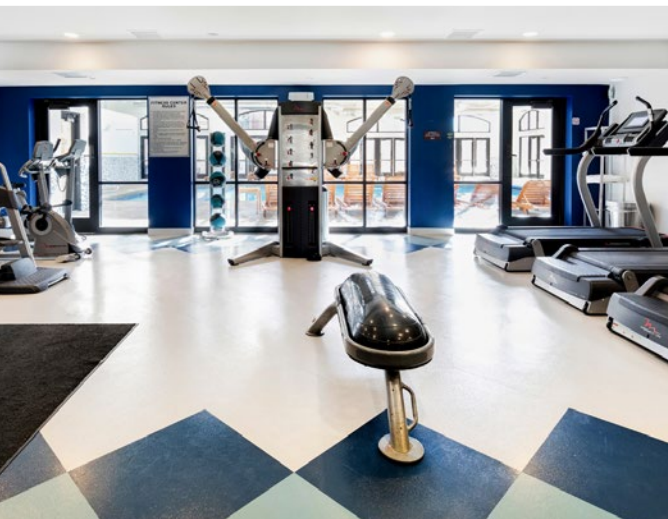






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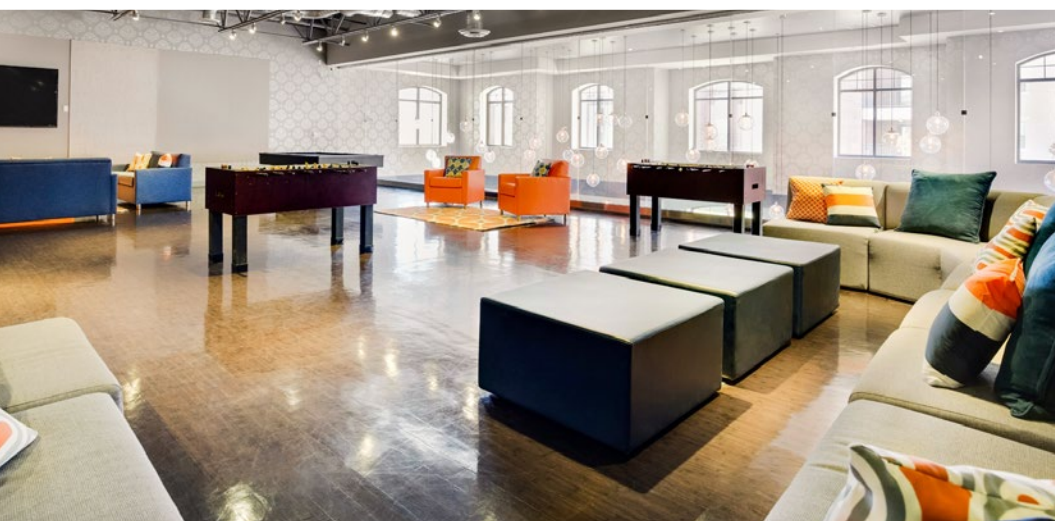
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# Housing Guide 2020



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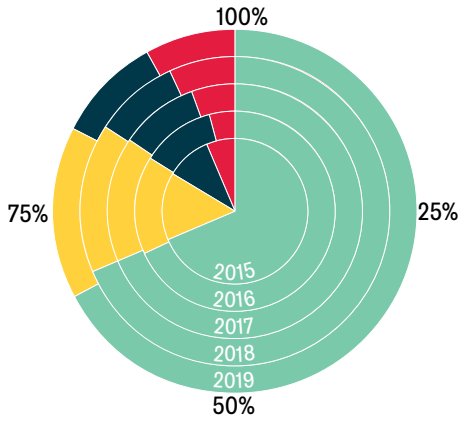
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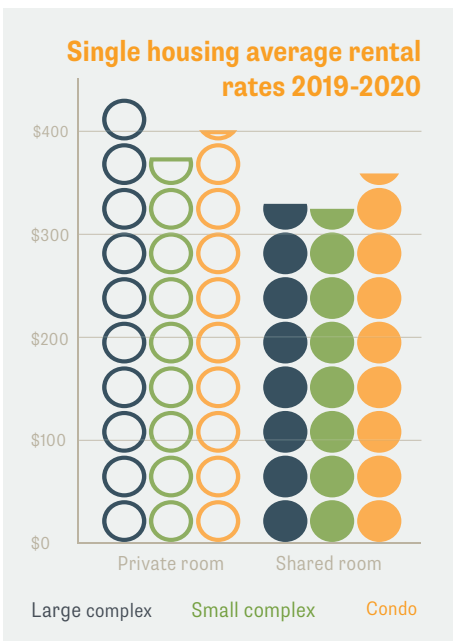
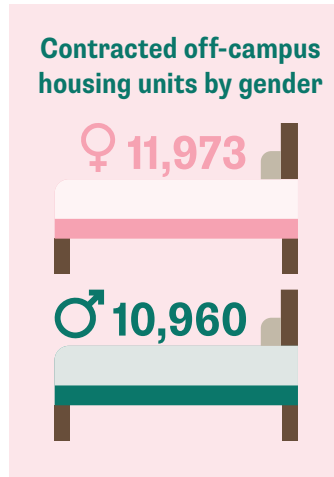
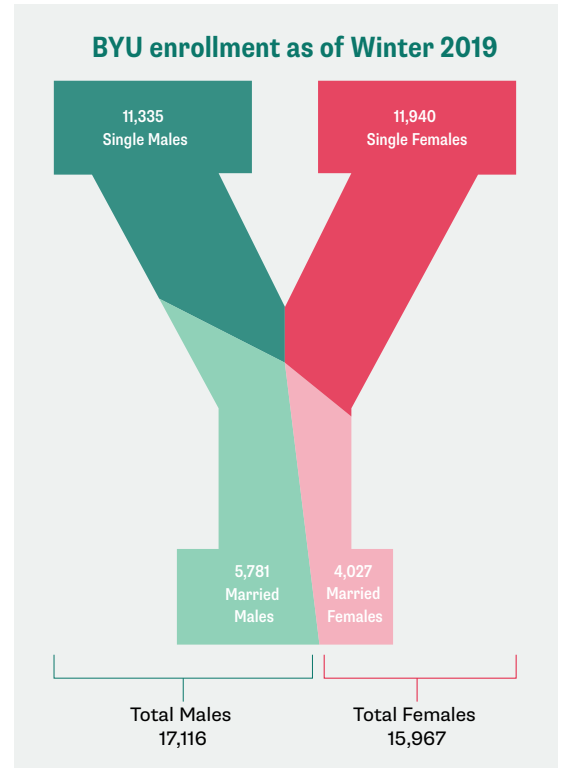


