To learn more about living off campus, visit offcampus.missouri.edu!
Welcome to the University of Missouri Off-Campus Living!

The office of Off-Campus Student Services is directed toward educating students on living off-campus. Our goal is to provide students with resources to assist them with their living experiences off-campus, and to help them stay involved in campus events and activities after their move. We want all of our students to make informed decisions about their off-campus living choices.

If you are currently or will be living off-campus in the future, let the Office of Off-Campus Student Services be part of your off-campus and commuter living experience.

Our Staff

Dionne George
› Off-Campus Student Services Coordinator

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Location

We are located inside the Wellness Resource Center in G202 MU Student Center (lower-level)
› offcampus@missouri.edu or (573) 882-1753
› facebook.com/MUOCSS  @MizzouOffCampus
› offcampus.missouri.edu

Our Mission

The mission of Off-Campus Student Services (OCSS) is to enhance the educational experience of students living off-campus by providing programs, services, and support. OCSS is the University of Missouri’s central point of information and assistance for commuter students. We connect with local landlords and assist students in their search for off-campus housing. Additionally, we provide educational information on things to consider before and after signing a lease.

We are here to promote a safe, fun, and healthy environment for you and the Columbia community. We provide consultations for roommate conflict resolution, tips for healthy living, safety information, party smart tips, and various other resources to encourage students to have a positive off-campus living experience. Additionally, we partner with Student Legal Services, Student Financial Aid, the City of Columbia, various Neighborhood Associations, and the Columbia Police Department in an effort to support and educate off-campus student as they reside in the Columbia area.

Wondering where Bugs the Cover Dog has run off to? Don’t worry. She’s right here:

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Where To Begin...

First Time Fundamentals

Whether you are a first time renter or just exploring options for a different place, here are a few fundamental things to consider:

› What is your budget for rent, and will that dollar amount include utilities, cable or internet?
› What type of living arrangement are you seeking, individual leasing or a joint lease?
› Will you drive, bike, walk or take a bus to campus?

Establishing a budget
One of the most important questions students and parents should ask themselves is, “How much can I afford to spend?” When deciding where to live, one should consider how much you can spend each month on rent and the source of this income. When calculating how much you can afford to spend, you should also make room in the budget for rent, utilities, renter’s insurance, transportation, groceries and other expenditures.

Some questions to consider are:

› Will you have a job?
› Will you be receiving financial aid through scholarships, grants, fellowships, or student loans?
› What other sources of income or financial support do you have (i.e. parent or guardian support, savings, external sponsorships, etc.)?

If you are intending to use a Student Aid refund check to assist with payment of off-campus housing expenses, we recommend you contact Student Financial Aid at (573) 882-7506 to guide you through the timeline of disbursement and get an estimate of your potential refund. After you have solidified the source of your income, you are now able to calculate your income and expenses for the year. You can start creating your budget on page 62, or call the Office for Financial Success at (573) 882-2173 to schedule an in-person budget consultation.

Types of living arrangements
There are two different types of leasing options in Columbia. Most undergraduate students gravitate toward the individual lease option. This option allows you to be the only one on the lease and you are responsible for only your portion of the rent and utilities. Most apartments who offer an individual lease usually have an overabundance of 4 or 3 bedroom units. Important to note, these apartments are primarily advertised at a rent cost “per person”.

› For example: rent for a 4 bedroom, 4 bathroom unit might be $480 per person.

The second leasing option is a joint lease. This is where everyone signs one lease and all parties are liable for one another in the event that one roommate cannot pay their portion of the bill. Consequently, these apartments or houses are advertised at a rent cost “per unit”.

› For example: rent for a 3 bedroom duplex might be $900 per unit.

Roommate considerations
Whether you choose an individual lease or joint lease option, roommates are sometimes inevitable. Within both leasing options students can always find one bedrooms or studios however; most students find themselves with roommates more often than not.

Roommates can be a great option for those who are looking to split the bills. When picking roommates it is important that you pick people with whom you feel comfortable. They should be both reliable and respectful of how you choose to live.

Make sure you have a good idea of their habits (e.g., sleeping, studying, and cleanliness) before agreeing to live together. It is very important for you to understand that you and your roommate(s) are entering into a legally binding contract when you sign your lease. Don’t forget to have discussions about who will be setting up utilities, sharing dishwashing and cleaning duties, and grocery sharing! Additionally, many apartment complexes which provides individual leasing also offers roommate matching services to help you find that special someone to share dish washing and vacuuming duties with. OCSS will provide you with an opportunity to meet some of those property managers at our bi-annual housing fairs.

Off-Campus Student Services hosts housing fairs twice annually – once during the Spring semester (usually in February) and once during the Fall semester (usually
in November). These popular fairs include more than 35 local property managers and landlords, and offer students a “one-stop-shop” for rental information, as well as an abundance of free giveaways. More information about housing fairs and other OCSS events can be found online at offcampus.missouri.edu/events.

Location, transportation, and safety
Location, location, location…. For most people location is everything. Whether you are seeking a place within walking distance of campus or you are willing to commute, it is necessary to familiarize yourself with the neighborhood. If east or west campus is your target location, it is imperative you take the time to walk or drive around these areas to see if it is a good fit for your lifestyle. There is usually a high demand for locations closer to campus which means you will need to start your research early. If you welcome the opportunity to commute to campus, you have a wide variety of housing options. Factors we recommend for you to consider are city bus schedules, campus shuttle schedules, parking, safety, and proximity to things you deem important. See page 39 for more information on transportation and parking.

When exploring the safety of a neighborhood there are a few resources at your fingertips. One reliable resource for safety information is the City of Columbia's website, www.gocolumbiamo.com. This resource will provide information on all dispatch records for the Columbia Police Department, which will give insight into the types of activities the police are responding to in different neighborhoods. Another resource which may be helpful is the University of Missouri Police Department (www.mupolice.com), more commonly known as MUPD. Here you can find information on campus crime and other safety reports. For more information on safety tips see page 28.

When searching for a potential property it is important that you do your homework for the place you wish to visit. Always place your safety first! Never visit a property on your own, always bring a friend. If you feel uncomfortable at any time, leave the property at once and report to the police any suspicious behavior.

Know and protect your rights as a tenant
Regardless of where you end up renting, you have rights as a tenant. Your lease protects your rights, as well as your landlord’s rights, so it is critically important to read your lease before you sign it. Be sure to fill out a detailed Property Condition Checklist on page 65 and keep copies of all documents that you sign. More information on tenant rights and responsibilities can be found on page 14.

Need help finding the right place to call home?

Check out our online Housing Search!
Visit offcampus.missouri.edu/search to see a searchable database featuring more than 60 local rental properties. This handy tool is also available in the GoMizzou App under “Student Living.”
Where To Begin...

