

SPYGLASS

CIR Property Management LLC

Apartments - Duplexes - Houses for rent near the U of O

You are welcome to come to our office for a
free list of available rentals.
Drive by locations that interest you,
then call for an appointment to see the inside.

No Pets, Please.

345 W. 10th

686-1130

Moving Guide

Do you know your renters' rights?

At some point, everyone rents a house or apartment. To avoid the legal and financial headaches associated with the tenant-landlord relationship, understanding your rights is important.

1. What responsibilities does the landlord have to keep a rental in good condition?

- a.) the plumbing must work
- b.) there must be adequate heat
- c.) lights should work
- d.) clean building, grounds
- e.) all of the above

2. What types of safety precautions must a landlord take to ensure a tenant's safety?

- a.) monthly fire drills
- b.) working smoke detector with working batteries

c.) drop-in pop quizzes on general household safety procedures

d.) working locks on all dwelling entrances

e.) both b and d

3. Who is responsible for paying the utility bill?

a.) the landlord pays for heat, water and power

b.) the tenant pays for heat and electricity; landlord pays for water and garbage

c.) the tenant pays for all utilities

d.) responsibilities vary from landlord to landlord; this is something to be clear on before beginning a tenancy

e.) both a and b

4. How long does a landlord have to return a security de-

posit?

a.) two weeks

b.) 30 days

c.) 60 days

d.) 90 days

e.) the landlord is not required to return the deposit

5. What should a tenant do when a landlord does not make requested repairs?

a.) try to negotiate with the landlord to do the repair and adjust the rental payment

b.) consider court action if the landlord refuses to take care of the problem

c.) withhold rent

d.) write a letter to the landlord stating the problem and ask that it be repaired within a reasonable time

e.) a, b and d; not c

6. What must a landlord do if he or she decides to keep any part of a security deposit?

a.) provide the tenant with a statement showing the use of that money within 30 days after termination of the rental agreement

b.) nothing; the landlord is the best judge of how the money should be used

c.) provide the tenant with a statement showing the use of the money within two weeks after termination of the rental agreement

d.) nothing; most students don't know enough about the law to know they are entitled to the money

Turn to **ANSWERS**, Page 9B

• culture • diversity • retreats • community • granola • sharing • cookies • music • people • smiling • organic food • kindness • café man

NEED A CHANGE IN YOUR HOUSING SITUATION?

The Student Cooperative Association is taking applications for fall. Call or stop by for more info!



Campbell Club
1670 Alder St.

Lorax Manner
1648 Alder St.
(SCA office)

Info:
683-1112

<http://gladstone.uoregon.edu/~asuosch/sca.html>

\$50 Move in bonus for Summer...think about it!

• 25-pound boxes of chocolate chips • parties • gardening •

Forrest P. Bowman & Co., Inc.



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Studio, 1, 2 & 3 bdrm units

Feel free to drive by the units to see if they meet your needs. Then call to make arrangements to view the interiors.

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Monday - Friday 8 a.m. - 5 p.m.

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TALRAY HOLDINGS OFFERS:

- Eleven Great Locations — 7 Campus Area Locations and 4 West Eugene Locations

and **PRICE IS IMPORTANT TO YOUR BUDGET...**

TALRAY HOLDINGS OFFERS:

- Quad Rental Rates Starting at \$285 Per Month Summer Rates Starting at \$185 June - August
- Campus Area Apartment Rental Rates Starting at \$385 Per Month Summer Rates Starting at \$280 June - August
- West Eugene Area Apartment Rental Rates Starting at \$325 Per Month

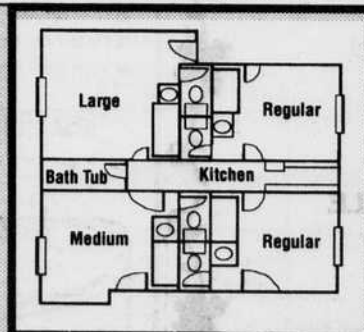
and **WHERE CUSTOMER SERVICE MEANS SERVICE...**

TALRAY HOLDINGS OFFERS:

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- 24 Hour Emergency Number
- Professional On-site Resident Managers
- Prompt Responsive Maintenance — voice Mail Service Request Line and E-mail

Talray Holdings offers an exciting and less expensive alternative to the higher cost of apartment or house rentals. Quad Rentals! A quad unit consists of four private bedrooms, each with either a private half-bath or private full-bath and shared kitchen. See sample floor plan. For your convenience university area locations are professionally managed from tow university area rental offices. Stop by today to view our models and see if quad living is right for you. Reservations are currently being accepted for summer and fall rentals.

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