

## What is Student Legal Services?

Established in 1979, Student Legal Services has four full-time, licensed attorneys to provide free legal services to enrolled UCF students.

We assist students with:

- ◆ Most criminal matters.
- ◆ Traffic tickets.
- ◆ Simple wills.
- ◆ Landlord tenant matters.
- ◆ Consumer issues.
- ◆ Chapter 7 bankruptcies.
- ◆ Uncontested divorces.

Students are only responsible for paying any court costs, fees incidental to litigation, fines, penalties, or amounts of any judgments awarded against you.

We cannot represent students against other students, students against UCF or the State of Florida, students in their income producing activities, and students in university disciplinary matters.

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This brochure is for informational purposes only and is not intended to be a substitute for legal advice.

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## Having a problem?

## Have Questions?

## Come see us!



# STUDENT LEGAL SERVICES

*Serving Students since 1979*



STUDENT LEGAL  
SERVICES

You can find us at:  
Ferrell Commons 142

Phone: 407-823-2538

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E-mail: [stulegal@ucf.edu](mailto:stulegal@ucf.edu)

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STUDENT LEGAL SERVICES

## Off Campus Move-in Guide



Ferrell  
Commons 142

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## What you need to know before you move into off campus housing!

Landlord-Tenant issues are some of the most common cases at Student Legal Services (SLS). We often see students with repair issues, students wanting to break their lease and students with issues regarding security deposits. However, there are things that you can do to protect yourself.

### Before you move in.

Make sure that you review your lease carefully before signing it and get a copy of the signed lease. In most situations, **you are bound to the lease as soon as you sign it.** If you change your mind, you could be liable for rent, even if you have not moved in.

If your landlord has made any verbal promises to do anything to the unit (i.e. like change the carpet or paint before you move in) or something that is not in the lease, make sure that the landlord adds it to the lease or otherwise puts it in writing.

Some things that you want to review (even if you have already signed a lease) are:

- ◆ Late fees.
- ◆ The subleasing policy.
- ◆ Who do you contact if you have an issue with the unit.

- ◆ Pet policy.
- ◆ What appliances are included.
- ◆ Who is responsible for any lawn care (if applicable)
- ◆ What utilities you are responsible for.
- ◆ Any rules that the landlord has established for the property.
- ◆ Requirements regarding notice of intent to vacate.
- ◆ Who is responsible for pest control.

Understanding these provisions and making sure that you follow them will help to prevent problems while you live in the unit.

If you have any questions about your lease, make an appointment with SLS, and we will review it for you. We will even review leases before you sign them!

### During move in.

To help protect yourself from any claims about the condition of the unit, make sure to take pictures before you move anything into your unit, especially of any defects. Store these pictures in a safe place. (You're going to want to do the same thing when you move out as well!) Also, make sure that you keep a copy of any move in inspection. Don't rely on your landlord to retain a copy.

Introduce yourself to your neighbors. Neighbors who know you are more likely to come to you and not your landlord if there is an issue. They also are more likely to watch out for your property and to call the police if they see anything suspicious.

## Renter's Insurance

Rental insurance can be a good idea for anyone who has valuable property such as electronics, jewelry and the like. Rental insurance is also sometimes required in leases. Landlords are not responsible for damage to your personal property. Even if the damage is caused by a defect in the property (like a leaky roof), you would have to prove that the landlord was negligent, and most leases limit the landlord's liability in those situations.

### What can I do if I have an issue once I move in?

First, contact your landlord in writing to see if you can get the issue resolved. Make sure that you keep a copy of what you send and that it is dated. Email and certified mail, return receipt requested are the best ways to track that your landlord got your request.

If that does not resolve the issue, you can make an appointment with SLS to get further guidance.

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