Off-Campus Housing Options

**Houses**
- Can be rented as a whole or separated into apartments
- Neighbors may be permanent residents and may have children or be elderly
- Generally have whole-household leases, as opposed to individual leases
- Typically require you to set up utilities on your own

**Locations:**
East Campus, West Campus, and in various locations in Columbia

**Apartment Buildings**
- Multiple units in close proximity
- Independent living environment
- Owned by smaller property management companies or single landlord

**Locations:**
Downtown, East Campus, West Campus, North, South

**Apartment Complexes**
- Most plentiful style of housing in Columbia
- Many individual leasing options available (solely responsible for your lease only, rather than the entire household)
- High volume of residents may mean reduced quiet space, limited parking availability, and a large amount of visitor traffic in the building

**Locations:**
South, East, West, Downtown
When looking for a new place to live, it is important to consider the variety of housing that is available. This is an excellent way to eliminate housing that will not suit your needs. Columbia has many housing options that offer unique living experiences.

**Townhomes**
- Usually include large common areas such as living and dining rooms
- Do not have units above or below
- For sale or rent by owner or property management companies

**Condominiums**
- For sale rather than for rent
- Usually offer more amenities than traditional apartments
- Individual styles from other condos in same location

**Locations:**
North, South, East, West

**Duplexes**
- Separation of a house with apartment-style living
- Usually have backyards, great for pets
- Often located few miles away from campus

**Locations:**
North, South, East, West

**Things to mention when contacting property owners**
- What property you found
- Why you are interested in that particular unit
- Where you found the listing (poster, on-line, through a friend, etc.)
- Who you are, and what you are doing in Columbia
- A time you have available to view the apartment
- Clarify the starting rates for the property (make sure it fits in your budget!)
Finding An Energy Efficient Rental
Columbia Water & Light

The responsibility of paying your utilities can significantly add to your monthly budget. Investigating energy details before you sign the lease can help you avoid wasting energy and money, plus an energy efficient home is more comfortable.

SAFETY FIRST
Columbia rental property is required by the Rental Unit Conservation Law to be registered and inspected. Ask your potential landlord to see the Certificate of Compliance or contact the Office of Neighborhood Services at 573-817-5050 or neighborhood@GoColumbiaMo.com.

UTILITY DATA
When looking for a new place to live, make sure you ask your landlord what utilities you will be responsible for paying. You can get some idea of what your utility costs will be by checking the previous billing data. Keep in mind that each individual will have different consumption patterns. Your electric bills will be higher in the summer due to air conditioning. During the winter, either your electric or natural gas bills will go up, depending on the type of furnace.

- **City of Columbia**: electric, water, sewer and trash...(573) 874-7380 or UCS@GoColumbiaMo.com
- **Boone Electric Cooperative**: provides a small portion of Columbia with electricity...(573) 449-4181 or comments@booneelectric.com
- **Ameren Missouri**: natural gas service...1-800-552-7583
- **Electric + water data**: GoColumbiaMo.com search for “rental utility data”

HEATING AND COOLING
Keeping your home warm in the winter and cool in the summer is the biggest part of your utility expenses.

- A heating and cooling system that is less than 25 years old is going to be more efficient. Does the system look clean and well maintained? Inspect the units inside and outside.
- What is the type of heating system? Generally a heat pump is the most efficient. A natural gas furnace is going to be more economical than electric heat.
- Who changes the filters? They must be changed every two to three months.
- Is there a programmable thermostat? It will automatically change the temperature when you are away which saves energy.
- Does the rental have ceiling fans? They will help keep you cool and reduce air conditioning costs.

WATER HEATERS
Water heating is normally the second highest utility expense after heating and cooling. It uses energy both in heating water and then in maintaining the temperature once it’s heated.

Water heater efficiency is influenced by the age, insulation, temperature setting and location of the unit.

Where is the water heater located? How old is the unit? If it is in an unconditioned space, like a garage, or if it is an older unit, ask your landlord if an insulated jacket can be added.

Is the water heater or any of the faucets leaking? If so, make sure these are fixed before signing a lease.

KEEPING THE OUTSIDE AIR OUTSIDE
Air loss can account for 50% of your annual heating and cooling costs. Walk around the home to see if you feel strong drafts or notice any holes or gaps around the doors and windows. An easy fix to most of these is either caulk or spray foam insulation. These items should be addressed by the landlord before you sign the lease.

Ask the owner what levels of insulation are in the walls, ceiling and floor. Proper insulation will hold in your heated and cooled air which reduces your utility bills.

- **Attic**: 9”-12” of insulation with an R-factor of 27-38.
- **Outside walls**: Homes built after 1970 should have wall insulation. If it was built before then, ask if it has been added.
- **Crawl space or rim joist**: These areas should be insulated to R-10 and R-13 respectively.

Are the windows double paned so they are more efficient? If there are older, single paned windows make sure the storm windows are in good condition and there are no obvious gaps around the sides or loose fitting windows. If window replacement is not possible, ask your landlord if caulking and sealing can be made a priority.

APPLIANCES
Inquire about the age of major appliances such as the refrigerator, dishwasher, washer/dryer, room air-conditioners and stove. Energy Star rated or newer appliances will save energy and money. The refrigerator will probably be your top electric consuming appliance. Their efficiency is determined by age, cleanliness of cooling coils, functioning thermostat and a tight door gasket.

APARTMENTS
Since apartments are smaller and share walls, ceilings and floors with neighbors, heating and cooling costs are generally lower than a house. In apartments, ground floor units tend to be cooler year round while top floor apartments tend to be warmer. Windows on the south side will allow your apartment to collect natural heat in winter. Windows on the west side can increase your air conditioning bills.

Call us for a FREE energy audit!
573-874-7325
GoColumbiaMo.com
wlmail@GoColumbiaMo.com

For Rent

Since apartments are smaller and share walls, ceilings and floors with neighbors, heating and cooling costs are generally lower than a house. In apartments, ground floor units tend to be cooler year round while top floor apartments tend to be warmer. Windows on the south side will allow your apartment to collect natural heat in winter. Windows on the west side can increase your air conditioning bills.

Off-campus living
AFFORDABLE COLLEGE LIVING

PRIVATE SHUTTLE
STUDY CENTER
TWO POOLS & HOT TUB
FITNESS CENTER
FREE FITNESS CLASSES
SAND VOLLEYBALL COURT
INTERNET & CABLE

573-815-7362
BENGALRIDGE.COM
Moving can be a stressful time for many college students. Typically, strenuous travel, coordination, and heavy lifting are involved. These are normal stressors in the moving process, but often there are issues many students are not prepared to handle in addition to the normal stress of moving.

Tenant rights are often an unclear and aggravating subject for most first time renters. This is a perfect opportunity for you to educate yourself on your rights and responsibilities as a tenant. Make sure you are aware of what you can and cannot do when living in an off-campus location.