# Housing by the numbers

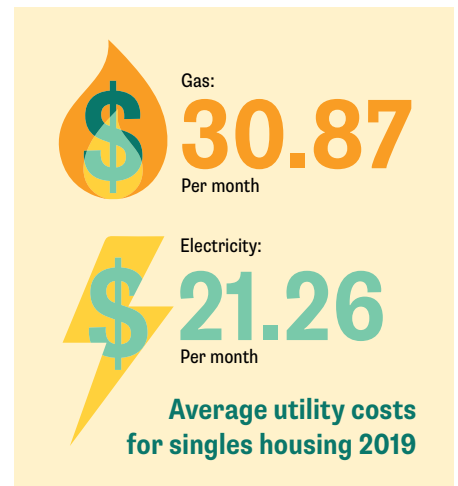
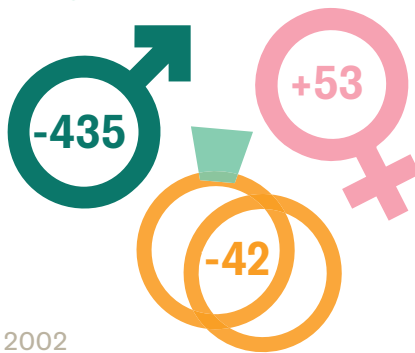


## BYU populations v. housing spaces since 2015

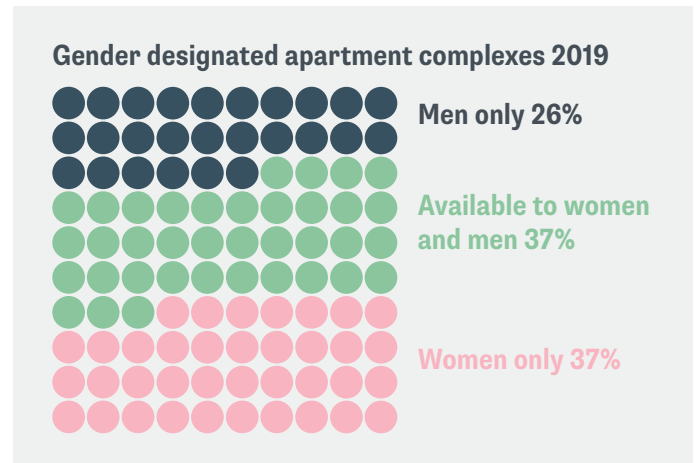
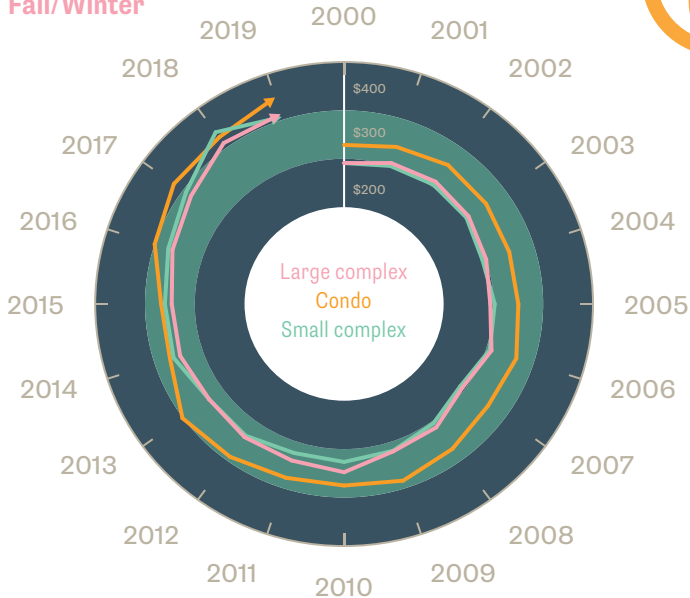
- Other
- Non-contracted Housing
- Single On-campus Students
- Contracted Rental Spaces



