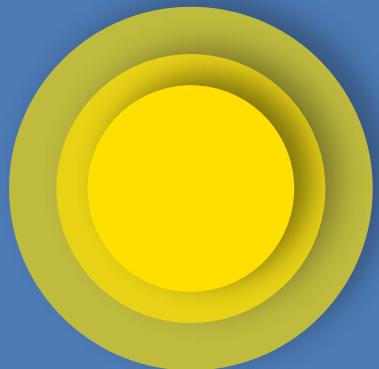


Off-Campus Living & Neighborhood Relations

UNIVERSITY OF SOUTH CAROLINA



OFF-CAMPUS *LIVING GUIDE*

-
- FIND YOUR 2019-2020 OFF-CAMPUS HOME •

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STEPS TO FINDING YOUR **IDEAL OFF-CAMPUS HOME**

1 Be aware of important dates:

- Stop by the Fall and Spring Off-Campus Housing Expos on Greene Street (visit sc.edu/offcampusliving for upcoming dates).
- Mid-Fall: On-campus housing application available online for current undergraduate students.
- Late Fall: Students are notified of on-campus housing approval.

2 Review this Off-Campus Living Guide. It is filled with information about leases, roommates and more. Use the apartment community map and amenities chart on pages 38-39 to find the complexes that most closely align with what you are looking for in an off-campus residence.

3 Stop by the West Wing of the Russell House to speak with a current USC student serving as a Community Ambassador about your off-campus housing search. Open Monday – Friday 8:30 a.m. to 5 p.m.

4 Use the online message boards to find a roommate or sublease.

- Visit our website: sc.edu/offcampusliving.
- Click message boards.
- Log in with your USC network username and password.
- View Message Boards tab on the left-hand toolbar.

5 Explore local apartments and houses available for rent on housing.dailycgamecock.com and sc.edu/offcampusliving.

6 Find the right roommate(s) by using the Off-Campus Living & Neighborhood Relations roommate message boards or apartment complex roommate matching services. Ask potential roommates questions about cleanliness, apartment/house preferences, price range and personal habits before agreeing to live together.

7 Visit properties and complexes you are considering before signing a lease. The best way to make a good choice about where to live is to see it firsthand.

8 Visit Student Legal Services if you have questions BEFORE signing your lease. Meet with an attorney for a FREE consultation on a variety of issues including landlord-tenant and housing laws. Visit sc.edu/offcampusliving to schedule an appointment.

9 Be a good neighbor. Wherever you choose to live, you will be a representative of the University of South Carolina. Plan to get to know your neighbors by introducing yourself when you move in and educate yourself about community expectations before you sign a lease to make sure the atmosphere is the right fit for you.

NARROWING DOWN YOUR SEARCH

Columbia is a great city that offers a wide variety of off-campus housing options for students. We highly recommend you answer these important questions to narrow your off-campus housing search.

How will I determine how much I can pay to live off campus each month?

- Talk to a parent/guardian/guarantor.
- Meet with a money management consultant in the Student Success Center about moving off campus.
- Talk to your roommates.
- Set a budget.
- Meet with USC's Office of Student Financial Aid and Scholarships.

What atmosphere is right for me?

- Students as neighbors (most likely at student apartment complexes)
- Families, working professionals and/or retirees as neighbors (most likely in local neighborhoods)

Do I need matching assistance to find a roommate (available at some apartments)?

- Yes
- No

What will be your primary mode of transportation?

- Non-motorized vehicle (bike, walking, skateboard)
- Moped/Scooter
- Car

How many roommates would I like to have?

- No roommates
- 1 roommate
- 2 roommates
- 3 or more roommates
- 4 or more (only at apartment complexes due to city occupancy rules)

I would prefer the following type of lease:

- Group: You can be held responsible for the entire rent.
- Individual: You are only responsible for your share of the rent (available at most apartment complexes that cater to students).

Distance preference:

- I have a vehicle and don't mind driving to campus.
- I want to be able to walk to campus.
- I will take the shuttle back and forth to campus.

What amenities do I value most?

- | | | |
|---|--|--|
| <input type="checkbox"/> Pool | <input type="checkbox"/> Pets allowed | <input type="checkbox"/> Tanning bed on-site |
| <input type="checkbox"/> Includes furniture | <input type="checkbox"/> Private bathroom | <input type="checkbox"/> Computer lab on-site |
| <input type="checkbox"/> Hardwood floors | <input type="checkbox"/> Trash removal | <input type="checkbox"/> Visitor parking |
| <input type="checkbox"/> Workout room | <input type="checkbox"/> Movie theater | <input type="checkbox"/> Grilling stations |
| <input type="checkbox"/> Shuttle to campus | <input type="checkbox"/> Near the baseball stadium | <input type="checkbox"/> All utilities included (water, electricity, cable/internet) |
| <input type="checkbox"/> Walking distance to campus | <input type="checkbox"/> Near the football stadium | <input type="checkbox"/> Within walking distance of a downtown district |
| <input type="checkbox"/> Washer and dryer in unit | <input type="checkbox"/> TV included | <input type="checkbox"/> Outdoor recreation facilities |

MOVING PREPARATION

It's never too early to start preparing for your move! Whether you are new to living off campus or you are a repeat renter, these tips can help you make moving in and out as painless as possible.



THINGS TO REMEMBER WHEN MOVING IN AND OUT

Move In Smart

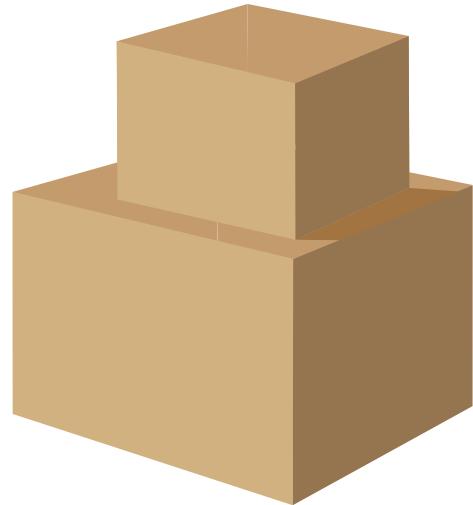
Before moving your belongings in, make sure your new place is safe to live in by inspecting your rental and recording (with photos and in writing) anything that is damaged, hazardous, or in need of repair. Columbia has minimum standards that properties are required to meet. Keep these requirements in mind and personally check for the following before moving in:

- Make sure there is at least one window that opens per room and there are no panes broken.
- Make sure all electrical fixtures and smoke detectors are working.
- Inspect for rodents and bugs.
- Make sure all appliances and heat systems work.
- Make sure all plumbing fixtures are free of leaks and in sanitary and safe working condition.
- Open and close all doors and check that all locks work.
- Check for holes in ceilings and walls.
- See that the unit is clean.
- Inspect for mold and water damage.
- Find out who is responsible for the upkeep of the yard.

If you have any questions or concerns, take pictures and address them immediately by:

1. Providing your landlord with a detailed description and pictures of the problems (also keep a copy for yourself).
2. Contacting the City of Columbia Housing Inspection Office at 803-545-3420 (if you live in the City of Columbia) to request an inspection. If you live outside the City of Columbia, please contact Off-Campus Living & Neighborhood Relations at saocts@mailbox.sc.edu to find out who you should contact.
3. If you sense that your landlord is unwilling to fix the problems, set up an appointment with Student Legal Services to discuss your rights as a renter.