A critical component of this awareness is an understanding your lease and rental terminology. The following article is intended to walk you through the steps.

**Viewing a property**

When planning to view a property the first step is to set up an appointment with the property owner. Some apartment complexes may welcome you to stop in during business hours while others would prefer an appointment. When viewing a property, understand that you are evaluating the property on several levels:

- The surrounding area
- The street where the building is located
- The actual building where the apartment is located (this can vary depending on the type of housing you choose)
- The property itself

It is always recommended that you are prepared to ask questions. With that in mind, we have provided you with a few questions to use as a guide on our Property Comparison Worksheet on page 64. In addition, you may ask if you can take pictures of the location so that you can review it afterwards. Photos coupled with your checklist will help you make an informed decision that is not influenced by salespeople. *It is highly recommended that you not sign a lease at the first visit.* Many property owners just want to rent their properties and are not terribly concerned with you taking time to think it over. Never sign a lease without feeling 100% comfortable with your decision!

**Rental applications**

When you have decided on one or two of the locations you are interested in, then contact the property owner or the person who showed you the location previously. They may ask you to fill out a rental application. This will give them the ability to do a few things:

- **One,** it will give them all of your contact information.
- **Two,** most rental applications ask that you give permission to the property owner for the release of a credit report. Many property owners want to know if you have had trouble with payment of other items in the past. This is a standard procedure.
- **Three,** it will give them information such as income and employment history. This information allows the property owner to confidently know that you will be able to afford paying rent consistently.

It is important to understand that most rental applications ask for a great deal of sensitive information, such as social security numbers, bank account numbers, phone numbers for references and employers. This is why it is important that you have made a sound decision that the property for which you are filling out an application is the one you really want.

Do not fill out more than two applications at any given time. While this is not confirmation that you have chosen to live in the housing, it is understood that if you are approved you will more than likely live in the property.

**A word of advice on Rental applications**

Some property owners ask that you and your potential roommates fill out a rental application prior to seeing their property. Some may even require a small fee for viewing a property. Reasons for the fee and prior application have to do with the property owner’s decision that they do not want to waste their time showing their property to those who will most likely be denied after the application process anyway. It is not necessary that you fill out all of the sensitive information before you’ve seen the property, especially if you feel uncomfortable. Also, some properties offer online rental applications and in some cases the applications are tied to a lease. Please read these documents carefully so as not to inadvertently sign a lease without knowing it.
Lease
A lease is a written agreement between a tenant (the person renting) and a landlord/property owner. This agreement offers both the tenant and the landlord protection of the property and well-being of tenants. *When a lease is signed by both parties it becomes a binding legal contract.* If you or your landlord does not fulfill all of the terms of the lease, then the person who defaults can be sued. This can cost a great deal of time and money, so be sure to do your part in fulfilling the terms of the lease.

Written leases are the most secure way to rent any property. During your lease term, your landlord cannot raise your rent, rent the apartment to anyone else, or ask you to leave (unless he/she would like to evict you).

Co-Signers
In a majority of cases, full-time students are required to have co-signers. In the state of Missouri a co-signer is someone who signs the lease in addition to the student. This means that the co-signer agrees to:

› Have the landlord check his or her credit
› Guarantee that the tenant complies with the rental agreement
› Guarantee the payment of rent

By having a co-signer on the lease, a property owner has the ability to collect payment if you default on your rental payments. Most students have a parent or guardian as a co-signer. However, it can be anyone who is willing and earns in excess of 5-6 times the amount of the monthly rent of the property.

Security deposit
Most landlords require a deposit at the time of signing the lease. This deposit is money that the landlord collects as security against property damage, unclean conditions, and unpaid rent. The amount may vary; it is often equal to one month’s rent, but it cannot exceed two month’s rent in the state of Missouri.

It is a good idea for you to take photos before moving in and after moving out to show that the property was clean and in good repair when you moved.

Within 30 days from the date the lease ends, the landlord is required to either return your full security deposit or give you a written list of reasons why part or all the security deposit was withheld. The landlord may retain all or any portion of the deposit to cover any damages or charges for which you are liable under the lease. The landlord may also retain all or any portion of the deposit if you break the lease agreement.

It is important for the tenant to make it known to the landlord where they will be staying during the 30 days after the tenancy ends, so the security deposit can be sent to the appropriate location. If the landlord fails to comply with this law, the renter may file a lawsuit asking for double the amount wrongfully withheld.

Subleasing
If for any reason you want to move out of a current location you must first have a sublease or continue to pay the rent and other monetary arrangements made when you first signed the lease. If you do not pay for the entire leasing period then you could face a lawsuit.

A subleaser is someone who agrees to lease your current property from you. This means that you can still be held responsible for any damages or problems that may occur during the remainder of the lease. Make sure that if you sublease you contact your property manager or landlord. They may have certain stipulations for taking on a sublease, or they may not allow it at all. Missouri allows the landlord to double the amount of rent if a tenant subleases without approval.

---

**Lease signing tips**

› Read the lease very carefully.
› Do not sign the lease or any agreement until every passage is fully clear to you.
› Keep copies of all documents you have signed.
› Leases are negotiable contracts and you have the right to omit undesirable portions of the lease if both parties are in agreement.
› Any changes to the lease must be made in ink. Make sure both parties have initialed and dated the changes.
› Never sign more than one lease. You will be required to pay all rent wherever you sign. This is not a suitable way to temporarily hold a property.
› If you have any questions about your lease contact Student Legal Services at (573) 882-9700 before you sign it.
Leasing 101

Rental Terminology

Eviction
A landlord may not evict without a court order. The landlord may begin eviction proceedings if a tenant:

› Damages Property
› Fails to pay rent
› Violates the terms of the lease
› Injures the lessor/tenant
› Allows drug-related criminal activity on the premises
› Fails to vacate at the end of the lease term
› Gambles illegally on the property

The tenant will receive a notice that an eviction lawsuit has been filed and will have the opportunity to be heard in court before any eviction.

Discrimination
Discrimination can occur at any stage in your housing search. Property owners and landlords cannot refuse to sell, rent, sublease, or otherwise make housing unavailable based on a renter’s race, color, religion, sex, disability, familial status, or national origin. Property owners and landlords also cannot charge some individuals higher rent or falsely state that housing is not available for discriminatory reasons. If you believe you have been a victim of discrimination, notify OCSS and contact one of these agencies:

› City of Columbia Human Rights Commission:
  (573) 817-5024
› City of Columbia Office of Community Services:
  (573) 874-7488
› Missouri Human Rights Commission Jefferson City Area:
  (573) 751-3325
› US Department of Housing and Urban Development Housing Discrimination Hotline:
  (800) 669-9777
› Student Legal Services:
  (573) 882-9700

Need an off-campus living Consultation?

