called "The Chosen," which is a drama about Christ's life seen through the eyes of shepherds. This image is a screenshot of the website taken on Aug. 29.

By ERICA WEST

VidAngel is taking a new approach to TV. Its newest show, "The Chosen," is a drama about Christ's life seen through the eyes of shepherds. The \$4 million investment project is being produced by VidAngel, a company that has become a public relations officer, using his degree in the Army.

Plowman shared stories and photos of his time in the military during class while Dan was his student. This was the first time Dan heard of a public relations job that interested him. So, Dan joined BYU's Air Force ROTC program as a result. His father, Boyd Cole, served in the Air Force, which influenced this choice over BYU Army ROTC. Dan graduated from BYU

Christmas Eve program. However, it received positive feedback response from all who saw it. "When I showed it to people, their response was so strong that I started to think about how interesting it would be to produce a series about the life of Jesus Christ of Latter-day Saints in Everett, Washington. He played another two years post-mission from 2010-11. His team won the 2011 MCLA Championship, where he was named tournament MVP.

Regardless of his lacrosse success, Dan realized after his mission that the focus of his college career needed to shift from lacrosse. "I realized I couldn't graduate in lacrosse," Dan said. "I really

comprehensively, Ha!" Jenkins said.

The pilot episode of the show has been watched thousands of times, has over 4,000 investors and has raised more than \$4 million in fundraising money, Dan said.

Dan said combat search and rescue is the best assignment in the military because he gets to be Superman, flying around and saving people.

"There's nothing compared to it," Dan said. "You could do any other job in the civilian sector. You could do any other job in the military, but the best thing about what I am doing is I'm literally out there on the front lines, making sure that person's worst day in their life is not their last day."

However, BYU and the U.S. Forest Service discontinued the pre-hike program in 1970 due to the large number of hikers reaching the summit.

Now, however, that legacy is being preserved.

Miller held a meeting at the Theater of the Pines in the Aspen Grove Campground on Oct. 15 in support of the Annual

Timpanogos Hike Restoration Project. The meeting included historians, U.S. Forest Service representatives and family members of Alfred Pace, who earned 42 Mt. Timpanogos hike badges throughout his lifetime.

The project began in March and includes the restoration and preservation of sites associated with the old Mt. Timpanogos

pre-hike program, such as the stage where the show was performed, the backstage area where performers changed and the slab of cement where the show's generator used to run. Miller's father, then the superintendent of buildings and grounds at BYU, sometimes hauled a generator to the campground during the '40s and '50s,

where Miller worked electricity.

"The year I graduated and they're never over—where the a

MIXTAPE

"Broken Tongue"
Joshua James
My Spirit Sister

Also including a BYU Allab student (Cint Pursen), the Solarists officially formed in 2015 and have been a Provo staple for quite some time with popular hits "Dream Girl," "Young Blood," as well as many others.

This indie band is known for their unique Indie style that incorporates an eclectic mix of sounds that even include the occasional saxophone riff from Clint. With a catchy mix of sass and attitude, "Cup of Tea" is part of their latest album release ("CRYPTIK", 2018).

"Cup of Tea"
The Solarists
CRYPTIK

Based out of American Fork, Joshua James reached national folk prominence when his hit album, "The Sun is Always Brighter," reached #1 on iTunes Folk Album charts in 2007. Variety Magazine described James as a singer "who writes hard-bit-ten songs of family tragedies and sings them in a voice that's as sun-blasted and wind-battered as a Nebraska cornfield." "Broken Tongue", on his newest album, "My Spirit Sister", has a gentle, dark beauty about it that is intoxicating.

Sometimes it's just fun knowing that you won the break up. In "Your New Boyfriend", Anderson lets his prior love know that she peaked with him. Anderson has been singing country music since he taught himself the guitar in college and is still lacking a recording label despite having nearly half a million likes on Facebook. Born in Barks, Texas, Coffey has performed on a number of TV shows, as well as performing at last year's Armed Forces Bowl on ESPN.

Scan the album covers with the Universe Plus app to hear a sample of each song.

Scan the photos with the Universe Plus app to see a video demonstrating how to make this recipe.

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de Jong Concert Hall

BYU Dancesport Championships
Fri.-Sat., Nov. 9-10, 7:00 a.m.
Wilkinson Student Center Ballroom

BYU Ensemble
Thu., Nov. 8, 2:00 p.m.
Sat., Nov. 10, 2:00 p.m.
Dance Studio Theatre, Richards Building

BYU Symphony Orchestra
Thu., Nov. 8, 2:00 p.m.
de Jong Concert Hall

All events are ticketed.

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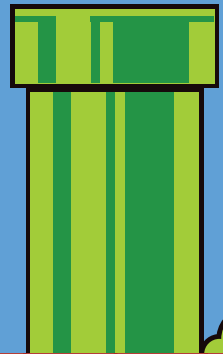
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