Following these steps will protect you from unsafe living conditions, and will help you avoid being held responsible for preexisting damages.



Move Out Smart

Follow these suggestions for a smooth move-out experience:

- Remove all your belongings and clean the property thoroughly.
- Take photos of the condition you are leaving it in.
- Donate gently used furniture and household items. Place all trash and recycling on the curb for pickup.
- Call and have utilities (water, electricity, gas, cable, Internet) taken out of your name.
- Return your keys to your landlord.
- Provide your landlord with an address to send the returned security deposit.

Security deposits must be returned within 30 days of you moving out or you asking for your deposit back, whichever is later. If you do not receive any or a portion of your deposit back, the landlord must provide you with a written list explaining the damages. If you believe that your deposit has been unjustly withheld, set up an appointment with Student Legal Services to discuss your rights.

TRANSPORTATION



Vehicles

All vehicles using University of South Carolina reserved spaces and lots should be registered with Vehicle Management and Parking Services. However, students also may choose to buy a garage parking pass. Garage and reserved spaces are reserved 24 hours a day, seven days a week. For more information, visit the Vehicle Management and Parking Services website at sc.edu/vmps.

USC Shuttle Services

Students are encouraged to park in lots outside of central campus and use the shuttle to ride into central campus. Some exceptions to this operation are during summer, reading days and holidays. Learn more about the various shuttle schedules and lines at sc.edu/vmps/shuttle.

Other Forms of Transportation

Bicycle

All bicycles must be registered with Parking Services at sc.edu/vmps. Cyclists should always ride with the flow of traffic in the street. Bicycle racks can be found across campus.

Moped

All mopeds must be registered with Parking Services at sc.edu/vmps. Please note that mopeds have designated spaces in which they must park. Anyone under the age of 21 is required to wear a helmet. It is also illegal for more than one person to ride a moped, unless it is designated for two people. Parking on the sidewalk or securing your moped to a bicycle rack is never allowed.

Motorcycles/Scooters

All motorcycles and scooters must be registered with Parking Services at sc.edu/vmps. These vehicles have designated spaces in which they must be parked. Parking on the sidewalk, or securing your motorcycle or scooter to a bicycle rack is never allowed. Anyone under the age of 21 is required to wear a helmet.

Rideshare Services

When using rideshare services, always be sure to follow these tips to help keep yourself safe:

1. Request your ride inside to minimize the time you are standing outside by yourself.
2. Ensure the licence plate, make, model and color of the vehicle match what's in your app and the driver matches the photo and name in the app.
3. Ask the driver "WHAT'S MY NAME?" If they don't say your name, DO NOT get into the vehicle

CATCH THE COMET

The COMET is Columbia's public transportation system, and is an affordable way to get around the Midlands area. The COMET's fixed route system provides quick and easy access to campus and the city, offering stops at the university, downtown, Five Points, the Vista area, Cayce and West Columbia.

For more information and route schedules, visit catchthecomet.org.

FRESHMAN FREEDOM PASS

This pass allows any student of the University unlimited rides using the COMET bus system during their first year at USC. You can access any bus route at any time of the day and travel freely throughout Columbia on the COMET. For more information visit sc.edu/about/offices_and_divisions/parking/shuttles/rides_around_town/index.php.

ZAPP RIDESHARE

You may also consider Zapp Rideshare. It is an electric cycle system with stations throughout the city and on campus. For more information visit zapprideshare.com.

COMMUTER ADVICE

Congratulations! You've successfully made the transition to live off campus. This is an exciting time allowing you to explore various freedoms and responsibilities. A major concern for commuting students is knowing where to park. There are plenty of parking options available around campus. USC provides surface lots and parking garages for students varying in price. The city of Columbia also provides street meter parking. You can pay for meter parking with loose change or download the Passport Parking app to pay via your mobile device.



Key to Success

Below are some keys to success to having a stress-free time as a commuter:

- Know how much time needs to be allocated for travel in order to arrive on time for classes.
- Pack lunch as often as possible to save money. Budget for weekly expenses i.e. gas, food, outings, parking etc.
- If living at home, communicate with parents your expectations and know their expectations of responsibility and freedom.
- Get involved in at least one organization on campus to make connections.
- Find space on campus to spend down time in between classes to avoid driving back and forth.
- Don't let living off campus stop you from doing the things you want to do.
- Establish a routine. Take your time. It's OK to not do everything at once.
- Stay organized with balancing school and home responsibilities.
- Use your campus resources.

STUDENT LEGAL SERVICES

FREQUENTLY ASKED QUESTIONS

Q&A with Student Legal Services

This is general information. It is not legal advice and does not create an attorney/client relationship. Most rules have exceptions and your case may be one. When in doubt, contact Student Legal Services.

Student Legal Services
2109 Bull St.
(803) 777-6611

To schedule an appointment, visit sc.edu/offcampusliving.

Q: What is Student Legal Services (SLS)?

A: SLS is a partnership between USC and South Carolina Legal Services that makes legal assistance available to USC students in certain kinds of cases. We provide legal advice and assistance resolving conflicts, and we are able to accept a limited number of cases for representation in court. This service is paid for using student activity fees. We can help with landlord-tenant disputes and other housing issues, consumer issues (like debt collection, consumer contracts, car sales, etc.), probate law (wills, powers of attorney, etc.), domestic relations (divorce, child custody, etc.) and employment law. We cannot assist with criminal cases, disputes with USC, student conduct issues and disputes between students.

Q: Why should a lawyer look at my lease?

A: A lawyer can help answer your questions (both those you know you have and those you may not have thought of). Knowing what you're getting into before you sign or knowing what your rights are before you take action can make quite a bit of difference in your experience.

Q: Who is typically a guarantor?

A: Usually this is a parent or guardian, though it doesn't necessarily have to be. It is common for landlords to require that the guarantor have monthly income equal to at least three times your monthly rent.

Q: How do I get a security deposit back?

A: You should ask for it in writing at the end of your lease and give a forwarding address where you want it to be sent. You are entitled to have your deposit back after 1) your lease ends, 2) you move out, and 3) you ask your landlord for it and tell them where it should be sent. Once these three things happen, your landlord has 30 days to return your deposit minus any deductions they are allowed to take. They can deduct for unpaid rent, damage to the property, cleaning charges, etc. They should not charge more than the actual and reasonable cost for these things. If your landlord does deduct anything from your deposit, they should give you an itemized list of these deductions and return any money that is left over. If a landlord doesn't do these things, there can be some significant legal penalties.

Q: What do I do if my landlord is not making repairs to my unit?

A: Don't stop paying rent (at least not without talking to a lawyer first)! If the problems with the unit are serious and are a danger to health and safety, then you may have the right to terminate your lease. But, you have to give your landlord a 14-day written notice telling the landlord what's wrong, giving them 14 days to fix it and telling them that if it's not fixed in that time, you will terminate your lease. You can also file a lawsuit in magistrate's court asking the judge to require your landlord to make repairs.

Q: Help! I need to get out of my lease!

A: Once you sign a lease it is very difficult, if not impossible, to get out of it. Sometimes this can be done, but only under specific circumstances and in a certain way.

MONEY MATTERS

WHAT DOES IT COST TO LIVE OFF CAMPUS?