(whose turn it is to sweep the floor, for example)

Visit offcampus.missouri.edu to schedule an appointment!
Experience college the way you were meant to when you live at The Domain at Columbia! As Mizzou’s premier student housing community, we have it all - including free shuttle service, one of the largest pools in Columbia, and the Students First TM program that is designed to help you succeed. Visit us today and discover what you’ve been missing!

Get your friends together and ask about special rates on our four bedroom units!

3100 E. Stadium Blvd.
Columbia, MO, 65201
888 695-0842
Leasing 101
Rights and Responsibilities

The City of Columbia has a number of regulations in place meant to protect the quality of life for you and others who call our city home. Becoming familiar with these rules can help you and your neighbors.

By Leigh Britt, Manager of Neighborhood Services

Your rights as a student living off-campus
You have the right to live in a rental unit with a current Certificate of Compliance issued by the City of Columbia. The certificate is evidence that the unit has been registered with the City and inspected for safety and maintenance. You can ask your landlord to see the current certificate or contact the City of Columbia’s Office of Neighborhood Service to verify the unit’s compliance.

If you have a property maintenance issue that is not being addressed in a timely manner by your landlord, you have the right to file a tenant complaint with the City. After you have filed the complaint, a city inspector will visit your unit, document any issues and give your landlord a deadline to make the repairs. Always talk with your landlord first and give them an opportunity to fix the problem, and don’t withhold rent due to a maintenance issue.

Your responsibilities

Two’s a party, three’s a crowd and 10 or more can cost you!
› A social gathering of 10 or more people on residential property that results in certain crimes happening at the site of the gathering, on neighboring property, or on an adjacent street is considered a nuisance party with a minimum fine of $500 per person.

Keep the exterior of your property clean.
› Loose trash must be picked up or the leased tenants/owner of a property are subject to ticketing by the Police.

Know your trash day.
› Bagged trash cannot be placed on the curb earlier than 4:00 p.m. the day prior to scheduled pick-up day. This lessens the time the trash can be scattered by animals or the wind. Failure to comply with this rule may result in a $50 trash our early fee. More information about trash and recycling schedules can be found on page 55.

Don’t put a couch or recliner on the porch.
› Furniture manufactured for indoor use may not sit outside longer than 48 hours if it can be viewed from off of the property.

Car talk.
› Unlicensed and/or inoperable vehicles are subject to towing, whether they are in the street or on private property. Parked vehicles may not block driveways and sidewalks or be parked in the yard. Vehicles may not park on a city street longer than 24 consecutive hours.

Get in the zone.
› Don’t break the City’s zoning laws by allowing too many people to live in your unit. Overcrowding leads to increased traffic, noise and trash which can affect others in your neighborhood. No more than three unrelated people can live together in R-1 and some PUD zoning and no more than four may live together in other zoning districts. Zoning violations can result in criminal charges.

Other considerations
Do your research on the utility usage of the unit you are considering renting. Utilities can be a large part of your housing costs! Contact the utility companies that serve the house or apartments you are considering and find out the utility history. For water and electric usage data within the City of Columbia, visit www.gocolumbiamo.com/Finance/Utilities/rental-costs.php. For other information, you can reach the City of Columbia Utility Services office at (573) 874-7380 or ucs@GoColumbiaMo.com. The City of Columbia is the service provider for electricity, water, sewer and trash. Ameren Missouri is the natural gas provider.
Read your lease and retain it for future reference. Pay your rent on time. If you have an issue with your unit, talk with your landlord first so they can resolve the problem.

The City of Columbia is a resource that can help you have a successful tenant experience and also help answer your questions about City services and regulations. The Office of Neighborhood Services regulates rental housing and can be reached at (573) 817-5050. The City’s website, www.GoColumbiaMo.com, is also a great source for information and a place for you to report problems.

A Tenant should

› Pay rent on time.
› Keep the property clean and free from damage.
› Pay for damages resulting from their own negligence or the negligence of a guest.
› Refrain from taking on additional occupants or subleasing without the landlord’s written permission.
› Allow the landlord to enter the premises to make needed repairs and inspections.
› Follow ALL provisions of the lease.

A Landlord should

› Make sure the property is livable and complies with all building and housing codes.
› Make and pay for timely repairs due to ordinary wear and tear, or in cases of emergency that affect the tenant’s living situation.
› Refrain from turning off a tenant’s water, electricity, or gas.
› Provide written notice to tenants when ownership of the property is transferred to a new landlord.
› Not unlawfully discriminate.
› Not raise rent or change any other lease provisions without giving the tenant proper notice (generally one month’s written notice from the date rent is due unless the lease says otherwise).

For more information about student rights and responsibilities, or for assistance with legal questions, contact Student Legal Services at (573) 882-9700 or visit sls.missouri.edu.
Leasing 101

Renter’s Insurance

You rent your place, but you own your stuff.
Once you’ve signed your lease and scheduled your move in date, you might want to think about renters insurance. Renters insurance is designed to help protect you from losses.

To better understand renters insurance, ask yourself:

› How much are my belongings worth?
› Could I afford to buy it all back again if destroyed in a fire or stolen?
› What would I do in the event of a liability lawsuit against me?

Once you inventory your possessions: furniture, clothes, laptop, printer, bikes, etc., you’ll soon realize you have a lot of things that add up to a lot of money. The average person has over $20,000 worth of possessions and they are NOT insured by a landlord's policy.

Your premium is based on how much coverage you need, your deductible and which coverage’s you select.

Most renters can purchase a policy for as little as $10 a month. So, what would you be protected for? Property losses caused by fire, lightning, windstorm or theft are just a few that are covered, as well as liability coverage which protects you against lawsuits for property damage or bodily injury and also provides your defense against such lawsuits. Renters insurance also insures personal property you take with you while away from home.

So, your takeaways:

› Your landlord’s insurance does NOT cover your things.
› For as little as $10 a month, you can insure your things for full replacement cost.
› This coverage also covers you for lawsuits brought against you for bodily injury or property damage. (i.e. cooking fire causing damage to landlord’s apartment.)

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Columbia, MO 65203
Bus: 573-443-3000
cherylkellyinsurance.com

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amenities & utilities included are subject to change. see office for details.
Getting Settled

The Move-In

Welcome to your new home! It is tempting to just get settled when you are moving in, but you will benefit in the long run if you take the time up front to inspect your place. Two months after you move in you won’t be looking at a mark on the wall and asking yourself, “Did I do this or was this here when I moved in?”

Schedule a check-in time with your landlord. Find out exactly what is expected of you when you move into your new place. This is a good opportunity for you to take pictures of the place prior to moving any of your belongings into the apartment. It is important for you and your landlord to both agree on any discrepancies before you move in.

