

Minutes of prevention can save dollars of deposit

■ Some basic maintenance of apartments and residence halls can save students money

By **Bethany Larson**
for the Emerald

For many college students, every penny counts.

Security and cleaning deposits can often make or break a student's budget. With some common sense, a few preventive steps and a lot of ongoing cleaning, students have a good chance of getting back all of their deposit.

The level of required maintenance depends upon the residence and the landlord. However, whether a student lives in an apartment, a house or a residence hall, the same basic rule applies: Return it to its original condition.

Moving in

The first preventive step happens

at the beginning of a lease. Most property managers have an inspection sheet for tenants to fill out when they move in. If a company does not provide a sheet, students should write their own and give a dated copy to the landlord. Photos taken before anything is moved in are also good records to have.

Charges for damage to common areas are often divided between all tenants, so roommates play an important role when it comes to deposits. Kyle Gray, president of Emerald Property Management, said tenants should try to choose roommates with similar values of cleanliness and responsibility.

During the lease

Tenants can protect their deposits from charges with regular cleaning and general maintenance. Because some landlords may charge for repainting the walls, students should follow the contract rules about

smoking and honor restrictions on pets. If pets are allowed, students should treat the residence for fleas before they move out.

Tenants can avoid excessive cleaning charges by taking care of spills immediately. Also, keeping carpet stain remover on hand can be helpful. To avoid damage charges, tenants should notify management, without delay, of any plumbing and electrical problems.

Preparing for inspection

Cathy Engebretson, office manager of Duck's Village, recommends doing a final "deep" clean of the residence, starting about a month before the tenant moves out.

"Do a couple rooms a week and really scrub it, and clean all those weird places you would never clean normally," she said.

A deep clean includes getting cobwebs off the ceiling, wiping off the light fixtures, vacuuming the

furniture cushions, scrubbing the dirt on the walls and washing the mini-blinds. Tenants should also replace any burnt-out light bulbs and smoke detector batteries.

Gray also said if tenants have excessive holes in the walls from pictures, they should not attempt to cover them without authorization from management.

In bedrooms and living rooms, having a clean carpet is an important factor. Many apartment complexes have vacuums that tenants can check out. Students should consult the property manager if they are considering steam-cleaning the carpet.

The kitchen usually requires the most attention, and the oven tends to be the most problematic feature. Gray suggests spraying oven cleaner a day early so it can soak for a while before the oven walls are scrubbed.

Junior Sunshine Clark recom-

mends cleaning the drip pans under the stove burners.

After deep cleaning, students will have less stress and more success with the inspection.

Yard maintenance

As with other areas of the property, return the yard to its original condition. At the minimum, students should mow the lawn within a day or two before they move. Senior Maren Zieba suggests letting the grass grow longer between mowing.

"It's much more environmentally sound," she said.

Tenants should check the rent contract for any specific plant care requirements, such as trimming bushes.

Residence halls

Although students living in the residence halls do not pay a

Turn to **Deposit**, page 14B

Serving UO students for over 20 years

All Sizes **A ATTIC** storage center *Student Discounts!*

689-9230 - HWY 99 at Gilbert Center

WELCOME DUCKS!

WE HAVE MANY PLACES AVAILABLE ON AND OFF CAMPUS.

On Campus	
1220 1/2 E. 23 rd Avenue.....	4 Bedroom
2420 Kincaid.....	3+ Bedroom
2460 Kincaid.....	4 Bedroom
1464 Jefferson.....	3 Bedroom
Other Areas	
167 Lea Avenue (Santa Clara).....	3 Bedroom
173 Lea Avenue.....	3 Bedroom
161 Lea Avenue.....	3 Bedroom
3727 Peppertree (Churchill).....	4 Bedroom

Howard PROPERTY MANAGEMENT & REAL ESTATE

For more information please give us a QUACK at 485-1864.



UNIVERSITY COMMONS
apartments

90 COMMONS DRIVE
338-4000

COME Check Us out!

338.4000

OPEN 7 DAYS A WEEK

FURNISHED 1, 2 & 4 BEDROOM APARTMENTS WITH WASHER & DRYER



Now leasing FOR FALL '02

- CLUBHOUSE w/GAME ROOM
- FITNESS CENTER
- AMPLE RESIDENT and VISITOR PARKING
- SWIMMING POOL
- LIGHTED VOLLEYBALL & BASKETBALL COURTS
- OUTDOOR GAS GRILLS & BBQ



- DECKED OUT KITCHENS
- CABLE/INTERNET HOOKUPS
- EMERGENCY ALARM BUTTONS
- INDIVIDUAL LEASES
- ROOMMATE MATCHING SERVICE
- ON-BUS ROUTE TO CAMPUS

2 bedroom, 2 bath
STARTING AT \$395

www.universitycommons.com

4 bedroom, 2 bath
STARTING AT \$325