## BYU enrollment changes since 2018



## Average shared room rent 2000-2019 Fall/Winter



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# Housing Map

## BYU-contracted single, undergraduate student housing

**AV Alpine Village**  
1378 N. Freedom Blvd.  
801-623-6093  
myalpinevillage.com, pgs. 6-7

**Ar Arcadia Apts.**  
1065 E. 450 North  
801-377-2237  
arcadiaapts.com, pg. 46

**At The Atrium**  
770 N. University Ave.  
atriumterrace.wixsite.com/apts,  
pg. 58

**BT Bay Terrace Apts.**  
139 E. 400 North  
801-900-5236  
bayterraceprovo.com, pg. 21

**BA Belmont Apts.**  
195 E. 600 North  
801-375-6212  
belmontapts.net, pg. 30

**BI Blueridge Apts.**  
1060 E. 450 North  
801-852-2370  
blueridgeprovo.com, pg. 47

**BC Bountiful Court Apts.**  
185 E. 300 North  
801-374-5533  
bountifulcourt.com, pg. 35

**Br The Branbury**  
449 W. 1720 North  
801-331-5465  
thebranbury.com, pgs. 14-15, 53

**Bv Brookview Apts.**  
442 N. 400 East  
801-900-5236  
brookviewprovo.com, pg. 21

**CE Campus Edge**  
1305 N. Canyon Rd.  
801-374-5418  
campusprovo.com, pg. 51

**CW Campus Way**  
580 N. 100 East  
801-374-5418  
campusprovo.com, pg. 51

**Ca Carriage Cove**  
606 W. 1720 North  
801-374-2700  
carriagecove.com, pgs. 31, 55

**Cn Centennial Apts.**  
380 N. 1020 East  
801-374-1700  
centennialapartments.com, pg. 64

**C2 Centennial II Apts.**  
1000 E. 450 North  
801-371-6700  
centennial2.com, pg. 64

**CP Center Pointe Apts.**  
562 N. 200 East  
801-374-5418  
pointeprovo.com, pg. 16

**CT Chatham Towne Condo**  
956 N. 900 East #4  
801-836-2353, pg. 58

**Cl College Place Provo**  
743 N. 900 East  
801-494-5449  
choosecollegeplace.com, pgs. 36-37

**Co College Place Woodland**  
36 W. 880 North  
801-494-5449  
choosecollegeplace.com, pgs. 36-37

**Cy The Colony**  
401 N. 750 East  
801-374-5446  
thecolony-apts.com, pg. 29

**CD Connection Duplex**  
776-778 N. 600 East  
801-836-2353, pg. 58

**Cs Cornerstone**  
787 E. 750 North  
801-370-3260  
cornerstoneprovo.com, pg. 61

**Cr The Crestwood**  
1800 N. State  
801-356-8800  
crestwoodapts.com, pgs. 10-11

**EP East Pointe Apts.**  
274 N. 500 East  
801-374-5418  
pointeprovo.com, pg. 16

**FL Fleur-de-Lis Apts.**  
275 N. 300 East  
801-592-3020  
fleurdelisprovo.com, pg. 26

**JP Jarman Place Duplex**  
750-752 N. 600 East  
801-836-2353, pg. 58

**KH King Henry Apts.**  
1130 E. 450 North  
801-370-2400  
kinghenryapts.com, pg. 25

**L8 Liberty on Eighth**  
740 N. University Ave.  
801-375-2549  
chooseliberty.com, inside back cover

**LF Liberty on Freedom**  
865 N. 160 West  
801-373-9806  
chooseliberty.com, inside back cover

**LS Liberty Square**  
556 N. 400 East  
801-374-7900  
chooseliberty.com, inside back cover

**Ln Linford Apts.**  
391 E. 700 North, Apts. 1-6  
801-836-2353, pg. 58

**Lo The Lodges at Glenwood**  
1565 N. University Ave.  
801-374-9090  
glenwoodapt.com, pgs. 42-43, back cover

**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. 39

**Om The Omni**  
701 N. 500 West  
801-427-0452  
omniapts.com, pg. 60

**PP Park Place Apts.**  
460 E. 700 North  
801-370-3260  
parkplaceprovo.com, pg. 13

**Pz Park Plaza**  
910 N. 900 East  
801-494-5488  
provoparkplaza.com, pg. 60

**RC Raintree Commons**  
1849 N. Freedom Blvd.  
801-377-1511  
raintreeapt.com, pgs. 48-49, back cover

**Rs Riverside Condo**  
1525 Riverside Ave. #39  
801-836-2353, p. 58

**Rv The Riviera**  
1505 N. Canyon Rd.  
801-377-5277  
livetheriv.com, pg. 1

**Si Single Tree**  
832 E. 820 North  
801-356-7519, pg. 42

**SD South Downs Condo**  
677 N. 700 East #4  
801-836-2353, pg. 58

**So Southridge Apts.**  
665 N. 500 East  
801-370-3260  
southridgeprovo.com, pg. 13

**Sg Spyglas Court**  
737 N. 600 East  
801-358-5017, pg. 39

**St Stadium 150**  
1960 N. Canyon Rd.  
801-373-0595  
stadium150.com, pg. 4

**Su Summer Pointe**  
620 N. 100 West  
801-374-5418  
pointeprovo.com, pg. 16

**UP University Park**  
225 E. 700 North  
385-200-0472  
universityparkprovo.com, pg. 63

**Vi Village at South Campus**  
602 E. 600 North  
855-381-8302  
villageatsouthcampus.com, inside front cover

## Family housing

**CC Cambridge Court Apts.**  
1425 N. University Ave.  
801-342-4999  
cambridgecourapt.com, pg. 63

**MC Monaco Court Apts.**  
485 S. State  
801-375-8154, pg. 50

**SP South Pointe Apts.**  
856 E. 300 South  
801-374-5418  
pointeprovo.com, pg. 16

These property management firms or owners offer multiple housing locations:

**Aspen Ridge Management**  
334 E. Center  
801-607-1680  
aspenridgemanagement.com, pg. 20

**Campus Real Estate**  
746 E. 820 North  
801-836-2353, pg. 58

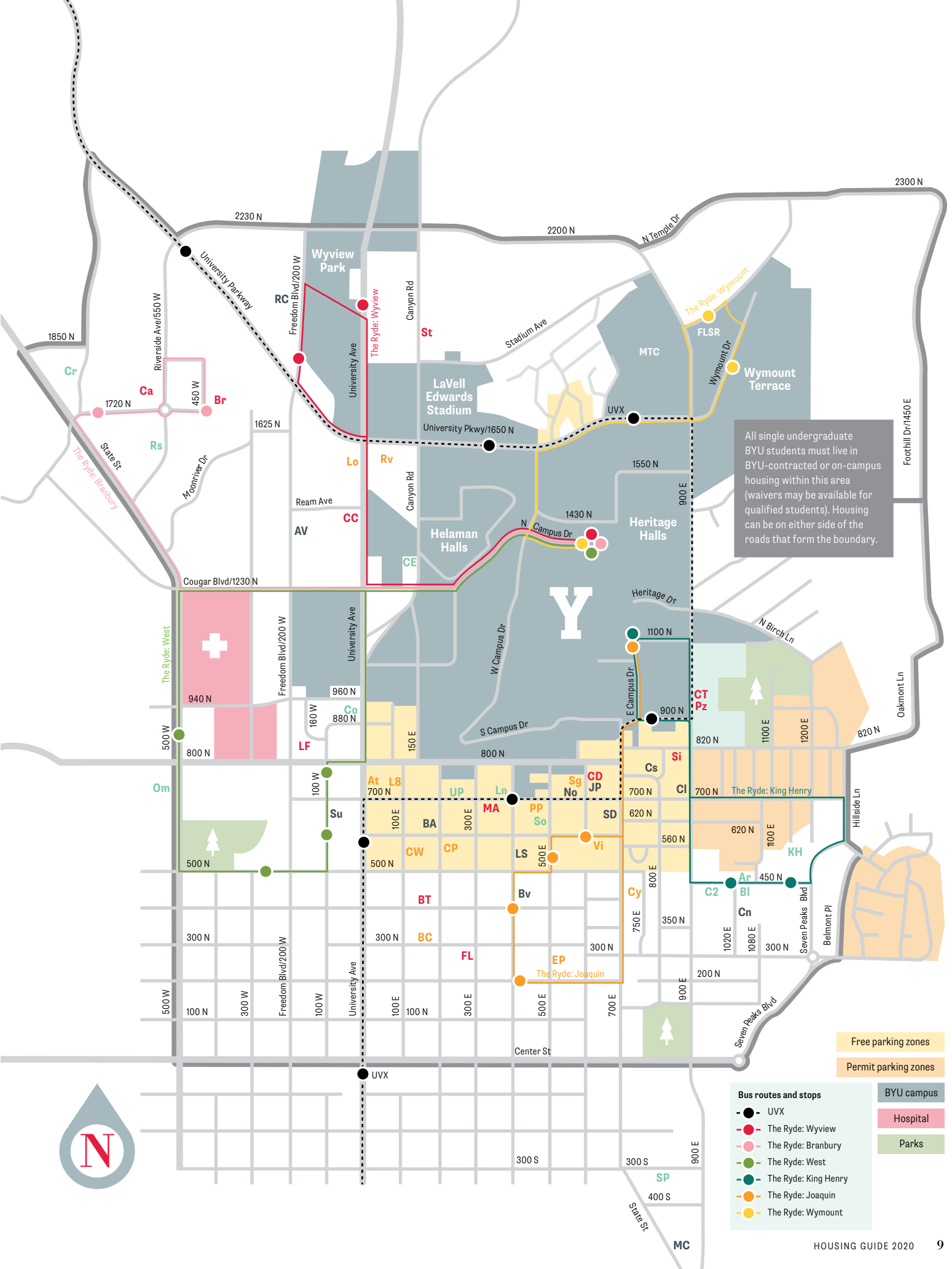
**FCS Rentals**  
495 N. University Ave., Ste. 100  
801-373-9678  
fcsrentals.com, pg. 41

**Legend Real Estate**  
742 N. 500 West  
801-434-8840  
lreutah.com, pgs. 23-24

**Mountain View Management**  
801-224-4846  
mvmrentals.com, pgs. 18-19

**Nelson Management**  
801-356-7519, pg. 39

**Redstone Residential**  
801-618-3490  
redstoneresidential.com,  
provohousinggame.com, pgs. 2, 32-33



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.