When you move off campus, budgeting your money becomes crucial because you will have bills to pay. Making sure you set enough money aside to pay rent, utilities, cable and internet is vital for a successful off-campus living experience. Here are some things you should take into consideration before determining where you will live:

- Will you be able to afford rent for the duration of your lease?
- What is included in your rent? Are cable and internet included, or do you have to pay extra?
- Does your rent include a utilities cap? If so, can you afford to pay for utilities if you exceed your cap?
- How long is your daily commute to campus? Can you afford to pay for gas? Does your off-campus community provide a shuttle to and from campus?
- What will food, school supplies and books cost? And how do those factor in to your other living costs?
- Will your residence be furnished, or will you have to purchase furniture? If the apartment/house is furnished, is there a fee associated with it?

WHAT SHOULD MY BUDGET LOOK LIKE?

Your budget should reflect your values and be personal and unique to you. No one else can tell you how to spend your money — those decisions are yours alone. A budget helps you be intentional about where you spend your funds and this ensures you do not accidentally spend too much money on less important items.

COMMON TERMS:

INCOME

Income includes any source of money you have coming in. This can be pay from work, an allowance, gifts or loans. Your income is not just a paycheck — think outside the box!

EXPENSES

Monthly Fixed – necessary monthly expenses that do not change in amount

Monthly Variable – necessary monthly expenses that vary in amount

Periodic – necessary expenses that occur on an irregular basis with varying amounts

Discretionary – expenses that are wants, not needs; “fun” or “extra” expenses

BUDGET

The actual budget is the combination of the total income and total expenses. It is usually categorized and balanced. It details the monthly spending patterns and is used to configure future spending plans.

COST OF LIVING

Apartment Cost Comparison

Student apartments usually have *individual* leases, meaning residents are only responsible for their bedroom and common space. Individual leasing also means residents are not penalized if other roommates pay rent late or not at all. At student apartments, rent usually includes furniture, utilities (up to a cap), trash removal, and cable and internet in the price.

**Please note these numbers are subject to change, and it is important to reach out to apartment communities directly for pricing.*

**1 bed/1 bath**

\$785-\$1450
YOUUnion, Station @ 5 Points, Greene Crossing, Hub at Columbia, The Lofts, River's Edge, Empire

2 bed/2 bath

\$655-\$969
YOUUnion, Redtail on the River, Riverside, Station @ Five Points, Greene Crossing, Hub at Columbia, The Retreat, The Lofts, River's Edge

3 bed/3 bath

\$599-\$925
YOUUnion, Pulaski Square, Redtail on the River, Station @ Five Points, 21 Oaks, Stadium Suites, Empire, Greene Crossing, Hub at Columbia, The Retreat, The Lofts

4 bed/4 bath

\$594-\$900
Redtail on the River, Station @ Five Points, 21 Oaks, Stadium Suites, Empire, Greene Crossing, Hub at Columbia, The Retreat

5 bed/5 bath

\$570-\$890
Hub at Columbia, The Retreat, Empire

DEPOSITS & FEES

LEASE APPLICATION FEE: \$0-\$200

COVERED/RESERVED PARKING: \$25-\$85

per month

DEPOSIT: One month's rent

PET FEE: \$200-\$300 deposit plus \$15-\$30 per month

**Amounts are an average for properties in Columbia. Individual property pricing may vary.
Properties may offer specials that waive certain fees and/or deposits.*

COMMUTING COSTS

Cost is based on commuting to campus five days per week when gas is \$2.25 per gallon.

5 MILES ROUNDTRIP: \$9 per month
10 MILES ROUNDTRIP: \$18 per month
25 MILES ROUNDTRIP: \$45 per month

2019-20 CAMPUS PARKING PERMIT
General Pass: \$110 per year
Garage Pass: \$400 per semester



ROOMMATE SUCCESS

Relationships with roommates are just like any other relationship – they have their ups and downs. Some relationships fit perfectly and others need extra attention. Take the time to establish clear expectations and maintain open lines of communication to increase roommate harmony.

FINDING A ROOMMATE When picking a roommate, it is important to find someone you can see yourself getting along with and someone you feel comfortable sharing close space with. You should ask your prospective roommate questions about their cleanliness, apartment and house preferences, price range, desire to have pets (or not) and personal habits prior to agreeing to live together. Ideally, your future roommate will be someone who has similar preferences and interests as you.

ROOMMATE MATCHING Many apartment communities offer roommate matching, although it is not guaranteed. See our amenities chart on page 38 to see which apartments offer roommate matching, and contact them for more information about their process. Most communities that offer individual leases will provide roommate matching.

MESSAGE BOARDS Off-Campus Living & Neighborhood Relations does not have a roommate matching system. However, our website (sc.edu/offcampusliving) has message boards where students post information about roommate searches. You may post there if you have an apartment/house and need a roommate or if you need an apartment/house and a roommate.

*If you are moving into an unfurnished apartment, consider who will be responsible for bringing furniture and appliances that are not provided in the property.

QUICK TIPS FOR ROOMMATE SUCCESS

- 1. Sign a roommate contract.** An informal verbal agreement related to expectations might seem adequate, but creating a written agreement can prevent unnecessary problems and conflicts.
- 2. Cleanliness.** Make sure to talk to your roommate about both of your cleaning habits (i.e. cleanliness expectations), tidiness of common space and kitchen responsibilities.
- 3. Splitting living costs.** You should discuss who will take the responsibility of utility bills and how you and your roommates will split unit cleaning supplies, joint groceries and furnishings.
- 4. Study and sleeping habits.** Are you a morning person living with a night owl? Talk about each other's sleeping patterns to ensure a balanced lifestyle among all roommates.
- 5. Guest policy.** Perhaps one of the biggest issues between roommates is due to a lack of a guest policy. You and your roommate(s) should find common ground regarding guests and should always be considerate when having guests at your residence.
- 6. Be honest and upfront with conflicts.** One of the most important things when living with a roommate is that you should talk about your conflicts in a respectful and honest way.

ROOMMATE CONTRACT

Rent

Utilities/Cable/Internet

Due before: _____ Paid by: _____

Due before: _____ Paid by: _____

Hygiene/Cleanliness

Personal Property Boundaries

Guest Visitation Expectations

Behavior

Pets

Noise Level

Temperature

Signatures

UNDERSTANDING LEASE TERMINOLOGY

Furnished Unit: A furnished unit means the apartment or landlord provides furniture for the tenants, but the type of furniture provided may vary. An additional cost may be associated with furnished units. Please be sure to check with specific complexes for details. Furnished apartments are convenient for students who may be moving often throughout their time in college.

Unfurnished Unit: An unfurnished unit does not provide furniture for tenants. Purchasing furniture may create a higher cost when moving in, but it may be a good investment for students.

Utility Cap: An apartment community may offer a bill limit that is included in the rental amount on some of their utility services. Students are strongly encouraged to research how often they may exceed the utility cap and what the policy is for exceeding it.

Shuttle: Some apartment communities provide shuttles that travel to and from campus for students. Keep in mind that shuttles are not guaranteed and could have maintenance issues that put them out of commission.

Roommate Matching: Some apartment communities provide roommate matching to fill units. This is a process that matches tenants together based on surveyed similarities.

Lease: A lease is a contract and legally-binding document. Once a tenant (the person renting) signs a lease, they are committed to all the terms of that lease, including being responsible for all finances and money owed for the entire term of the lease, even if there are extenuating circumstances beyond their control. Be sure to understand

what you are signing. Even if the apartment complex requires a guarantor, the lease is binding with only the student's signature. Lease terms vary, but most leases will come with a full (12 months) term. It is very rare to find a lease in Columbia for the academic year only.