Landlords are not out to charge you for damages you didn’t cause, but if you did not document the damages in the walk-through, then they are going to assume you caused the damage. If you are moving in to a furnished place, take a close look at the furniture as well.

Come prepared for your walk through and make sure that everything is in good condition. You can use the Property Condition Checklist in this magazine as a guide, in the event that your landlord doesn’t provide you with one (page 65). Be as specific and thorough as possible when you are documenting damages. Don’t just say, “There is a mark on the wall above the fireplace.” Say, “There is a six inch mark above the left side of the fireplace.” It would be best if you took a picture as well, and be sure to provide your landlord with a copy.

If you do a good job inspecting your place on the front end, and take care of it throughout your lease, then you will have a better chance of getting back a majority of your security deposit. (for more information on security deposits see page 11)

During your check-in time and initial move-in consider the following:

› Ask your landlord or property owner to show you the location of the fuse or breaker box. Have them show you where the water shut off is located (in case of an emergency, such as a broken pipe).

› Introduce yourself to your neighbors. Having friendly relations with your neighbors will increase your enjoyment and safety during your stay. It also makes for a safer environment if neighbors can look out for each other. For more tips on being a good neighbor, see page 25.

› Put your names on your mailbox. If your name is not on your mailbox, you might not receive all of your mail. You may wish to only put your last name on the mailbox in order to protect your privacy and safety. Another option is to put your name on the inside of your mailbox, so only the mail carrier sees it.
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# Getting Settled

## Plan Your Move

Follow these tips for the best possible move, whether it is across campus or to a new city

<table>
<thead>
<tr>
<th>Timeframe</th>
<th>Tips</th>
</tr>
</thead>
</table>
| 2 months  | - Create a folder for important documents (lease, contracts, etc)  
- Decide what to move and what to toss  
- Make arrangements with a moving service if necessary |
| 1 month   | - Get packing supplies (boxes, tape, labels)  
- Begin cleaning out closets and drawers that contain rarely used items  
- Fill out a “change of address” form at the local post office or their website |
| 2-3 weeks | - Begin packing items you don’t use regularly and progress to more frequently used items  
- Remove items you don’t want to take with you  
- Return borrowed items and collect any items you’ve lent out |
| 1 week    | - Finish the majority of all packing a couple days before move date  
- Pack essential items such as toiletries and clothing in a separate bag  
- Confirm with landlord on exact time and date of your move  
- Remind friends of their commitment and confirm with moving services |

---

**Pro Tip**

**Ask for help**

Know a friend with a truck or SUV? See if they are willing to help you out with your move!
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SEE PHOTOS, FLOORPLANS & MORE: WWW.CHECKOUTTHEVIEW.COM
There are many reasons for students to seek residency in Missouri, the primary being to access in-state tuition. Missouri residency requires that you live and work in Missouri for at least 12 consecutive months immediately prior to the semester for which you are requesting residency. There are also several requirements that must be met in order to document your residency - each application is approved individually, on its own merits, by the Residency Department in the Office of the Registrar. Listed below are the minimal requirements that must be met in order to obtain residency in the state of Missouri. Please note that you should contact the Residency Office prior to attempting to petition for residency to get the most current and complete information about this process. Changing your residency status may also affect your financial aid award, so please contact Student Financial Aid at (573) 882-7506 prior to filing your petition.

Once you have met with a Residency Officer and completed the minimal requirements listed on the next page, you can pick up a residency petitioning packet from the Residency Department, or print one from their website: admissions.missouri.edu/residency. Residency petitions may only be submitted for the semester you wish to be considered a Missouri resident. The petitioning period begins the first day of classes, and runs through the last day of classes each semester - the petition and ALL of the supporting documents must be received by the last day of class in order to be considered for that semester.

A few things to note:

› Once you have obtained Missouri residency you will be considered a Missouri resident for fee purposes at MU. Should you decide to return to your home state to live, you could be asked to re-establish residency if you return to Missouri.

› After becoming a Missouri resident you must maintain continuous enrollment for the Fall and Spring semesters. If you fail to meet this requirement you will be asked to begin the process again to re-establish your residency to pay in-state tuition and fees.

› If you are a student athlete you must notify the Athletic Compliance Office that you are applying for Missouri residency.

› If you are a non-U.S. citizen, but have a U.S. Permanent Resident Card, please submit a copy of your PR Card with your residency petition. International students who are neither citizens nor permanent residents are not eligible for Missouri residency.

For more information, or to find current office hours, please contact the Residency Department at (573) 882-7881, residency@missouri.edu, or at admissions.missouri.edu/residency.

Hi, Mom and Dad!

You’re Tigers, too!

The Office of Parent Relations is here for you.

Toll-free: 888-631-1098  Web: mizzouparents.missouri.edu
Email: parents@missouri.edu  Facebook: muparentrelations
ALL of the following items must be submitted after you have lived and worked in Missouri for at least 12 consecutive months immediately prior to the semester for which you are requesting residency (August to August for Fall semester, January to January for Spring semester, and June to June for Summer semester):

Proof of presence in Missouri
In order to prove that you have lived and worked in Missouri for the past 12 months you must submit the following documents:
› Lease(s) or sublease(s) with your name on it, even during the summer months when school is not in session.
› Payroll records or paystubs
› Bank records from May through August showing regular transactions (2-3 per week) within the state of Missouri
› Please note that your bank does not have to be in Missouri, but your name does have to appear on the account. Please mark out account numbers.
› You are not required to stay in Missouri during Thanksgiving, Winter, or Spring breaks; however beyond those breaks your absence from the state of Missouri must be kept to a minimum of 14 days between the end of the spring semester and the beginning of the fall semester. Any trips across the state line will count toward the 14 day limit, regardless of purpose or duration of the trip. There are NO EXCEPTIONS to this rule!

Proof of earning at least $2,000 of taxable earned income in Missouri
Your payroll records or paystubs will be used to verify that you earned at least $2,000 of taxable income in Missouri during the past 12 consecutive months. You must work in Missouri during the entire summer unless you are enrolled in a summer class. If you have earned $2,000 and are enrolled in a summer course, then you will be required to submit proof of your class dates and meeting times, rather than payroll records or paystubs for that period.

Copy of your permanent Missouri driver’s license
Students wishing to gain residency must obtain a valid Missouri driver’s or non-driver’s license. More information can be found at dor.mo.gov/offloc.

Copy of your Missouri voter’s registration verification
Students wishing to gain residency must also become registered voters in the state of Missouri. More information about voting registration can be found at the Office of Elections and Voter Registration, Boone County Government Center, 801 East Walnut, Room 236, 886-4375. Forms can also be accessed online at www.showmeboone.com.