Free parking zones  
Permit parking zones

- Bus routes and stops**
- ● - UVX
  - ● - The Ryde: Wyview
  - ● - The Ryde: Branbury
  - ● - The Ryde: West
  - ● - The Ryde: King Henry
  - ● - The Ryde: Joaquin
  - ● - The Ryde: Wymount
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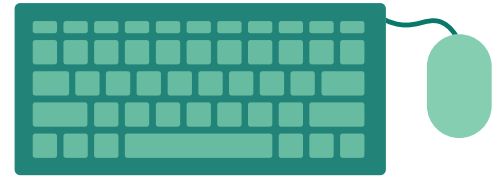
1800 N. State Street, Provo  
CrestwoodApts.com  
801-356-8800



# Advice from Off-Campus Housing

## Check-in and check-out forms

Before moving in, use these forms 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 59 or as a fillable PDF at [unvr.se/checkinNoutform](http://unvr.se/checkinNoutform).



## Contracts

Read through the contract thoroughly and know what is in it to prevent future conflicts.

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 56. Students who receive a waiver do not have BYU resources available to them in resolving problems and conflicts with their landlord.



## Landlords

For successful relationships with landlords, communicate openly. Be friendly and professional. Ask questions about maintenance and payments, and ensure any promises or agreements 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, if possible. Set appropriate boundaries and expectations with each other.

## 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 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 facilitate a resolution or recommend the parties to the Center for Conflict Resolution (see page 50).



## 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 release residents from a contract 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 Lisa Singh, a BYU Off-Campus Housing official. 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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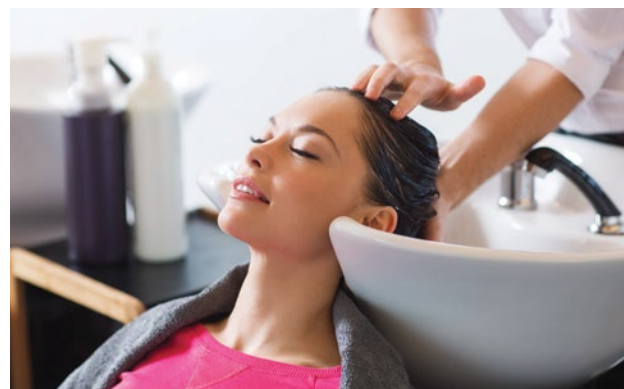
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SOUTH POINTE: 856 E. 300 S. PROVO, UT 84606, EAST POINTE: 274 N. 500 E. PROVO, UT 84606, SUMMER POINTE: 620 N. 100 W. PROVO, UT 84601

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RUN THROUGH



# 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 problems 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.

"A tour is very beneficial," said Cowley. "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.

## Know what you're signing

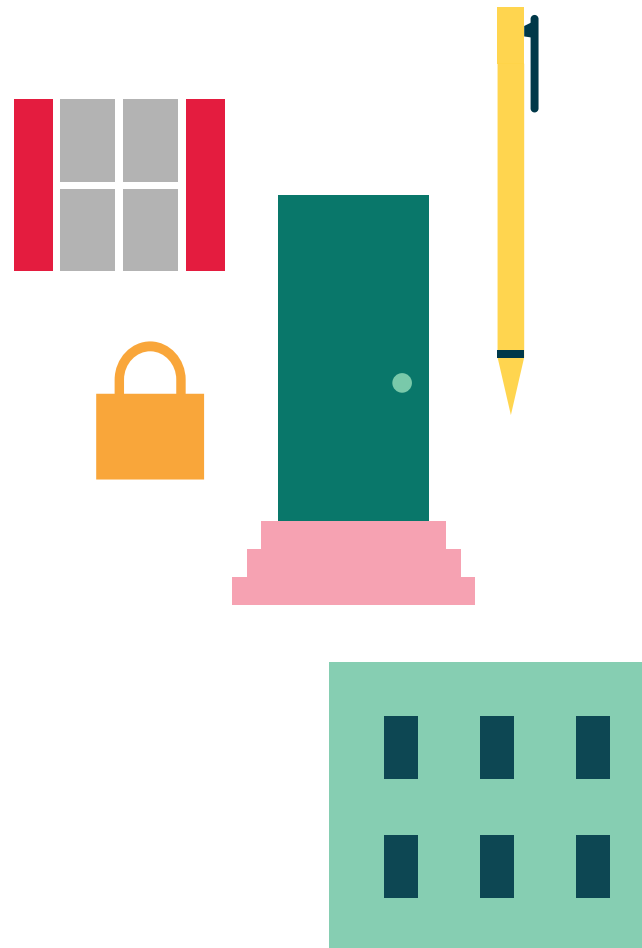
It's tempting not to read a contract. Resist the temptation.

"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, the BYU Off-Campus Housing manager. "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. If it conflicts with the BYU Off-Campus Housing contract, it is superseded.
2. The initial deposit. How much is the deposit and how is the money from it is used? 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.





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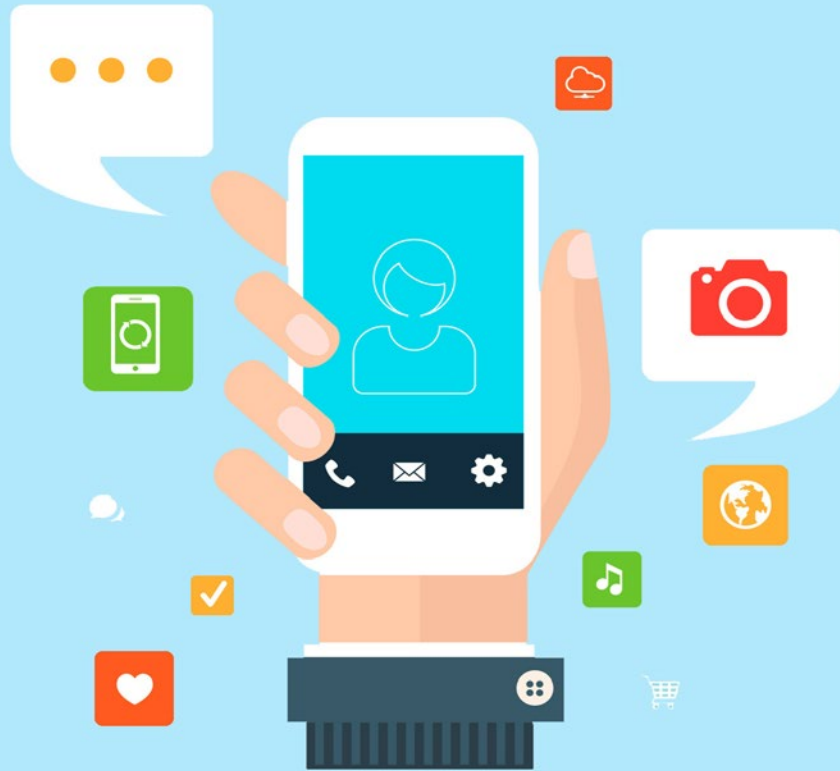
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# Updating your address

By Matthew Bennett

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

1

Log onto [my.byu.edu](http://my.byu.edu). Under Campus Links, click on "Communications," and then on "Personal Information."

2

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

3

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, "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 61.



