

HOUSING GUIDE 2023

WEDNESDAY, MARCH 29, 2023

USC DAILY TROJAN

Decisions, Decisions

RENTAL AGREEMENT

The Tenant(s) known as _____, hereby agree to rent the dwelling located at _____.

The premises are to be occupied by the above named tenants only. Tenant may not sublet premises.

TERM The term shall commence on _____ at \$_____ per month, payable on the _____ of each month.

LATE FEES In the event of late payment, the charge shall be _____ per day.

UTILITIES Tenant shall be responsible for the payment of _____.

APPLIANCES Appliances provided in this rental are: stove, refrigerator, dishwasher, washing machine, dryer, _____.

SECURITY Amount of security deposit shall be _____.

INSURANCE Tenant is responsible for obtaining renters insurance.

NOTICES Should tenant decide to vacate the premises, _____ day written notice is required.

REAL ESTATE COMMISSION (If applicable) In the event a commission was earned by a real estate broker, Tenant shall not take possession of the premises unless all fees due broker are paid in full as agreed. Commission is payable when this lease is signed by the Tenant(s). It is solely for locating the rental for the Tenant and is not refundable under any circumstances regardless of any disputes.

ACKNOWLEDGMENT Tenants hereby acknowledge receipt of this document, and have received a copy.

RENT: _____
SECURITY: _____
BROKER'S FEE: _____

Roommate Agreement

Roommate Name: _____
Roommate Name: _____
Roommate Name: _____

Costs:
How will utilities be divided? _____
How will food be divided? _____
How will shared purchases be divided? _____
Who will keep them? _____

Pet Policy: Fish _____ Cats _____
Who is responsible for: _____
Feeding? _____
Vet bills? _____

Guest Policy:
How many guests are permitted? _____
What is the maximum stay? _____
Other: _____

Roommate Policy:
When are you available? _____
Is smoking allowed? _____
How much? _____
Other: _____

Other Terms: _____

RENTAL APPLICATION

First _____ Middle _____ Last _____
Any Other Names You've Used In The Past _____
All Other Proposed Occupants _____

Birth Date _____ Social Security # _____ Phone _____
Birth Date _____ Relationship To Applicant _____
Previous Residence _____
Prior Residence _____
Previous Employment _____

Each adult (18 or older) must fill out a separate application.
There is a non-refundable fee of \$20/adult to apply.

Driver's License # _____
Cell Phone _____



ALSO AVAILABLE ONLINE STARTING MARCH 30 AT [DAILYTROJAN.COM/HOUSING](https://dailytrojan.com/housing)

A PUBLICATION OF
THE UNIVERSITY OF SOUTHERN CALIFORNIA

DAILY TROJAN

Finding the place to live that’s right for you

Finding a place to live is like choosing a partner — it’s exciting, but also potentially disastrous. Just like choosing a romantic interest, you’ll be much happier if you first take some time to think about what is important to you and what you’d be willing to sacrifice. Making a list of priorities will help you sort through your choices and improve your chances of avoiding a mistake.

Answer for yourself the following questions about your potential housing situation, and then prioritize them so that you’ll know what’s a must-have.

Do you want roommates?

This question will dictate much of your housing search and significantly change what you’re looking for. Before deciding you may want to research the cost of rent in the area. Living with a

roommate is much cheaper than living alone, but those who need time alone to study may find it worth the extra cost. Sometimes renting a room by yourself in a large house can be a good compromise.

Do you have a compatible roommate in mind?

Great friends don’t always make great roommates, so choose carefully. Ask your friends if they know of anyone who is looking for a roommate or apartment. If you can’t afford to live alone but don’t know of anyone, look for a person with a spare room. The *Daily Trojan Classifieds* lists these postings.

How long will you live in this space?

Short leases will severely limit your housing options. Most leases require at least one year’s

Visit apartments during the day and at night to get a feel for the area.

commitment, so if this is too long for you, consider a sublet or a month-to-month lease. You can try to negotiate a deal if you’re willing to stay for a longer amount of time.

What can you afford?

Sometimes the new luxury pad is worth every penny, but you might also prefer having that extra money to go out on

weekends. Do a budget before you start shopping to figure out what you’re willing to spend. Avoid renter’s remorse by doing a budget first.