Copy of page 1 of the previous year’s federal 1040 income tax form
If you were 21 or older for the entire qualifying 12 months, you’ll need to submit a copy of page 1 of your federal and Missouri 1040 income tax form for the previous year.

If you were under 21 during any part of the qualifying 12 months, you’ll need to submit a copy of page 1 of your parent or guardian’s federal 1040 income tax form for the previous year showing that you were NOT claimed as a dependent. Mark out all social security numbers on the copies you submit.

Copy of your Missouri auto registration
If you are the sole owner of your car you must also submit a copy of your automobile registration with the state of Missouri. If you do not own your own car then this documentation will not be required.
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MU Values
Being a Good Neighbor

Welcome to the neighborhood! As MU students living off-campus, it can be difficult to acclimate to life away from home and out of the residence halls. Here are a few tips you can use to help your new neighborhood feel a little more like home:

› Model the behavior you would like to see from others. You don’t want to be woken up in the middle of the night if you have a test at 8:00 the next morning. The same is true for your neighbors - they might have work or class in the morning, be elderly, or have small children.

› Adopt a positive and solution-driven approach to resolving conflicts. Whether you’re facing a conflict with a neighbor or butting heads with your roommate, following this simple tip will help you find a constructive and practical way to address the problem. Need help handling a conflict? Contact Off-Campus Student Services at 882-1753 to schedule a consultation.

› Take time to learn more about a background or culture you are not familiar with to expand your own perspective and interpersonal skills. MU and the City of Columbia have hugely diverse populations. Take time to get to know your neighbors and find some shared interests. Fostering friendships and positive neighborhood relations enhances our overall health and may lead to new experiences or networking opportunities you didn’t expect!

› Always remember to say please and thank you. Kindness has a ripple effect that extends far beyond the initial recipient. Treating others with respect and consideration can be as simple as being polite, no matter the setting. Set an example and be the best Tiger you can be!

DISCOVER new friends and neighbors

RESPECT your neighborhood

Take RESPONSIBILITY for your actions

Practice EXCELLENCE in all things

To learn more about promoting civility, visit
civility.missouri.edu
Getting Settled

The Move-Out

Pro tips for end of lease planning and subleasing
As the term of your lease draws to a close many students are packing up to leave Columbia, while others are looking for a short-term sublease to get them through the summer. Whether you are headed halfway around the world to study abroad, staying here in Columbia, or camping out in your parents’ basement, it’s important to arrange the timely termination or transfer of your lease before you leave town. Failing to do so can result in excess fees, complicated litigation, and terrible headaches. With that in mind, Off-Campus Student Services teamed up with Student Legal Services to provide you with some “Pro Tips” for lease termination and subleasing.

Always, ALWAYS fill out an apartment condition checklist before moving your things into a new unit. This document protects you from paying for damage that you didn’t cause. Be present when the landlord inspects your apartment on move-out to avoid being charged for any stains or damages that were present before you moved in. If your landlord doesn’t offer a checkout inspection when you move out you have the right to request one and to be present during the walk through.

Know the terms of your lease before attempting to sublease, because some landlords charge a hefty fee for subleasing or don’t allow it at all.
While the procedures regarding subleasing and the transfer of deposit money between the landlord, lessee, and sub-lessee should be clearly written in the lease, it is sometimes unclear or buried within dense legal terminology. If you aren’t sure, schedule a consultation with Student Legal Services (sls.missouri.edu) for assistance with deciphering your lease.

Take the time to get to know your sublesser! Keep in mind that if you do sublease, you are still ultimately responsible for the lease. If the person to whom you have subleased fails to uphold the terms of the lease you could end up paying for their mistakes.

Finally, KNOW YOUR RIGHTS. Tenants are protected by the law in much the same way as landlords. For instance you have the right to receive your deposit check in-hand, or an explanation of why you are not being refunded, within 30 days of the last day of your lease. This gives your landlord time to assess any damage to your apartment and to process your refund, if any. Failure to refund deposits in a timely fashion can result in litigation against the landlord.

More information about tenant rights and responsibilities can be found at the Missouri Attorney General’s Office, or at ago.mo.gov.

› Your lease should outline the move-out procedure and what is expected of tenants upon move-out. If you have questions about your lease, talk to your landlord or consult with Student Legal Services.

When in doubt, it is always helpful to have an open dialogue with your landlord!
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Safety

Keep Your Home & Vehicle Safe

By Officer Melvin E. Buckner, Neighborhood Services & Crime Free Prevention Program Coordinator

› Report all crime and any suspicious activity to the Columbia Police Department (911).
› Keep your doors and windows locked at all times, especially when you are alone, sleeping, or when the apartment is unoccupied (even if you only leave for a few moments).
› When someone knocks on your door, determine who is on the other side before opening it. Have a repair or service personnel show official identification and confirm their presence with the person requesting the service. Delivery persons should remain outside to await the person requesting the delivery.
› Be sure you have blinds or curtains on your windows to discourage people from looking in. Always keep your windows covered at night.
› All outdoor lighting fixtures should be in working condition. Report any broken or improperly functioning lights to your landlord or property manager immediately.
› Place valuable items out of sight and in locked areas.

› Make sure your car is always locked and that any valuables left in the vehicle are locked in the trunk or placed out of view.
› Make a list of your valuables - Computers, stereos, jewelry, etc... Take photos of the items, list their serial numbers and descriptions. Check with law enforcement about engraving your valuables through Operation Identification. This information will be helpful for insurance purposes in case something happens.
› For a free home security survey for a residence within city limits, contact the Columbia Police Department Crime Free Housing Programs Coordinator at (573) 874-7426. More information about Crime Free Programs can be found online at www.gocolumbiamo.com/POLICE/Crime/Crime_Free/index.php.

Avoid leaving valuables in your car in plain sight.

Keep your valuables at home locked in a safe.

Before moving into your new rental home, make sure your belongings are protected. Renter’s insurance is available at a relatively low cost and is one of the wisest purchases an apartment resident can make. Landlords and property owners’ property insurance will not cover your personal property. You may be able to add a policy onto your parent or guardian’s homeowners’ insurance; check with your parent or guardian to determine what is and is not covered in the event of a loss.
Guard against burglary
› If you return home and something looks questionable such as a slit screen, a broken window or an open door, do not go in. Call the police from a neighbor’s house or a public phone.

At night, if you think you hear someone breaking in, leave safely if you can, then call police. If you can’t leave, lock yourself in a room with a phone and call police. If an intruder is in your room, pretend you are asleep.