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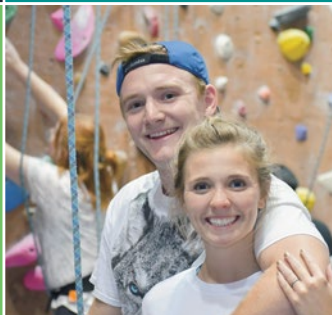
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# Communicating with landlords

By Matthew Bennett

For some tenants, few things can be as awkward or intimidating as talking to a landlord. Perhaps something has happened to the apartment that should be disclosed, or a fee has been incorrectly charged. In any case, there are some ways tenants can help things go smoothly, so any student can confidently work with their landlord.

## Know the contract

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

## Be professional

In all communications, be professional. It might be tempting to befriend a landlord, but this may 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.

## Be honest

Always be transparent with the landlord, even if you don't communicate with them often. Be honest with 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 the tenant. Presenting the situation honestly will help the resolution of the conflict go more smoothly.

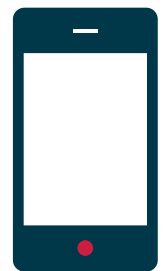
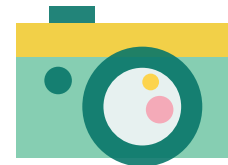
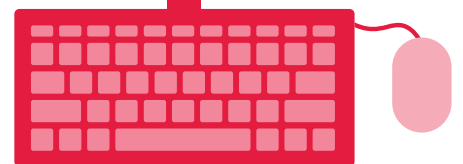


## Keep records of apartment damage and landlord communication

Fill out the check-in/check-out form (page 59) 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, roommates or the unit as soon as possible. Documenting damage is helpful in the event of a dispute with the landlord. Students might also contact the Off-Campus Housing Office if a dispute arises with the landlord.

Students and their landlords should communicate primarily through email; that way each party has records of correspondence. If a student communicates with their landlord in-person, over text or on the phone, they 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.”



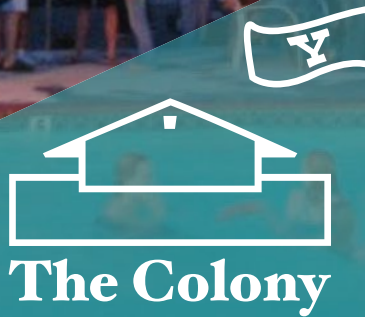
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# Honor the Code

Daily Universe Staff

BYU is unique among universities because of its Honor Code, which students are required to abide 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.

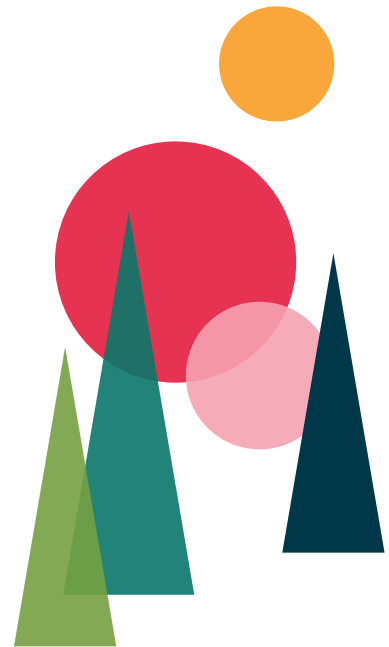
Part of BYU's mission is "to assist individuals in their quest for perfection and eternal life." By living the Honor Code, students can create living environments that compliment that mission.

## Behavioral contracts

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

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, if the behavior continues.

Behavioral contracts are formal agreements 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. When appropriate, you may also want to contact the BYU Honor Code Office. For more information about behavioral contracts, visit [och.byu.edu](http://och.byu.edu).



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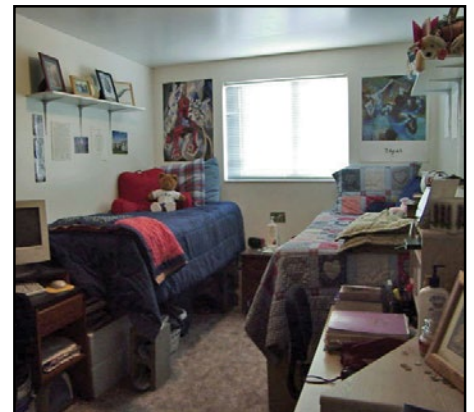
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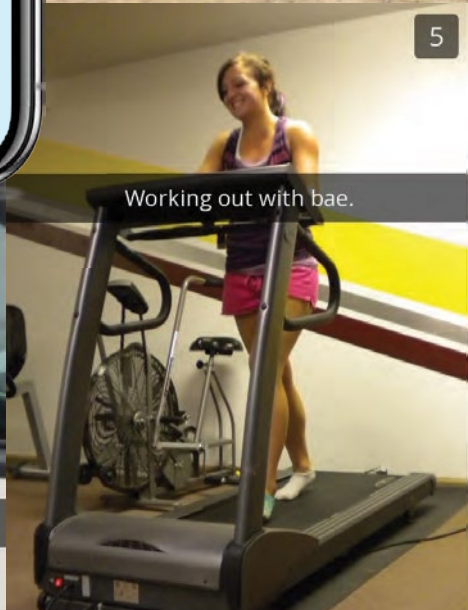
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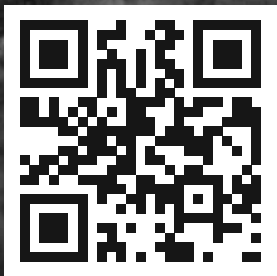
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# Selling your contract

By Matthew Bennett

Life changes. Mission calls come. Students get engaged. What can be done when it's the middle of a term and the housing contract is set for multiple semesters?

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 a successful sale.

"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."

Here are some ways sellers can make this process go as smoothly as possible:



## Start early

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

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

Sometimes finding a buyer can take a while, so sellers shouldn't become discouraged.

## Check with landlord about a 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. Landlords need to be notified early. They need written notice 120 days (four 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 on a mission.

"Your landlord may require something from the university," Newman said. According to Newman, 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. As part of the release, the renter may lose their deposit.

## Use online tools

There are many online resources for students selling contracts. Some student 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.