Security Deposit: A security deposit is a variable amount of money paid to the landlord to ensure that rent will be paid and all terms of the lease will be met. Security deposit amounts vary and may be as much as a full month's rent. Usually a portion, if not all, of the deposit is refundable after you fulfill the terms of your lease. If the landlord withholds any of your security deposit, they must provide an itemized list of all charges.

Renter's Insurance: Renter's insurance is a policy that protects your apartment and property from theft and damage. Students are encouraged to obtain renter's insurance because typically a landlord's insurance policy will not pay for losses of your own personal property. Property losses are usually unexpected; the insurance serves as a means of protection. Students, if they choose, may be covered under their parents' homeowner or renter's insurance policy.

Utilities: Utilities include payment for the services of water, sewage, trash, electricity, cable and internet. Some utilities are included in the rent while others must be purchased separately. Check with your landlord to understand what utilities, if any, are included in your rental agreement.



Individual Lease: An individual lease is when each tenant has a separate lease and pays individual rent payments. In most cases, each tenant needs their own guarantor on their lease. Tenants are responsible for their assigned individual bedroom, so there is a limit to one person per bedroom. However, each tenant has shared joint responsibility for the common spaces.

Group Lease: All tenants are on one lease and make one payment. All tenants are equally responsible and liable for the property. Multiple tenants may choose to share a bedroom to reduce costs. At least one guarantor is responsible for the entire property including payment and damages. Typically, utilities are not included, and therefore, it is up to the tenants to obtain the services and put them in their names. Landlords cannot assign roommates in a group lease.

Sublease: If you are considering studying abroad or living elsewhere for the summer months, you are still responsible for your lease. Many students find a living arrangement that allows subleasing or the ability to transfer a lease. In a sublease, you'll find another tenant to rent your room or apartment for the period of time you'll be absent. During your absence, you are still held responsible for the money associated with the lease. Students can use message boards (offcampushousing.sc.edu) to find students to take over their leases.

Guarantor: A guarantor is someone who signs the lease along with the tenant. Typically full-time students are required to have a guarantor (also referred to as a co-signer). In most cases, a guarantor must earn three times the monthly rent to be approved. This individual agrees to have the landlord check their credit and guarantee the tenant complies with the rental agreement and rental payment. The tenant's failure to pay rent may impact the guarantor's credit score.

Pet Policy: Most landlords have some type of pet policy in place for the unit. Check with your landlord to see if pets are allowed on the premises. Generally, there is a one-time fee associated with having a pet. Make sure to ask your landlord about weight limits and breed restrictions. If you desire a pet, please be sure you have the resources necessary to take care of it.

Application Fee: Some complexes ask for an application fee before leasing the property. This is typically a one-time nonrefundable fee.

Eviction: Eviction is when the landlord forces the tenant to move out of the property and decides to terminate the lease agreement. The landlord has the right to terminate the lease if a tenant damages property, fails to pay rent, violates terms of the lease or commits a crime.



SAFETY

GENERAL SAFETY TIPS:

- Check crime statistics in your area at raidsonline.com.
- Keep windows and doors locked at all times.
- Make sure smoke detectors, fire extinguishers and alarm systems are in good working condition.
- Ensure that you have and use a peephole in your front door to identify visitors.
- Only let maintenance workers in when your landlord or property manager has notified you that they will be coming.
- Remove valuables from your vehicle and keep your car doors locked at all times. In addition, attempt to park in well-lit areas.
- Register your personal items and possessions with the USC Police Department. If they are stolen, this will make them easier to identify.
- Familiarize yourself with your neighborhood and/or apartment complex. Make note of entrances and exits.
- Don't walk alone after dark.
- If attacked or approached by someone suspicious, contact the police immediately by calling 911.
- Register for Carolina Alert. During an emergency, the university may send text messages to students who have registered their mobile devices and email addresses to keep them informed about the situation. To sign up for this service, please visit my.sc.edu/emergency.

LAW ENFORCEMENT AGENCIES

City of Columbia 803-545-3500 (general)
803-252-2911 (dispatch)

Richland County 803-576-3000

Lexington County 803-785-8230

West Columbia 803-794-0721

Cayce Public Safety 803-794-0456

USC Police 803-777-4215 (dispatch)

If an emergency, dial 911

BREAKS & VACATIONS

While students are away on university breaks and vacations, criminals are more likely to search for properties to rob, knowing they are vacant.

Before you leave for a break from school:

- Make sure doors and windows to your unit are locked and secured. The most common unsecured windows are in the kitchen and bathroom.
- Set your thermostat to a neutral temperature.
- Try to make your house look occupied while you are away by leaving a light or two on or by using a timer on your lights.
- Lock all of your belongings.
- Don't leave valuables within view of windows of your unit or in your car.
- Close blinds and curtains.
- If you have an extra key outside of the unit, make sure to remove it before leaving for an extended period of time.
- Unplug all appliances.

FIRE SAFETY

To prevent fires:

- Cook in approved areas or kitchens and use laboratory-tested appliances. Stay nearby while appliances are on. Clean up grease and appliances as soon as possible.
- Don't overload outlets. Match your appliance power requirements to the circuit power.
- Replace damaged wires.
- If you smoke, don't smoke in bed or near flammable materials. Use large ashtrays and be sure ashes, matches and cigarette ends are cold before you throw them away.
- Closely monitor grills and bonfires. Fully extinguish them before leaving them unattended.

If there's a fire:

- If you discover or suspect a fire, sound the building fire alarm. If there is no alarm in the building, warn the other occupants by knocking on doors and shouting as you leave..
- If you get caught in smoke, get down and crawl. Cleaner, cooler air will be near the floor.
- Before opening any doors, feel the metal knob. If it is hot, don't open the door.
- Go to the nearest exit or stairway.
- Close as many doors as possible as you leave. This helps to contain the fire.
- Call 911. Give as much information as possible to the emergency dispatcher.

For more information, visit USC Fire and Safety at sc.edu/ehs/firesafety.htm.

SEXUAL ASSAULT

If you or someone you know has been the victim of sexual assault or relationship violence, the University of South Carolina has resources available 24/7 to help.

1. Contact the police. Call the USC Police Department at 803-777-4215 or 911.
2. Seek professional help. Call the Sexual Assault and Violence Intervention and Prevention office at 803-777-8248.
3. Get medical attention. Go to the Palmetto Richland Emergency Room at 5 Richland Medical Park Dr., Columbia, SC 29203.

If you or someone you know has experienced sexual assault, harassment or relationship violence, report it at sa.sc.edu/shs/savip/report. The university's procedures ensure prompt, fair and impartial investigation by trained professionals committed to protecting students from further harm.

According to the University of South Carolina, consent is permitting, approving or agreeing to comply with an act. Elements of consent include:

- a. Both individuals are physically free and capable to act.
- b. Someone who is incapacitated cannot consent.
- c. Both individuals are fully conscious.
- d. Consent can be withdrawn at any time.
- e. Both are clear about their intent to engage in sexual activities, and their desire to do so is willing.
- f. Silence or an absence of resistance does not in and of itself constitute consent.
- g. Coercion, force or threat of either cancels consent.
- h. Past consent of sexual activities does not imply ongoing future consent.