Secure your place
Whether you are going home during an extended university break, or are just leaving town for a couple of days, the following tips are ways to increase the security of your Columbia residence:
› Be sure there is good lighting around all doors, especially those doors not visible from the street.
› Lock sliding doors, and place a wooden or metal bar in the track of the doors.
› Do not hide spare keys in places outside.
› Arrange for a neighbor whom you trust to watch over your house or store your valuables while you are away.
› Take anything of value home with you. Don’t leave any valuable items near windows. Take pictures of any valuables in case they are stolen.
› Make sure all windows are secure and close your curtains and blinds.
› Stop mail and paper delivery.
› Turn on your lights, radio, or TV on a pre-programmed timer. They can be purchased for under $10 at department stores.
› Contact the Columbia Police Department and request a WIP (watch in passing). Provide them with the following information: your name, address, when you will be leaving, when you will return, a contact number, whether or not there will be cars in the driveway and what types, and if there will be lights on in the house. Please let them know if someone will be stopping by to feed any pets, water the plants, and/or collect mail.

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Located on the east side of Rock Quarry Road between Grindstone Parkway & Nifong Boulevard.
Safety

Fire Safety

Courtesy of Assistant Fire Marshal James Pasley

Off-campus fire safety
According to the U.S. Department of Education, there are approximately 18,000,000 students enrolled in 4,100 colleges and universities across the country. Since the 2000 academic year, 86% of the campus-related fire fatalities have occurred in off-campus housing where approximately two-thirds of students live.

There are five common factors in a number of these fires:
› Unattended cooking
› Missing or disabled smoke alarms
› Careless disposal of smoking materials
› Impaired judgment from alcohol consumption
› Upholstered furniture fires on decks and porches

Prevent fire
› Be sure smoke detectors are in proper working condition. Install new batteries at the beginning of each semester.
› Do not overload electrical outlets. If you need to plug multiple appliances into an outlet, use a surge protected power strip.
› Put out candles and incense when unattended. Consider using a candle warmer instead of lit candles.
› Extinguish all smoking materials thoroughly.
› Clean up immediately after parties and take all trash outside.
› Do not leave food unattended on the stove or in the microwave.
› Plan your escape routes in case fire does strike.
› Make sure all exit doors are unlocked and not obstructed.
› Have at least two ways out of your apartment or house.
› Purchase a small fire extinguisher to keep in your kitchen.

Carbon monoxide
Carbon Monoxide (CO) is a colorless and odorless gas. Proper installation, operation, and maintenance of fuel-burning appliances in the home are the most important factor in reducing the risk of CO poisoning. Purchase a CO detector in order to protect yourself from poisoning. Detectors can be found in stores that have home improvement departments.

The initial symptoms of CO Poisoning are similar to the flu (but without the fever). They include:
› Headache
› Fatigue
› Shortness of breath
› Nausea
› Dizziness

If you suspect that you are experiencing CO poisoning, get fresh air immediately. Leave the home and call for assistance from a neighbor’s home. You could lose consciousness and die from CO poisoning if you stay in the home. For more information contact the U.S. Consumer Product Safety Commission.

Good questions to ask before moving in or signing a lease
› Are working smoke alarms installed? (Preferably in each bedroom, interconnected to sound all if any one detects smoke)
› Are there at least two ways to exit your bedroom and your building?
› Do the upper floors of the building have at least two interior stairs, or a fire escape?
› Is a sprinkler system installed and maintained?
› Are the existing electrical outlets adequate for all of the appliances, computers, printers and electronics that you are bringing - without the need for extension cords?
› Are there EXIT signs in the building hallways to indicate accessible escape routes?
› Does the building have a fire alarm system installed and maintained?
› Has the buildings heating system been inspected recently (in the last year)?
› Is the building address clearly posted to allow emergency services to find you quickly in the event of an emergency?
› Does the sprinkler system or fire alarm system send a signal to the local fire department and/or campus security?
## Properties in Columbia

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<tr>
<th>Property</th>
<th>Address</th>
<th>Phone (573)</th>
<th>Bedroom(s)</th>
<th>Lease (months)</th>
<th>Rent/room (starting)</th>
<th>Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bengal Ridge</td>
<td>400 W Old Plank Rd.</td>
<td>815-7490</td>
<td>2,3</td>
<td>12</td>
<td>$299.95</td>
<td>bengelridge.com</td>
</tr>
<tr>
<td>Broadway Townhomes</td>
<td>2700 Green Valley Dr.</td>
<td>442-1688</td>
<td>4</td>
<td>12</td>
<td>$475.00</td>
<td>loghillproperties.com</td>
</tr>
<tr>
<td>Brookside Downtown</td>
<td>260 S. 10th St.</td>
<td>815-7454</td>
<td>2,3,4</td>
<td>12</td>
<td>$650.00</td>
<td>liveatbrookside.com</td>
</tr>
<tr>
<td>Campus Lodge</td>
<td>2900 Old Hwy. 63 S.</td>
<td>443-2950</td>
<td>4</td>
<td>10, 12</td>
<td>$480.00</td>
<td>campuslodgecolumbia.com</td>
</tr>
<tr>
<td>Campus View</td>
<td>301 Campusview Dr.</td>
<td>442-6611</td>
<td>2,4</td>
<td>12</td>
<td>$429.00</td>
<td>livecampusview.com</td>
</tr>
<tr>
<td>Copper Beech Townhomes</td>
<td>3217 Old Hwy. 63 S.</td>
<td>256-5700</td>
<td>1,2,3,4</td>
<td>12</td>
<td>$465.00</td>
<td>cbeech.com/columbiamo</td>
</tr>
<tr>
<td>Cottages of Columbia</td>
<td>2400 E. Nifong Blvd.</td>
<td>256-0070</td>
<td>2,3,4</td>
<td>12</td>
<td>$504.00</td>
<td>thecottagesofcolumbia.com</td>
</tr>
<tr>
<td>Cross Creek Villas</td>
<td>4912 Alpine Ridge Dr.</td>
<td>441-8800</td>
<td>3, 4</td>
<td>12</td>
<td>$319.00</td>
<td>crosscreekvillasofcolumbia.com</td>
</tr>
<tr>
<td>District Flats</td>
<td>127 S 8th St.</td>
<td>818-2042</td>
<td>1,2,4</td>
<td>12</td>
<td>$870.00</td>
<td>districtflatscolumbia.com</td>
</tr>
<tr>
<td>Gateway At Columbia</td>
<td>3904 Buttonwood Dr.</td>
<td>442-4730</td>
<td>2,3,4</td>
<td>12</td>
<td>$480.00</td>
<td>gatewayatcolumbia.com</td>
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<tr>
<td>Grantwood Village Apartments</td>
<td>1501D Spiros Dr.</td>
<td>447-3819</td>
<td>4</td>
<td>12</td>
<td>$395.00</td>
<td>GrantwoodVillage.com</td>
</tr>
<tr>
<td>Grindstone Canyon</td>
<td>3101 Old Hwy. 63 S.</td>
<td>256-7897</td>
<td>1,2,3</td>
<td>12</td>
<td>$489.00</td>
<td>grindstonecanyon.com</td>
</tr>
<tr>
<td>Heather Ridge Apartments</td>
<td>2401 W. Broadway</td>
<td>445-4535</td>
<td>1, 2, 3, 6, 9, 12</td>
<td>12</td>
<td>$585.00</td>
<td>heatherridgelife.com</td>
</tr>
<tr>
<td>Log Hill off College</td>
<td>1322 Paris Rd.</td>
<td>442-1688</td>
<td>4</td>
<td>12</td>
<td>$575.00</td>
<td>loghillproperties.com</td>
</tr>
<tr>
<td>Log Hill Run</td>
<td>5151 Commercial Dr.</td>
<td>442-1688</td>
<td>4</td>
<td>12</td>
<td>$450.00</td>
<td>loghillproperties.com</td>
</tr>
<tr>
<td>The Den</td>
<td>1412 Grindstone Plaza Dr.</td>
<td>290-2412</td>
<td>2,4</td>
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<td>thedencolumbia.com</td>
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<tr>
<td>The Domain at Columbia</td>
<td>3100 E. Stadium Blvd.</td>
<td>214-2323</td>
<td>Studio, 1,2,4</td>
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<td>domainatcolumbia.com</td>
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<tr>
<td>The Falls on Bethel Ridge</td>
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<td>817-3255</td>
<td>2,3,4</td>
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<td>The Greens at Columbia</td>
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<td>814-5550</td>
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<tr>
<td>The Grove at Columbia</td>
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<td>256-1128</td>
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<tr>
<td>The Links at Columbia</td>
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<td>474-4399</td>
<td>1, 2, 6, 9, 10, 12</td>
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<td>308 South 9th St.</td>
<td>443-4521</td>
<td>1, 2, 6, 9, 10, 12</td>
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<tr>
<td>The Pointe at Rock Quarry Park</td>
<td>3500 Rock Quarry Rd.</td>
<td>228-9016</td>
<td>4</td>
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<td>livethepointe.com</td>
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<tr>
<td>The Reserve at Columbia</td>
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<td>Studio, 1,2,3, 4</td>
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<tr>
<td>Todd Student Living</td>
<td>410 Conley Ave.</td>
<td>474-2500</td>
<td>2,3,4</td>
<td>12</td>
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<td>toddliving.com</td>
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<tr>
<td>Townhomes by Brookside</td>
<td>400 W. Old Plank Rd.</td>
<td>815-7421</td>
<td>2,3,4</td>
<td>12</td>
<td>$399.95</td>
<td>liveatbrookside.com</td>
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<tr>
<td>University Place Apartments</td>
<td>1205 University Ave.</td>
<td>443-3798</td>
<td>2,3</td>
<td>10, 12</td>
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**Disclaimer from Student Legal Services Attorney Steve Concannon**