## 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.

## 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.

## Network with friends

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





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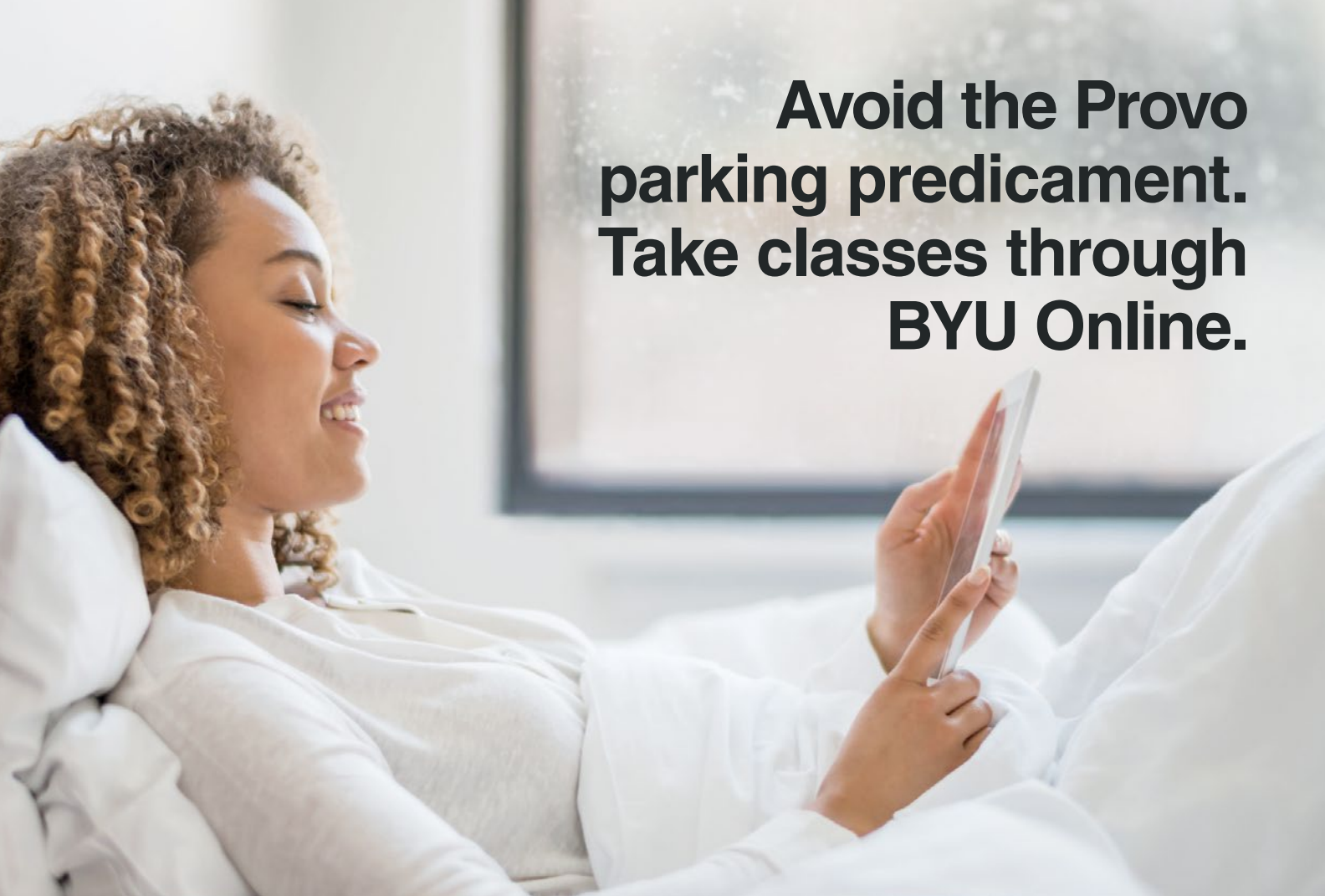
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# Getting around without a car

By Lauren Layne

Provo is an extremely pedestrian-friendly town. Sometimes, having a car in Provo is more annoying than helpful. Cars are expensive to maintain with the rising gas prices, parking permits and car repairs. We won't even mention Provo's parking woes — except that it's very annoying and inconvenient.



## 'Pioneer children sang as they walked'...and you can walk, too

Luckily, most single student housing is within a mile of the Harold B. Lee Library on campus. If it's within a short distance, walking is generally faster since you don't have to deal with parking, traffic and myriad other factors.

## Find a bike

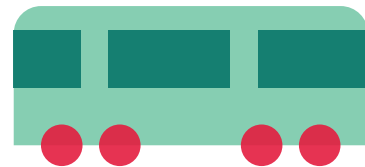
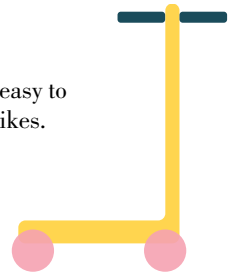
Bikes are a viable option if you want to go farther distances. Bikes are generally easy to store on a bike rack and many retailers have space outside of their business for bikes. You might have a little more difficulty transporting your groceries home though.

## Rent an electric scooter

You've probably seen people zipping around on bright orange or green Spin electric scooters. Simply download the app to see exactly where all the available scooters are in the Provo area. The cost is \$1 to open the scooter and then 15 cents for each additional minute on it. Riders enjoy a quick ride going up to 15 miles per hour.

## Utah Valley Express (UVX)

If you need to get somewhere that isn't campus, UVX is a good option. At [rideuta.com](http://rideuta.com) you can find stops, schedules and routes of where the buses pick up and drop off. As a BYU student, you have access to all of UTA for free, including FrontRunner. Bring your student ID so you can scan in and off the trains and buses.



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# Parking and towing

Daily Universe Staff

Provo City regulations prevent non-residents from parking in some residential areas, so residents can park near their homes. Designated parking areas include Foothill Park, North Joaquin, Pleasant View and University Garden. For a full map of designated parking areas, see page 8. 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.



## Foothill Park

In the Foothill Park area, cars need permits to park on 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.

## University Garden

In the University Garden, 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. On-street parking restrictions are not enforced on Easter, Independence Day, Pioneer Day, Thanksgiving Day, Labor Day weekend, Memorial Day weekend or from the three days before Christmas Eve to New Year's Day.

## Towing and booting

Recent changes prohibit tow trucks from patrolling areas. Instead landlords must call to have cars towed.

## Towing rules

- Vehicles on public streets can be towed 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.

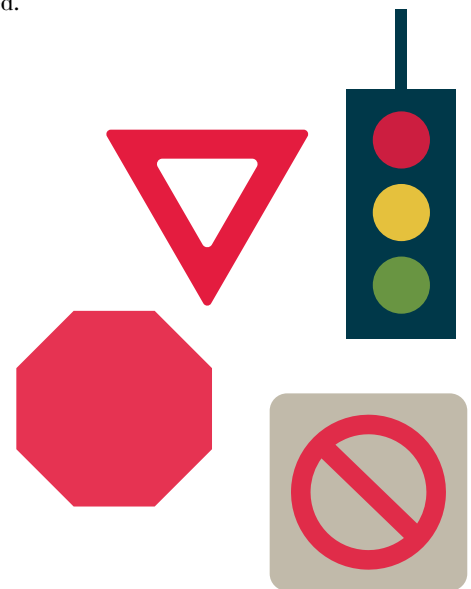
## Booting rules

- 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 unlawful 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.

## BYU parking

Those who choose to park on campus must register the car through myBYU. Go to myBYU, click under "Campus Links," then on "Miscellaneous," then to "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, though free of registering cost, must be registered online by everyone, regardless of school status. All registered vehicles must have visible front and rear license plates.



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# Conflict Resolution

Daily Universe Staff

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 business. 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](http://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, the director of the Center for Conflict Resolution, said many conflicts can 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.

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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# 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.

## 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, the BYU Off-Campus Housing manager.

## Look beyond Provo

Look for housing in nearby cities. Any search for family housing should include Orem, Vineyard, 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 keep transportation needs in mind.

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

## 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 websites like KSL.com and Craigslist.

To help couples find new places to live, BYU’s Off-Campus Housing office has a list at [och.byu.edu](http://och.byu.edu). The list isn’t exhaustive, but it can be a good place to start.