From: sc.edu/sexualassault



BEING A GOOD NEIGHBOR

As a member of the University of South Carolina and Columbia communities, it is your responsibility to practice civility and be a good neighbor. Here's how:

Be Friendly:

- Introduce yourself. Put a face to a name and share contact information.
- Don't ignore your neighbor. A hello and a smile can go a long way. Don't play loud music that can be heard outside. Don't park on the lawn, block driveways or block sidewalks.

Live Green:

- Know when trash and recycling are picked up. Pick up trash on your property daily. Pick up after your pets. Mow your lawn.
- Don't leave trash and recycling bins out for more than 24 hours — that includes furniture. Don't leave indoor furniture outside.

Party Smart:

- Keep the noise down. It's the No. 1 reason the police are called. Notify your neighbors in advance and ask them to call you before calling the police. Provide non-alcoholic beverages and food for guests.
- Don't drink if you are under 21 or serve alcohol to minors. Don't let guests drive after drinking or let your party get out of your control. You are liable for the actions of your guests, and this type of behavior could result in sanctions from the Office of Student Conduct.

Be Respectful:

- Cooperate and show respect to police and your neighbors.
- Don't be rude, belligerent or foul-mouthed.

Live Safe:

- Know your fire escapes. Keep a fire extinguisher handy. Test smoke and carbon monoxide detector batteries. Lock the doors and windows of your house and car.
- Don't overload electrical outlets. Never leave outdoor fires or grills unattended — this includes leaving cooking or candles unattended. Don't use your roof as an entertainment space.

Know the Student Code:

Review the University of South Carolina Code of Conduct at (sc.edu/policies/ppm/staf626.pdf). This code applies to all students, on- or off-campus. Violating the law off-campus can be a violation of this code. Students can receive consequences from both criminal court and USC for the same incident.

AREA RESOURCES

ON-CAMPUS

Counseling and Psychiatry Center
803-777-5223
sa.sc.edu/shs/chdc

International Student Services
803-777-7461
ip.sc.edu

Off-Campus Living & Neighborhood Relations
803-777-3366
sc.edu/offcampusliving

Parking Services
803-777-5160
sc.edu/vmps

Student Conduct
803-777-4333
sc.edu/osc

Student Financial Aid and Scholarships
803-777-8134
sc.edu/financialaid

Student Health Services
803-777-3175
sc.edu/healthservices

Student Legal Services
803-777-6611
sc.edu/offcampusliving

Student Success Center
803-777-1000
sc.edu/success

Transfer/Veteran Services
803-777-1000
sc.edu/success

University Police
803-777-4215
les.sc.edu

Leadership and Service Center
803-777-7130
sc.edu/leadershipandservice

University Housing
803-777-4283
housing.sc.edu

OFF-CAMPUS

Transportation and Tourism
COMET
803-255-7100
catchthecomet.org

Columbia Metropolitan Convention and Visitors Bureau
800-264-4884
columbiacvb.com

Columbia Department of Motor Vehicles
803-869-5000
scdmvonline.com

Abandoned Vehicles
803-545-3300
columbiasc.net

City of Columbia
Animal Control
803-776-PETS
columbiasc.net/animal-services

Fire Department
803-545-3700
columbiarichlandfire.net

Parking Operations
803-545-4015
columbiasc.net/parking

Police Department
803-545-3500
columbiapd.net

Solid Waste and Recycling
803-545-3800
columbiasc.net/solid-waste

Richland County
Animal Care
803-576-2461
bit.ly/1l82vls

Sheriff's Department
803-576-3000

Solid Waste and Recycling
803-576-2440
bit.ly/14zMyK6

Voter Registration
803-576-2240
bit.ly/2Fz0xSf



APARTMENT CONTACT INFORMATION

21 Oaks.....	803-252-2634
	live21oaks.com
YOUnion.....	803-400-1570
	columbia.younion.com
Cayce Cove.....	803-244-9541
	caycecove.com
Empire.....	803-939-6713
	empirecolumbia.com
Greene Crossing.....	803-799-2900
	greencrossing.com
The Hub.....	803-369-8274
	huboncampus.com/columbia
The Lofts at USC.....	803-602-3887
	theloftsatsusc.com
Pulaski Square.....	803-708-7330
	pulaskisquareapartments.com
Redtail on the River.....	803-939-9209
	redtailontheriver.com
The Retreat.....	803-733-5800
	retreatcolumbia.com
Rivers Edge at Carolina Stadium.....	803-799-5888
	riversedgecgs.com
Riverside.....	803-772-2200
	riversidecolumbia.com
Stadium Suites.....	803-779-3280
	scsuites.com
Station at Five Points....	803-681-4001
	stationatfivepoints.com

OFF-CAMPUS LIVING FAQ'S



What are my living options in the Columbia area?

There are a number of options to live both near campus and in the areas surrounding Columbia. If you're looking for apartments nearby, our [apartment complex map and amenities chart](#), located on pages 38 and 39, are great resources. Furthermore, visit The Daily Gamecock's Find Your Nest at housing.dailygamecock.com. It is a searchable listing of available, student-friendly off-campus housing options. Other useful resources include popular housing sites such as [ApartmentFinder.com](#), [ApartmentList.com](#), [Zillow.com](#), [Trulia.com](#), [craigslist.org](#) and [Homes.com](#). Ultimately, when making a decision about where to live for the next year, there is no substitute for viewing it in person.

How do I find a roommate?

We provide undergraduate and graduate student [message boards](#) for students looking for roommates or subleasing opportunities. The message boards are used daily with hundreds of posts each semester. Most apartment complexes that offer individual leasing will also provide assistance with the roommate matching process.

Where is the safest area to live?

Columbia is an urban environment, and campus is located in the middle of downtown. Crime is a possibility anywhere, and it is the individual's responsibility to ensure safety. USC Law Enforcement partners with RAIDS (Regional Analysis and Information Data Sharing) Online, an online crime-mapping tool, to show crime activity in the surrounding area so you can make informed decisions about your safety. View the local [RAIDS Online crime map](#) to find out more. USC Law Enforcement offers the [RAVE Guardian Safety App](#), which can alert them or 911, leave anonymous tips, and more, at the push of a button. Students must be vigilant about their personal safety, no matter where they live. For more information on safety, read the [Community Safety](#) section starting on page 16.

Where can I find information on parking services and parking passes?

There are a variety of parking options both on and off campus. There are hourly parking meters on city streets around campus. We recommend that you download the [Passport Parking App](#) to pay for city parking meters. The university offers parking lots and garages; lots and garages vary in price depending on location and accessibility.

What is there to do in Columbia?

Columbia is a thriving city that offers many great options for entertainment, shopping and more. The city website contains a variety of Columbia resources. Information about things to do in "Famously Hot" Columbia for day-to-day activities and annual events, such as [Famously Hot New Year](#) and the [Greek Festival](#), amongst others, are listed on their Annual Events page.



I'm new to South Carolina. What rights do renters have?

[Student Legal Services](#) is available for students as they transition to Columbia and prepare to move. More information on their office can be found on page 9. Check out our general leasing tips at sc.edu/offcampusliving for more information.

If the place I'm living doesn't come furnished, are there options available to rent furnishings?

Yes! Columbia is home to several furniture rental companies that are all just a quick search away. Browse around and choose which one works best for your individual needs.

Where do you buy food?

There are a variety of places to purchase food throughout the area. There are also weekly farmer's markets available beyond your brick-and-mortar stores. The city of Columbia website also promotes many restaurant options for you to try. We recommend looking at each address you are considering based on proximity to grocery stores and restaurants.