Where do you want to live?

The neighborhoods around campus offer a variety of different living experiences. Do you want a quieter neighborhood or one with lots of other college students? Something more sophisticated Downtown? Explore different neighborhoods to get a feel for the atmosphere. Visit them during the day and at night to get a feel for the area, and look up local rental rates to get a sense of whether you can afford the apartments in the area.

What kind of amenities do you need?

Having a pool is great, but will you use it enough to pay

the premium? A reserved parking space might be a better investment in this parking-deprived area, or a gym in the building might save you time in the morning. With the vast amenities and open spaces available in and around USC, maybe all you need is a place to crash at night, and in that case you might opt for a lower-budget option.

Should I rent or buy?

If you’re planning on staying in the area after graduation, the churning housing market has created a great opportunity to buy. Most students won’t have the capital to make a down payment, and loans with no money down should be avoided. Students may consider partnering with parents or trusted friends to purchase a condo or other property. Consult a licensed real estate agent.



OPTIONS ABOUND • The neighborhoods around University Park and downtown Los Angeles offer an increasing number of housing choices.



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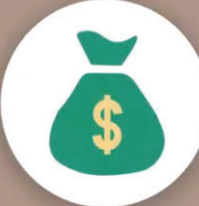
PLACE

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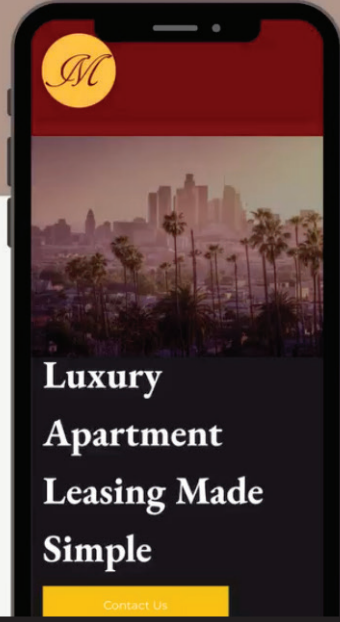
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The St. Charles Apartments are located in the vibrant neighborhood of Korea Town. We are minutes from all your everyday needs and a variety of markets, banks, and gyms. Korea Town is home to some of Los Angeles' best restaurants, stores, and entertainment. Engage in the Los Angeles' vibrant arts and culture scene, our property is a 10-minute drive to LACMA, The La Brea Tar Pits and the Petersen Automotive Museum. The St. Charles Apartments are easily accessible to other Los Angeles neighborhoods; we are 10-minutes to Hollywood, 10-minutes to Silver Lake, 20-minutes to Downtown. Our property is just a 10-minute walk to the Wilshire/Western Metro Purple Line station and easily accessible to the 258 and 101 freeways. Take advantage of living in one of Los Angeles' most exciting neighborhoods!



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Know what to look for in your rental unit

Before you sign the lease, make sure these items are in good condition

Look before you lease! Most property owners do their best to provide a safe, clean living environment for their tenants, but occasionally there may be problems from previous tenants that have gone unnoticed. It's important that you note any broken or non-functioning items in your room or apartment so that you won't be held responsible after you move out. This way, you're more likely to get

your security deposit returned, and your landlord or property manager will probably be grateful to know about any problems beforehand. Don't just get an apartment because it looks nice or has a pool. In addition to checking out the size and amenities of the apartment, remember to inspect the "hidden" attributes. Before you sign the lease, make sure you've confirmed that the following work properly, especially because broken items can be brought to the landlord's attention, and a written and initialed promise to repair can be added to the lease. Also be sure you know what accessories and appliances will be included (refrigerator, microwave, curtains, shower rod and shower curtain, etc.) Here are some items to inspect before you sign your lease: **Sink Faucets in Kitchen / Bathroom and Shower Head** Make sure water comes out of the faucets and shower heads, and the pressure is more than a

dribble. Also see if the hot water works. No one wants to take a cold shower their first days in their new home.

Toilet Check that the toilet flushes properly and thoroughly. Depending on the force of the flush, you may need to invest in a plunger.

Appliances Make sure all appliances, such as the stove, oven, refrigerator, air conditioner and heater are functioning properly.

