

VON KLEIN PROPERTY MANAGEMENT, INC CAMPUS RENTALS

Largest Selection – Personal Service

★ Summer Rates

★ Fall Reservations

Alderwood Manor **Maple Arms**
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686-0743 485-7776

Blackstone Manor **Ferry Quads**
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College Side **Patterson Manor**
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344-1827 485-7776

Courtyard Terrace **Talisman**
2515 Frontier 888 E. 18TH
485-7776 342-7373

Fir Crest **University Manor**
630 E. 14TH 745 E. 15TH
485-7776 485-9773

Flintridge **944-946 E. 19TH**
500 E. 18TH 485-7776
687-5996

Garden Terrace **1365 Ferry**
1893 Garden Ave. 485-7776
344-6861

Holly Court **1884 Garden Ave.**
1930 Onyx 344-6861
485-7776

Lake Crest **1340 Mill**
1390 Mill 349-9643
349-9643

VON KLEIN PROPERTY
MANAGEMENT, INC

485-7776 • 1301 FERRY

Moving Guide

Tenants should be cautious

By John Davidson

As summer nears many of you will be leaving your current rentals and/or moving to new ones. These tips will help you to protect your legal and financial interests during the transition.

Always make written documentation of every significant occurrence between you and your landlord. (And always keep copies of all landlord-tenant documents!)

Ending a tenancy

1) **Giving notice.** If you have a term lease set to expire, then you probably don't need to worry about providing notice. But if you're on a month-to-month, you'll need to give 30-days notice. The notice should be written, and you should keep a copy of it.

The notice should state the exact termination date, which should be no less than 30 days from the day the notice is pro-

vided. The notice should use the word "termination." Termination is different than moving out. Someone who moves out still owes rent. Someone who's terminated doesn't.

If the notice is mailed rather than hand delivered, then the relevant period needs to be at least 33 days, and the notice needs to mention that the extra three days were added and explain why.

Your notice should also include a forwarding address where the landlord can send your security deposit. It should indicate a date and time at which you would like to conduct a joint move-out inspection.

Ideally, hand deliver the notice and have the landlord or manager sign your copy acknowledging the day on which it was received and agreeing to the proposed termination date.

2) **Cleaning.** You should make some effort to clean the premises prior to vacating. If the rental agreement makes you responsible for the grounds, then you should also make some effort to mow the grass. After you've made these efforts, you should take pictures. This is very important. When a landlord asserts cleaning and repair charges of \$1,000 and says you trashed the place, a picture can be worth its weight in gold.

Even if the landlord isn't holding a large security deposit, you should make some effort to clean. Otherwise the landlord may bill you for cleaning and repairs in excess of the deposit.

Aside from taking pictures that document your good-faith efforts, you should arrange a joint walk-through.

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Affordable Living at its Finest!

Eugene Manor

1050 Ferry Street
484-7441

- Studios, 1 & 2 Brs Starting at \$453
- Includes all utilities & expanded cable
- On-site management/laundry
- Great location—Close to Campus

Rivertowne

597 Country Club Road
485-1422

- 1, 2, 3 Bedrooms from \$525
- Covered parking, on-site laundry
- Beautiful courtyard setting
- Charming townhouses and flats
- Fireplaces, pool, close to everything

15th & Olive

95 W. 15th Avenue
484-5633

- Studio and 1Br lofts from \$425
- Sparkling clean
- Covered parking
- On-site laundry and manager
- Convenient location—Close to Campus

915 Oak St. Suite 200 • 485-6991

University of Oregon

RECYCLE GUIDE

Starting to clean out early?

PLAN AHEAD !!

You can help us in the efficient collection of your materials.

RESIDENCE HALLS: Recycling collection is available throughout University Housing for the following materials:

- Paper
- Cardboard
- Newspaper
- Beverage Containers

Residence Hall Recycling Site Locations

Riley Hall: Kitchen area
Earl Hall: First floor foyer
Walton Hall: Laundry rooms
Hamilton Hall: Trash rooms

Bean Hall: Laundry room area
University Inn: Laundry rooms
Carson Hall: Basement by elevator

OFFICE CLEAN-OUTS: Please contact us @ 346-5275

to assist you in your office cleanouts.

COMMUNITY DROP SITE: For off-campus recycling, feel free to use the Community Drop Site located in the South East corner of the Bean parking lot. Please refer to the recycling guide located there.

FAMILY HOUSING: Recycling sites are located at all dumpster locations. Take all reusable items & donations to your nearest non-profit organization. For motor oil, batteries, and other hazardous materials, contact Lane Co. Waste Management @ 687-4119 for more information.

For more information contact Campus Recycling @ 346-0929.



SAVE

**THIS
SECTION**

**FOR ALL
YOUR
HOUSING
NEEDS**

Extra copies available
at the Emerald Office,
Suite 300 EMU