What utilities are included in my rent?

Utilities included vary between the various apartment complexes and rental properties. Ask your landlord or property manager what you are responsible for paying beyond your rent. Some common utility providers are: [SCE&G – electricity & gas](#), [City of Columbia water](#), [Spectrum cable and internet](#), [AT&T cable/internet](#).

Do I need a car to live in Columbia?

Like any city, this depends on where you live and where you need to go. Visiting [walkscore.com](#) can help you see what is in walking distance of the location where you're planning on living. The Comet is a bus system with routes throughout the city. Bus schedules and pricing can be found on the Comet's website, [catchthecomet.org](#). Furthermore, many of the off-campus apartment complexes offer shuttles to and from campus. There are also taxis and ride-sharing services offered in the area.

Have additional questions not addressed above?

Please visit the Off-Campus Living & Neighborhood Relations website at sc.edu/offcampusliving, contact us by phone at **803-777-3366**, by email at saocss@mailbox.sc.edu or drop by in person to our office located in **Russell House West Wing**.



EXPLORING COLUMBIA

Columbia has a number of events and locations to keep you busy all year. Here's a sample of what the city has to offer. For a full list of attractions and events, please visit columbiacvb.com.



WEEKLY

Soda City Market: Columbia's own street market, held every Saturday from 9 a.m. to 1 p.m. on the 1500 block of Main Street. You can purchase goodies from local artisans, farmers, retailers and more!

MONTHLY

First Thursdays on Main: Head to Main Street from 6 to 10 p.m. on the first Thursday of the month to sample the work of local artists, merchants and food fair.

ANNUAL

S.C. Pride Festival: S.C. Pride is South Carolina's longest running pride event. Come out for a day of fun to celebrate the LGBTQ community! *September*

Greek Festival: Celebrate Greek culture at the Holy Trinity Greek Orthodox Church. A whole weekend of Greek food, festivities and artisans awaits! *September*

South Carolina State Fair: One of South Carolina's biggest events, the fair brings two weeks of food, rides, exhibits and music to Columbia every fall. Be on the lookout for College Day when students get in for free! *October*

Vista Lights: Kick off the holiday season in downtown Columbia with an evening of festive celebration. Take in the tree-lighting and some performances, or get a start on your holiday shopping! *November*

Crafty Feast: Want to check out the work of area indie artisans and craftsmen? Maybe pick up some of their work for yourself or that special someone? Crafty Feast is the place to be! *December*

Famously Hot New Year: Ring in the New Year, Columbia style! Main Street hosts the city's new year's bash, complete with ice skating, music, and of course, fireworks! *December*

Artista Vista: Columbia's oldest art gallery crawl hosted every spring in The Vista. Sample local artists' work and enjoy music and other entertainment all around the district. *April*

Indie Grits: Check out some of the best Southern media around at the Nickelodeon, Columbia's only independent movie theater. *April*

Rosewood Crawfish Festival: Start summer early with a day of food and music in Columbia's college-friendly Rosewood neighborhood. *May*

Tasty Tomato Festival: Celebrate locally grown food and enjoy tomato bobbing, live music and lots of great food! *May*

ATTRACTIOnS

Riverbanks Zoo & Garden:

Home to more than 2,000 animals, Columbia's own Riverbanks Zoo & Garden is recognized as one of the top four zoos in the country on Tripadvisor.com. 500 Wildlife Parkway

Columbia Museum of Art:

You don't need to travel far to find a world-class European and American art collection. 1515 Main Street

Outdoors:

The Columbia area is home to three rivers (Congaree, Saluda and Broad Rivers), two national parks (Congaree and Sesquicentennial), two parks located downtown (Riverfront Park and Finlay Park) and Lake Murray, all of which provide endless things to do year-round.

Student Apartment Communities

All apartments listed are privately-owned apartment complexes that have a close working relationship with the University of South Carolina's Off-Campus Living & Neighborhood Relations office and cater their services directly to USC students. In order to qualify, complexes must demonstrate an ongoing commitment to fostering a positive and supportive living environment for residents. Students are encouraged to shop around until they find their best housing fit by exploring the range of amenities, locations, pricing and leasing options offered by the participating properties.



The apartment communities listed on this page are privately-owned properties independent from the university. The University of South Carolina does not interfere with the business practices of these communities. Inclusion on this page does not constitute, and shall not be reported as, (1) an endorsement by USC or (2) a warranty or representation by USC as to the quality, safety or other features of such property and/or its owners or management agent(s). USC expressly disclaims any and all responsibility for any problems that may arise with regard to such property or with regard to disputes between property management and tenants concerning such property or rental units. All prospective tenants must exercise their own due diligence and good judgment when evaluating a prospective rental property.



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Pet-Friendly Living • Gated Community
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Fully Furnished • Updated Kitchens
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Parking Included • Wi-Fi Included
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"I have lived here for two years and I plan to live here for a third. It's a great place to live and I would definitely recommend it to anyone."

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Never miss a game day with an **UNBEATABLE LOCATION** right around the corner from both campus and Williams-Brice Stadium. 21 Oaks features **UPDATED APARTMENTS WITH NEW FLOORING**, and is fully equipped to help students succeed with great amenities and an **ENGAGING SOCIAL COMMUNITY**.



"I love it here. I've been here for two years now and it truly has become my home away from home! The office staff are always so sweet and really do make you feel a part of a little community."

- Jesse M.

21 NATIONAL GUARD ROAD,
COLUMBIA, SC 29201 | (803) 252-2634

For more information, text **21OAKS** to **47464**
or visit **LIVE21OAKS.COM**





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24-HOUR AMENITIES

RESORT STYLE SWIMMING POOL

ON THE RIVER WALK

LUXURY SHUTTLE

+++++



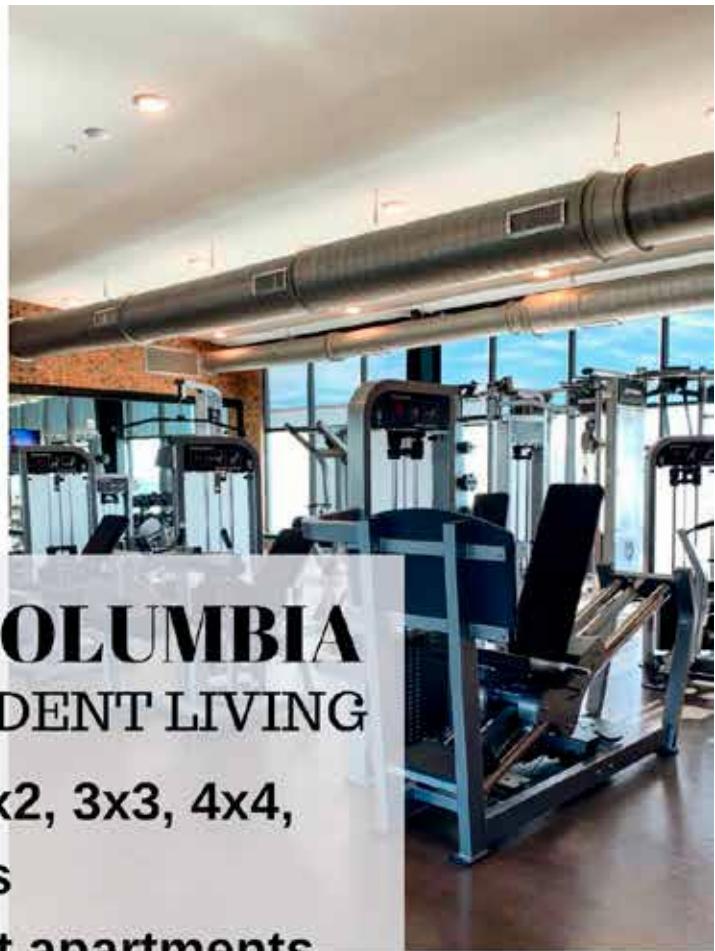
CAYCECOVE.COM

803.739.0899

215 SPENCER PLACE

CAYCE, SC 29033





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- Studio, 1x1, 2x2, 3x3, 4x4,
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- State of the art apartments
and amenities**
- Steps from UofSC's campus**
- Gated parking garage**
- Fully furnished units**
- Rooftop pool and jumbotron**