Wear and Tear Take a look at the carpet and walls to see if there are stains or marks. Point these out to your potential landlord to make sure you aren't held accountable for them.

Electricity Check the lights and outlets to make sure the electricity is working properly. If there are no bulbs, ask the landlord to borrow one.

WIFI & Mobile Reception Be sure to see what the reception is like in the different rooms.

Walls and Outside Traffic Check how sound-proof the apartment is or how nearby you are to highways or railroads. How much external noise can you hear? Do you hear the honking of car horns or the television in the unit next to you?

Cleanliness Check for dirt in the cabinets or closets. The apartment should be swept, mopped, and vacuumed. Also be sure to check for any cockroaches or ants crawling around.

Moving Out When moving out of your apartment, be sure to leave everything clean and close to the way it was when you first moved in. A property owner is allowed to use some of the security deposit to make repairs for anything that you have broken or clean anything that you have left dirty.

Many landlords won't charge for minor wear and tear, but they do have the right to use some of your deposit for new paint and carpeting if it is necessary. If a landlord tells you that he or she is keeping some or all of your deposit, ask for an itemized report of the repairs. They must do so by law, and the amount must be reasonable in relation to the repair.

Most important, it's a good idea to foster a good relationship with your landlord from the get-go. Being a friendly tenant who is also clean and responsible will increase the chances of getting your repairs made quickly. Landlords may be less likely to hold you accountable for repairs when you move out if they like you and feel assured that you have done your best to care for your apartment.



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HOUSING GUIDE

MARCH 29, 2023 | SPECIAL ADVERTISING SUPPLEMENT

PAGE S5



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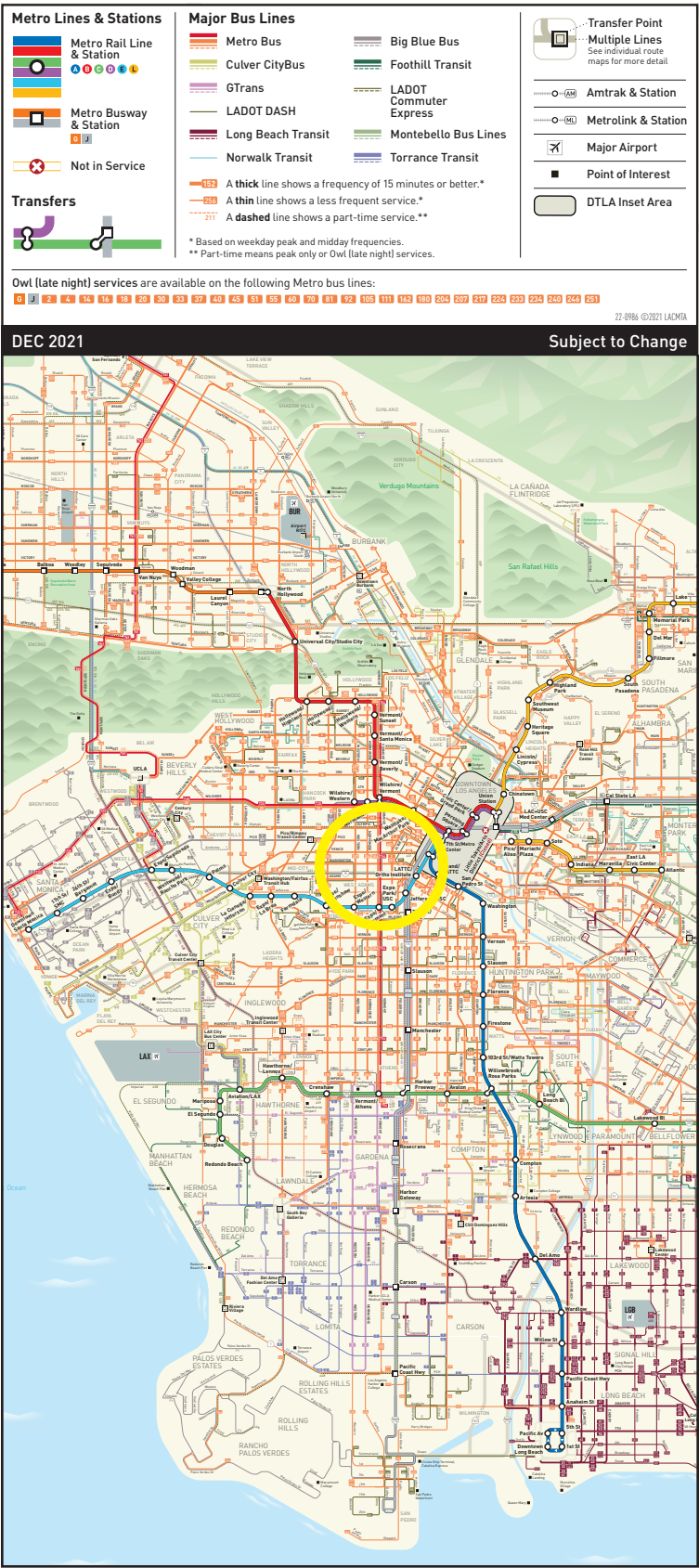
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Los Angeles Bus and Rail Systems