## Work together

Before beginning a search, a couple should 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.

## Read the contract

Read the apartment’s contract thoroughly. Married housing isn’t contracted through the BYU Off-Campus Housing Office.

## Get a waiver and move in early

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](http://och.byu.edu).

## 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](http://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.



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# Foreign language student housing

By Lauren Layne

Foreign Language Student Residence is a BYU College of Humanities-sponsored language immersion program where students live in an on-campus housing complex located near the MTC and the Provo, Utah Temple. This housing option is available to students with intermediate to advanced level language skills.

## What it's like

Residents pledge to use the house language whenever they are at the complex and must take a corresponding language class while living there. A native speaker, or language facilitator, lives in each apartment and is available to help students learn and speak their chosen language.

“You get this incredible immersion experience with no extra charge,” said Harriet Norcross, a junior living in the French house. “Where else are you going to have the opportunity to learn from a native speaker in an immersive environment while you’re at BYU?”

## 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/flsr2020](http://unvr.se/flsr2020).

“I feel like it’s one of the most diverse places to live at BYU because we get [people] from Russia, Spanish-speaking countries, Brazil, China, Japan, Korea, Jordan and Egypt,” said Sam Triginelli, a senior and language facilitator in the Portuguese house.



## Applying

Students looking to live in the American Sign Language, Spanish, Portuguese, Russian or German houses should complete at least the 102-level course in the language. Before living in the Arabic, Chinese or French houses students should take the 201-level class. 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 at [unvr.se/flsr2020](http://unvr.se/flsr2020). FLSR is open to all majors.

## Dinners

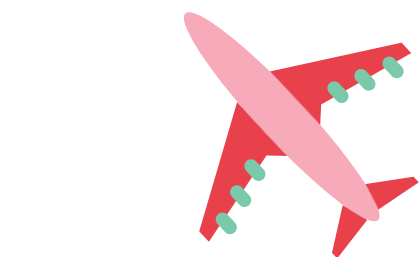
Residents pledge to attend and participate in the apartment dinner program Monday through Thursday at a specific time designated by their house. The dinners are social opportunities for language learning.

“The dinners are what keep people in the FLSR house. Everyone is a really good cook and you get the best food. You get to chat in the language and talk about everyday life. It’s more than a classroom because you’re learning the structure but you’re also talking about dating, life and sports,” said Triginelli.

## FLSR ward

Living in FLSR offers a unique church-going experience. Sacrament prayers are offered in both a foreign language and in English. Sunday School is taught in each house’s specific language. Relief Society, priesthood and sacrament meetings (aside from prayers) are conducted in English.

“You get to know the other people like a normal ward, but within the French house, we become so tight that we’re like an actual family. We jokingly refer to the French house as our French family because you’re required to spend an hour talking to each other every single night,” said Norcross.



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# Securing the security deposit

Daily Universe Staff

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

## Read the contract carefully

Tenants who don't read their contracts carefully may miss important information about their security deposits. Contracts designate the deposit 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.

## Document damage

Complete a check-in/check-out form (see page 59) when you arrive. Carefully note and photograph damage to the apartment, including holes in walls, broken light fixtures or faulty furniture. Share your documentation with the landlord and have them sign the form.

## 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 the remaining amount of the deposit to the renter within 30 days of the move-out date. If money has been taken from the deposit for any reason, the landlord also must send the renter an itemized list of deductions. If a list is not given, ask for it and 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.

If tenants do not receive their security deposits within 30 days — having followed all the necessary precautions by providing their addresses and stamped envelopes — then they are 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 moving out, landlords typically require apartments to be clean enough for a new tenant to move in. This standard can be different for different landlords, so clarify expectations. Follow provided cleaning checklists and, if possible, be present during the cleaning check. If the property is not “move-in ready” by the landlord's standards, the landlord may charge a cleaning fee from the renter's deposit.

## “I have read and agree to the terms and conditions.”

Here are some of the rights and obligations students accept when signing a BYU housing contract.

### Students agree they will

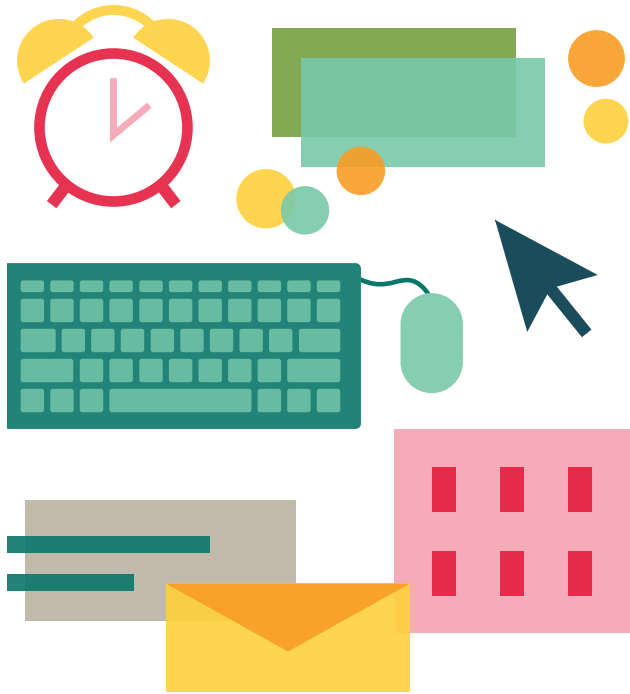
- Attend BYU or another qualifying institution
- Maintain specified residential living standards
- Move in and out when specified
- Pay fees for late rent
- Pay for utilities
- Pay a security deposit
- Keep applicable city, county, state and federal laws
- Use the property as their personal address
- Keep the interior of the property clean and safe
- Be held responsible for damage to the apartment beyond reasonable wear and tear
- Notify the landlord in writing about needed repairs, violations of the Honor Code or violations of Residential Living Standards
- Keep residential address information on myBYU up to date
- Not store, keep or maintain any firearms, weapons or explosives
- Not have overnight guests without prior written consent from the landlord and all other residents
- 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

- The right to be notified of billing, including late fees and receipts of payment
- A right to a reasonably clean residence in good repair
- Ability to end tenancy if the landlord fails to enforce and maintain the Residential Living Standards
- Mediation within 72 hours or three business days from BYU's Center for Conflict Resolution when requested after an eviction notice
- Refuse rent and/or terminate the contract if the residence is unavailable at the start date of the agreement
- 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 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
- Ability 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



# Paying rent

By Lauren Layne

## Check your lease

Your apartment lease should specify when rent is due (typically, the first of the month) and how it should be paid. The most common rent payments are through authorized checks or online resident portals. Some landlords charge late fees, so pay your rent the day before it's due and not the day of or after.

## Ask around

Before you sign a lease, ask people who have lived in the apartment complex before if they've liked living there and if paying rent is easy or not. Past or present residents will have a better and more honest opinion of the rent process and price.

## Utilities

Check your lease to see what utilities you will be paying for and what the monthly rates will be. Many landlords use meters to calculate your utility bill. If you use more electricity, you will pay for more electricity, and vice versa. Be aware of which utilities the landlord will pay and which ones they expect you to pay.