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- Poolside Cabanas
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- Sundeck with Lounge Chairs
- Rooftop Game Lounge
- 40 Person Hot Tub
- Sand Volleyball Court
- Sparkling Infinity Edge Pool
- TV Wall

- Shuffleboard
- Billiards, Foosball
- Video Games
- Cutting-edge Fitness Equipment
- Indoor Golf Simulator
- Luxury SpaSauna & Steam Room
- Tanning Beds
- Salt Water Jacuzzi



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NOW LEASING

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LEASING OFFICE and PROPERTY ADDRESS

1426 Main Street, Columbia, SC 29201

P 803.369.8274

Mon-Thu 10-8, Fri 10-6, Sat 10-4, Sun 12-4

leasing@HubAtColumbia.com

HubAtColumbia @hubatcolumbia /HubAtColumbia



live across
the street
from USC



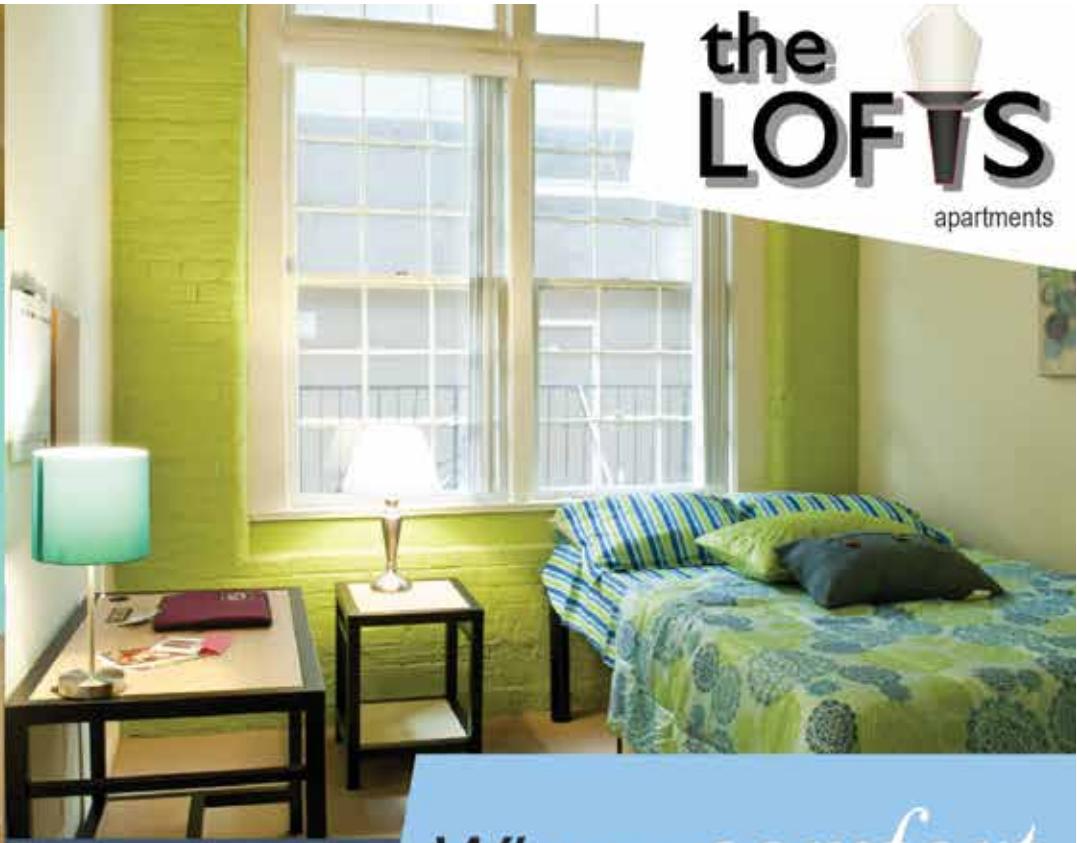
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Private Community
Spacious 1-4 Bed Homes
Meeting Areas
Sparkling Swimming Pool
BBQ Grills/Picnic Area



value

Central Heat/AC
Electric Paid with allowance
Water / Sewer Paid
Trash Paid
Cable/Internet Paid

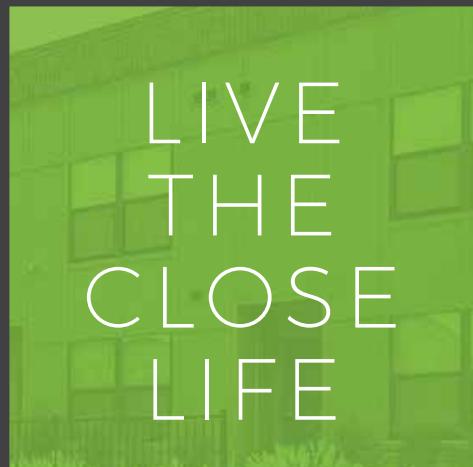


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theloftsatusc.com

803.254.7801



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Study Lounges
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WWW.RIVERSEDCS.COM | 803.828.0204 | 1 CATAWBA CIRCLE, COLUMBIA, SC 29201



COMMUNITY FEATURES

FITNESS CENTER | POOL | OPEN & PRIVATE STUDY AREAS | DISC GOLF COURSE
HORSESHOE PIT | COMPUTER LAB W/ PRINTING | SHUTTLE TO CAMPUS | BRAND NEW CLUBHOUSE

INTERIOR FEATURES

NEW VIP UNITS | WASHER / DRYER | WALK-IN CLOSETS | SPACIOUS PATIO / BALCONY
RANGE | DISHWASHER | MICROWAVE | REFRIGERATOR | LARGE FLOOR PLANS



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COMMUNITY AMENITIES & FEATURES

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- On-site professional management
- 24-Hour Maintenance
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- Basketball Court
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- Bark Park
- Background checks on all applicants

CLUBHOUSE FEATURES

- Tanning Bed
- Resident Recreation Room
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- Resort-style swimming pool
- Business center
- WiFi café with Starbucks Coffee
- Monthly resident functions



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COLUMBIA, SC 29201**

Monday-Friday: 9 a.m. - 6 p.m.
Saturday: 10 a.m. - 5 p.m.
Sunday: 12 p.m. - 5 p.m.