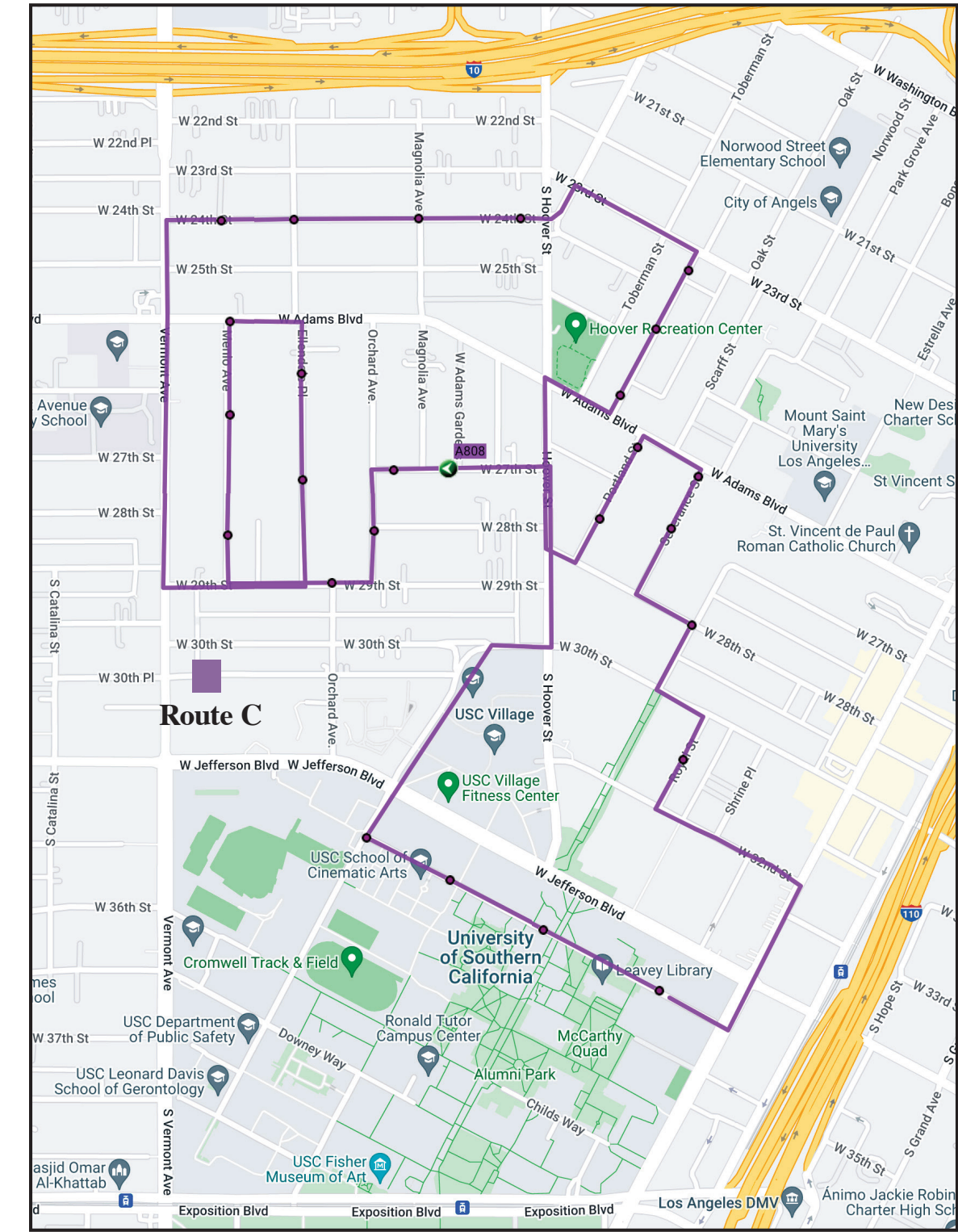
USC Neighborhood Bus Route C, University Park Campus Spring 2023