## Be responsible

When looking for a new apartment, know how much income you have a month and how much you can afford to spend on housing, food and other necessities. You should know how much rent will be and how it will impact your monthly and weekly expenses. Generally, it is cheaper to find a year-long contract rather than a fall and winter contract.

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# Protect your investment

Daily Universe Staff



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.

To use the form:

## Step 1: Complete the form when moving in

When moving into 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 the next page or download a copy at [och.byu.edu](http://och.byu.edu).

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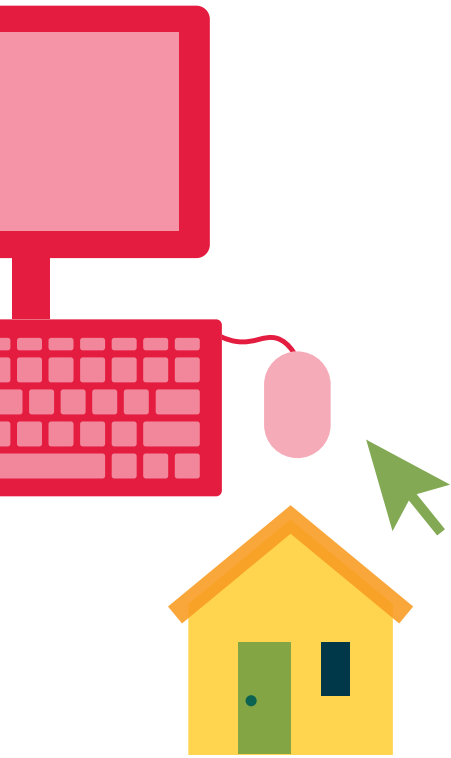
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# The housing waiver

*Daily Universe Staff*

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.

## How to apply


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](http://och.byu.edu). Click on the "Students" tab, and then on "Waivers and fees." Of the four choices that appear, click on the waiver you need. General waivers, living with family waiver and extend a current waiver are the options. 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, finish the waiver online and print it. Next, 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.

## Living with family


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.



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# BYU On-campus Housing

By Matthew Bennett



## Foreign Language Student Housing

The BYU College of Humanities offers language immersion housing. FLSR, a complex of apartments located in the northeast corner of campus, is 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 for each unit. Each apartment has a language facilitator. Students who live in FLSR must speak the designated language at home, be registered for a class in the language, and attend an apartment dinner every Monday through Thursday.

For more information about FLSR, see page 54.



## 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 Commons, the Cannon Center and the Helaman Creamery.



## 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 should plan to prepare their own meals. Limited parking is available for residents.



## Wyview Park

Northeast of LaVell Edwards Stadium is Wyview Park, a complex of apartments with 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 sufficient parking.

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The Ryde shuttle bus service stops at Wyview. For a map showing Ryde's routes, see page 9.

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



### Wymount Terrace

Wymount Terrace is a 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.

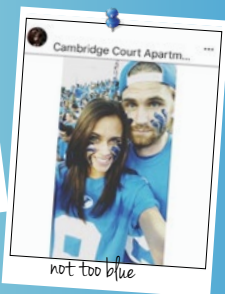
Wymount Terrace is a 20-minute walk to the center of campus, but has generous amounts of parking. The Ryde shuttle bus service stops at Wymount (see page 9).



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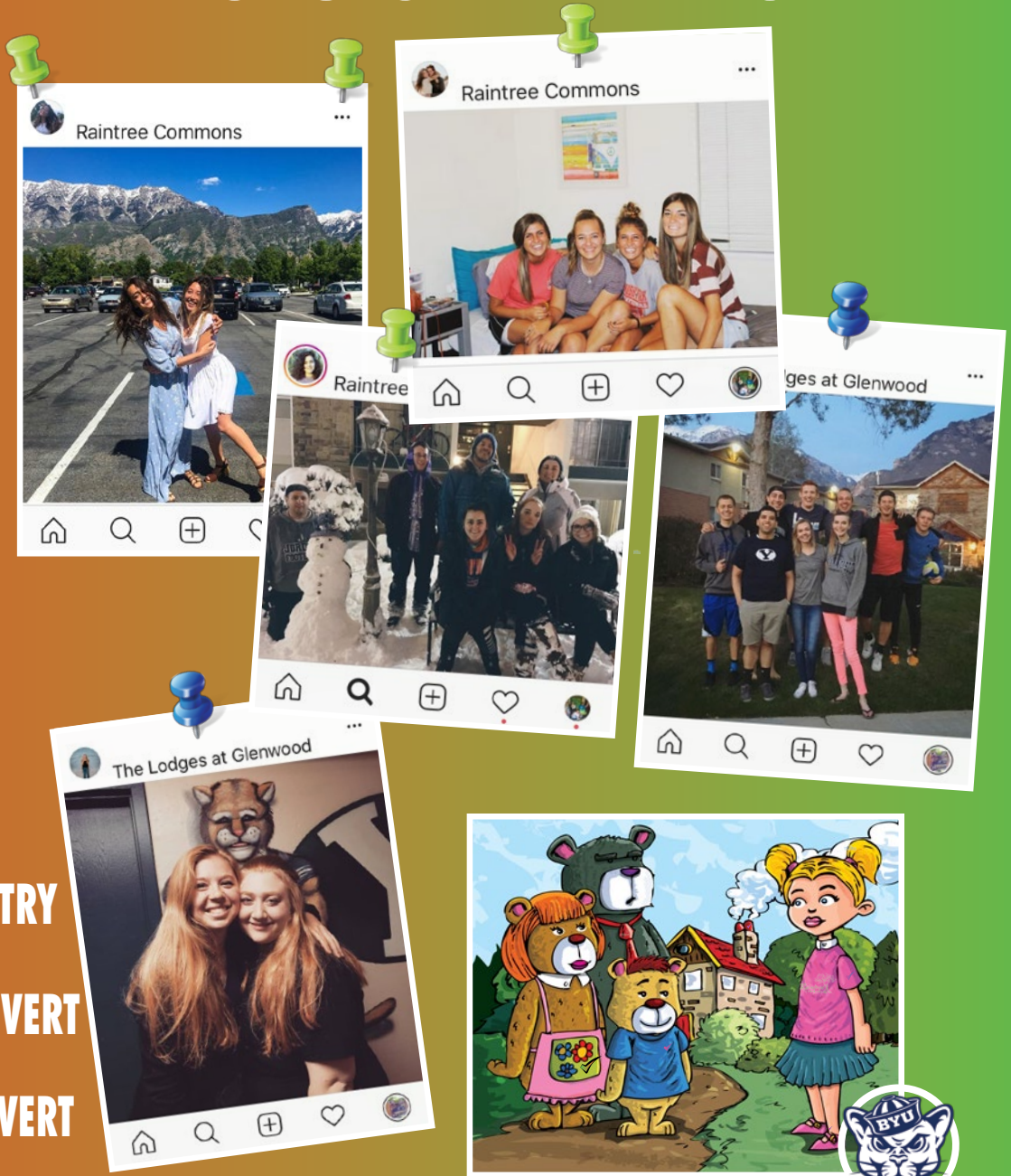
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