FEATURES

1, 2, 3, & 4 Bedroom
Floor Plans

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Granite Countertops

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Water Included

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Included

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Clubhouse Entertainment Center
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Community Wide High-Speed WiFi

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Exclusive USC Shuttle Bus

Fire Pit and Grilling Area

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Tennis, Pinball & Shuffle Board

Parking Garage & Bike Storage

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commercial grade gigabit fiber connection

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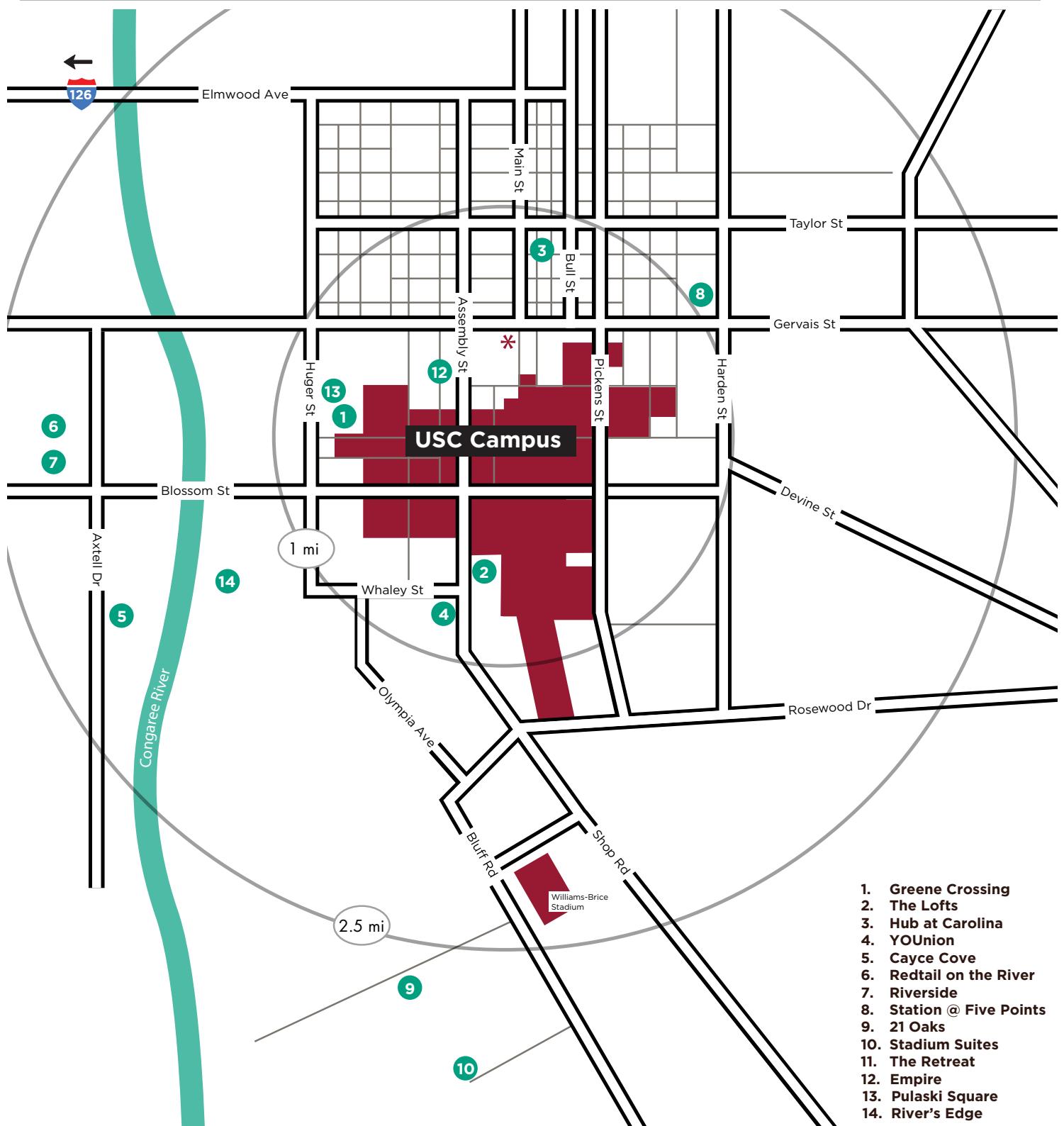
#JOINTHEYOUNION

AMENITIES CHART

	FLOOR PLANS (# Bedrooms)	FURNISHED	INTERNET	CABLE	ELECTRICITY INCLUDED (WITH CAP)	LEASE TYPE	WASHER & DRYER	SHUTTLE	PET FRIENDLY	ROOMMATE MATCHING
 YOUNION a COLUMBIA	1, 2, 3	●	●	●		Indiv.	●	●	●	●
 CAYCE COVE	2, 4	●	●	●	●	Indiv.	●	●	●	●
 EMPIRE	Studio 1, 2, 3,4,5	●	●	●	●	Indiv.	●			●
 REDTAIL ON THE RIVER	2, 3, 4	●	●	●	●	Indiv.	●	●	●	●
 GREENE CROSSING	Studio 1, 2, 3, 4	●	●	●	●	Indiv.	●			●
 hub ON CAMPUS	1, 2, 3,4,5	●	●	●		Indiv.	●			●
 the LOFTS	1, 2, 3, 4	●	●	●	●	Indiv.	●	●		●
 RIVERS EDGE AT UNIVERSITY PARK	1, 2, 3	\$●	●	●		Indiv.	●	●	●	●
 THE RETREAT	2, 3, 4, 5	\$●	●	●		Indiv.	●	●	●	●
 RIVERSIDE	2, 4	●	●	●		Indiv.	●	●	●	●
 STADIUM SUITES	3, 4	●	●	●	●	Indiv.	●	●	●	●
 STATION AT FIVE POINTS	1, 2, 3, 4	●	●	●		Indiv.	●	●	●	●
 21 OAKS	3, 4	●	●	●	●	Indiv.	●	●	●	●
 PULASKI SQUARE	3	\$●	●	●		Indiv. & Group	●		●	

**For information purposes only. Amenities are subject to change and should be verified with each property. Inclusion on this list does not indicate a referral or approval by the University of South Carolina.

APARTMENT MAP



Off-Campus Student Apartment Map

Off-Campus Living & Neighborhood Relations

UNIVERSITY OF SOUTH CAROLINA

USC Off-Campus Living

@UofSCOFFCAMPUS

Off-Campus Living & Neighborhood Relations

UNIVERSITY OF SOUTH CAROLINA

RESOURCES

The Off-Campus Message Boards

Free online message boards are available to help you find roommates and subleasing information.

Housing Listing Service

Looking to explore housing options for next year? *The Daily Gamecock* has a listing service with tons of local properties for rent at housing.dailycgamecock.com.

Off-Campus Living Module

This module can serve as an excellent starting place for your upcoming housing search, and is packed with leasing terminology, commuting tips, and budgeting techniques. This free online module can be found on our website.

Housing Expos

Housing Expos are offered each semester on Greene Street to provide students with the opportunity to explore housing options and speak with property management companies and apartment complex representatives.

Community Ambassadors

Community ambassadors are a group of current off-campus students who provide guidance, support and education for off-campus students in an effort to improve their living experience.

Student Legal Services

Student Legal Services is a partnership with South Carolina Legal Services (SCLS) and offers the following consultations and educational programming to fee-paying students on the following matters: landlord-tenant, housing, consumer protection, probate law, domestic relations, and employment law.

CONTACT INFORMATION

Phone: 803-777-3366

Fax: 803-777-4874

Website: sc.edu/offcampusliving

Email: saoCSS@mailbox.sc.edu

Location:

Russell House University Union
1400 Greene Street
West Wing, Lower Level
Columbia, SC 29208

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Living



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