Bus departs from Leavey Library every 20 minutes, from 7:00am-6:00pm, then every 30 minutes from 6:30pm to 10:00pm Monday-Friday. There is also an early bus that departs at 6:20am.

Schedule			
6:20 AM	10:20 AM	2:00 PM	5:40 PM
7:00 AM	10:40 AM	2:20 PM	6:00 PM
7:20 AM	11:00 AM	2:40 PM	6:30 PM
7:40 AM	11:20 AM	3:00 PM	7:00 PM
8:00 AM	11:40 AM	3:20 PM	7:30 PM
8:20 AM	12:00 PM	3:40 PM	8:00 PM
8:40 AM	12:20 PM	4:00 PM	8:30 PM
9:00 AM	12:40 PM	4:20 PM	9:00 PM
9:20 AM	1:00 PM	4:40 PM	9:30 PM
9:40 AM	1:20 PM	5:00 PM	10:00 PM
10:00 AM	1:40 PM	5:20 PM	

Stops	
Leavey Library	24th Street Theater
JEP House	23rd & Portland
Dental School	2341 Portland
34th & McClintock	Centennial Apts
University Regents Apts	Sierra Apts
28th & Orchard	Founders Apts
29th & Orchard	Hillview Apts
2726 Menlo	Pacific Apts
2658 Menlo	28th & University
Adams & Menlo	Troy East
2632 Ellendale	
2700 Ellendale	
1358 W. 24th	
24th and Ellendale	
24th & Magnolia	

SOURCE: USC Transportation



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SCAN TO LEARN MORE

SPECIAL ISSUES SPRING 2023

**Spring
Semester Final /
Graduation**
Thursday, April 27.

• Last chance to advertise
before final exams
and commencement.



• Distributed at sessions
throughout the summer
incoming USC freshmen,
transfers, grad students
and parents.

**Summer
Orientation**
June 14

ADS@DAILYTROJAN.COM

The 4-1-1 on help numbers 3-1-1 and 2-1-1

Virtually everyone knows about 9-1-1, but what about other three-digit codes? An “N11” code or “N11 number” (spoken as “N-one-one”) is a special abbreviated dialing telephone number within the North American Numbering Plan that allows access to special services. Two of the most helpful for regular use are 3-1-1 and 2-1-1.

In the City of Los Angeles,



3-1-1 is a phone number, web site (myla311.lacity.org) and downloadable app. The toll-free number provides immediate access to information and more than 1,500 non-emergency city services. Calls are answered 24 hours a day, 365 days a year by 3-1-1 agents who are trained to provide information or refer calls for service to the correct City agency the first time.

Need that pothole fixed or that old couch picked up? 3-1-1 puts you in contact with the Citywide Services Directory, which can help you get in touch with anyone in the city, from your elected officials to your local fire department to get your cat down out of the tree, DWP, city council members, the ethics committee and more.

Resources in 3-1-1 include:

- City of Los Angeles office locations
- City services: garbage collection, non-emergency police and fire, business permits, street maintenance, etc.
- City phone numbers
- Public meeting schedules (e.g. Council, Committees, Neighborhood Council Meetings, etc.)
- Citywide events
- General information for the City of Los Angeles

Examples of calls to 3-1-1 include:

- Bulky items pickup
- City tree trimming
- Illegal burning
- Suspicious persons
- Debris in roadway
- Minor injuries

Non-working street lamps

- Noise complaints
- Local government inquiries
- Animal control

In 2000, the city council approved the concept of the 3-1-1/E-Government Services Project, following the trend of other cities. The largest 3-1-1 operation in service operates in New York City. From within the city limits, dial 3-1-1 from any local area code telephone line to connect with the 3-1-1 call center.

What is 2-1-1?

2-1-1 LA County is a private, nonprofit 501(c)(3) organization. In addition to the phone line, its services can be looked up online (211LA.org). It is the largest information and referral (I&R) service in the nation, helping approximately 500,000 individuals and families in Los Angeles County each year, and is recognized nationally, throughout the state, and in Canada for its leadership in the field.

What is renter’s insurance and should you consider it?

While apartment buildings are insured against certain catastrophes, this coverage does not usually extend to personal property. Renter’s insurance can help to mitigate your losses should you be the victim of theft or property damage. These are some common misunderstandings about renter’s insurance:

I’m covered because my landlord has insurance

Usually a landlord’s insurance covers only structural damage to the building itself—and a lot of policies don’t even go that far if the damage is caused by a tenant. For example, if you leave the tub running and it drips downstairs, damaging your neighbor’s couch, you may be liable for the whole mess. If your building caught fire, your landlord’s coverage would include repairs, but only to the building.

It’s too expensive

Renter’s insurance can be as little as \$10 to \$20 per month. It depends on factors such as the type of personal property you’re covering, the size of the dwelling, the location and the deductible you want. Lower prices are offered for apartments that contain smoke alarms and fire extinguishers. For lower rates, you can raise the deductible; for more protection, you can pay more for replacement cost coverage.

My neighborhood is safe

Renter’s insurance usually extends beyond on-premise theft and hazards. If your luggage is stolen while you’re on vacation, you’ll often be covered. The same may be true with property stolen from your car. You’ll also likely be protected if someone slips and sprains their ankle at events you hold; you may even receive compensation for legal defense costs in the case of a lawsuit.

I don’t own valuable things

You might be surprised at how quickly all your books, devices, and kitchen appliances add up. Even students can easily own thousands of dollars worth of belongings. Following is a list of common household items. List each item along with its year of purchase and what you think it would cost to replace it today.

Types of coverage offered

Personal property coverage: Coverage varies by state, company, and type, but here are some basic examples of personal property to include in your inventory. Items not listed here may still be insurable; ask agents about customizing your policy with more options.

- Property typically covered:
- Stereo systems, VCRs, and television sets
 - Photography equipment
 - Movable appliances, including microwaves
 - Furniture
 - Sports equipment
 - China and glassware
 - Clothing and books

- Property covered with limitations:
- Home computers
 - Cash, including coin collections
 - Checks and traveler’s checks
 - Jewelry and watches
 - Precious and semi-precious stones
 - Comic books, trading cards, stamps
 - Antiques and fine art
 - Goldware and silverware (theft)
 - Rugs, wall hangings, and tapestries
 - Firearms (theft)
 - Furs or clothing trimmed in fur

Natural hazard coverage: Natural-hazard coverage varies by state and company, but most policies protect your property against losses created by the following:

- Vandalism
- Water damage from failure of plumbing or appliances
- Frozen water pipes
- Hail
- Windstorm
- Smoke
- Explosion
- Vehicles or aircraft



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The importance of fire safety in your home

A smoke alarm is critical for the early detection of a fire in your home and could mean the difference between life and death. Fires can occur in a variety of ways and in any room of your home. But no matter where or how, having a smoke alarm is the first key step toward safety in your apartment.

This information is not intended to be all inclusive, but it is intended to inform the reader about some of the safety aspects and importance of having and maintaining working smoke alarms.

Why are Smoke Alarms Important?

Every year in the United States, about 3,000 people lose their lives in residential fires. In a fire, smoke and deadly gases tend to spread farther and faster than heat. That's one reason why most fire victims die from inhalation of smoke and toxic gases, not as a result of burns. A majority of fatal fires happen when families are asleep because occupants are unaware of the fire until there is not adequate time to escape. A smoke alarm stands guard around the clock and, when it first senses smoke, it sounds a shrill alarm. This often allows a family the precious but limited time it takes to escape.

About two-thirds of home fire deaths occur in homes with no

smoke alarms or no working smoke alarms. Properly installed and maintained smoke alarms are considered to be one of the best and least expensive means of providing an early warning of a potentially deadly fire and could reduce the risk of dying from a fire in your home by almost half.

Where Should Smoke Alarms be Installed?

Smoke alarms should be installed on every level of the home, outside sleeping areas, and inside bedrooms.

A smoke alarm should be installed and maintained according to the manufacturer's instructions. When installing a smoke alarm, many factors influence where you will place it, including how many are to be installed. Consider placing alarms along your escape path to assist in egress in limited visibility conditions.

In general you should place alarms in the center of a ceiling or, if you place them on a wall, they should be 6 to 12 inches below the ceiling.

Install a working smoke alarm on every level of the home, outside sleeping areas, and inside bedrooms.

Replace smoke alarm batteries at least annually, such as when resetting clocks in the fall or spring.



Test all smoke alarms in your house once a month.

Do not place a smoke alarm too close to a kitchen appliance or fire-place, as this may result in nuisance alarms.

Avoid locating alarms near bathrooms, heating appliances, windows, or ceiling fans.

Replace smoke alarms that are more than 10 years old. Smoke alarms don't last forever.

Develop and practice a fire escape plan, because working smoke

alarms and a fire escape plan will increase your protection in case of a fire.

Escaping a Fire

Do not waste any time saving property. The fire has already developed and the closest smoke alarm has detected the smoke.

It may be smoky; getting low may make it easier to breathe and see. Smoke contains toxic gases which can disorient you or, at worst, overcome you.

The time it takes to get out depends on many factors including mobility, helping others, escape route, time of day, smoke, fire, and the location of the fire. Once you are out of the home, never re-enter the home.

The type of fire, slow smoldering or fast flaming, can determine the amount of time you have to escape before being overcome by smoke, heat, and toxic gases.

Fast Moving Flaming Fire

Fast flaming fires don't leave much time for escape. An ionization smoke alarm may be seconds faster than a photoelectric smoke alarm, and those seconds will count in a fast moving flaming fire.

In a flaming fire: A fire escape plan will help reduce the amount of escape time required for you and your family to get out safely.

These types of fires can develop rapidly; leave the home as fast as possible because the flames, heat, and toxic gases will become too intense in a short time.

If your primary escape path is blocked by smoke, flames, and heat, use your secondary escape method, such as an alternative door or window.

Smoldering Fire

Smoldering fires develop slowly. A photoelectric smoke alarm can be minutes faster than an ionization smoke alarm in responding to a smoldering fire. Regardless of the type of smoke alarm, as soon as the smoke alarm sounds, leave the home as fast as possible.

In a smoldering fire: An escape plan will help reduce the amount of escape time required for you and your family to get out safely.

When the smoke alarm sounds, leave the home as fast as possible; it is unpredictable when the smoldering fire may burst into a flaming fire.

These types of fires produce a lot of smoke; getting low may make it easier to breathe and see. The smoke contains toxic gases which can disorient you or, at worst, overcome you.

If your primary escape path is blocked by smoke, flames, and heat, use your secondary escape method, such as alternative door or window.

Preventing Heating and Cooling Appliance Fires

Have a professional technician inspect your heating, cooling, and water appliances annually.

Have the fireplace chimney checked and cleaned routinely by a chimney "sweep" at least once a year.

Do not leave a portable heater operating unattended or operating while sleeping. Portable electric air heaters are designed for use only as temporary supplemental heating and only while attended.

Look for portable heaters that are listed by a nationally-recognized testing laboratory. These heaters have been tested to meet specific safety standards, and manufacturers are required to provide important use and care information to the consumer.

Preventing Electrical Fires

Electrical fires from wiring and lighting are the third leading cause of residential fires. Fire deaths are highest in winter months which call for more indoor activities and an increase in lighting, heating, and appliance use. Most electrical fires result from problems with wiring such as faulty electrical outlets and old wiring. Problems with cords and plugs also cause many home electrical fires.

Do not use any electrical cord that is stiff or cracked. The insulation on electrical cords can become damaged by wear, flexing, or age.

Find additional information at: ready.gov/home-fires

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