Please be advised that this property listing is for informational purposes only. No warranty implied or express is intended as to the quality, safety, value, or fitness for purpose of any individual. It is within the purview of the Office of Off-Campus Student Services to provide this property listing as a resource for current and future students, but this office does not explicitly endorse any individual property or management company. Renters should inspect any property personally and make informed decisions based on available resources and their own critical analysis.
<table>
<thead>
<tr>
<th>Property</th>
<th>Address</th>
<th>Phone</th>
<th>Bedroom(s)</th>
<th>Lease (months)</th>
<th>Rent/unit (starting)</th>
<th>Website</th>
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<tr>
<td>A &amp; B MANAGEMENT, INC.</td>
<td>813 E. Walnut St., Ste. C</td>
<td>443-2081</td>
<td>Studio, 1, 2, 3, 4</td>
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<td>Ash Street Place</td>
<td>111 N. Stadium Blvd.</td>
<td>445-2311</td>
<td>1, 2</td>
<td>6, 9, 12</td>
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<td>ashstreetlife.com</td>
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<td>Ashland Manor Apartments</td>
<td>1411 Ashland Rd.</td>
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<td>1, 2</td>
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<td>ashlandonmanorapartments.com</td>
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<tr>
<td>Ashley Ridge Luxury Condos</td>
<td>1025 Ashland Road</td>
<td>445-1892</td>
<td>1, 2</td>
<td>12</td>
<td>$660.00</td>
<td>denice.com/grad-students</td>
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<tr>
<td>Ashwood Apartments</td>
<td>1021 Ashland Rd., #1405</td>
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<td>rentashwoodapartments.com</td>
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<tr>
<td>Barzell</td>
<td>1005 Cherry St., Ste. 207</td>
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<td>Boulder Springs</td>
<td>2260 Bennett Sprs Dr.</td>
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<td>1, 2, 3</td>
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<td>boulderspringsofcolumbia.com</td>
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<tr>
<td>Columbia Crossing</td>
<td>2206 Whitegate Dr.</td>
<td>474-6137</td>
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<td>Courtyard Apartments</td>
<td>2012 W. Ash</td>
<td>446-2288</td>
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<td>Dumas Apartments, Belvedere building</td>
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<td>442-0912</td>
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<td>$335.00</td>
<td>dumasapartmentscolumbiamo.wordpress.com</td>
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<td>Dumas Apartments, Beverly Building</td>
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<td>Dumas Apartments, Dumas Building</td>
<td>411 Hitt St., 413 Hitt St., and 1005 University Ave.</td>
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<td>Studio, 1, 2, 3</td>
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<td>Dumas Apartments, Frances Building</td>
<td>603 Old Highway 63 N.</td>
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<tr>
<td>E &amp; E Enterprises</td>
<td>1712 Mizzou Pl. #5A</td>
<td>449-7942</td>
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<td>eandenterprises.com</td>
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<tr>
<td>Forest Village &amp; Woodlake</td>
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<td>443-4526</td>
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<td>12</td>
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<td>forestvillagewoodlake.com</td>
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<tr>
<td>Four Winds Villages</td>
<td>2200 Aaron Dr.</td>
<td>446-0096</td>
<td>3</td>
<td>12</td>
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<td>fourwindsvillages.com</td>
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<tr>
<td>Jenne Hill Townhomes</td>
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<td>814-0980</td>
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<td>Kelly’s Ridge Apartment Homes</td>
<td>3601 W. Broadway</td>
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<td>kellysridge.com</td>
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<tr>
<td>Kitty Hawk Manor</td>
<td>1615 Kitty Hawk Dr.</td>
<td>474-7560</td>
<td>1, 2, 3</td>
<td>3, 6, 12</td>
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<td>columbiaapartments.net</td>
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<td>Lake of the Woods (north)</td>
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<td>442-1688</td>
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<td>loghillproperties.com</td>
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<td>Manor Apartments</td>
<td>1115 Ashland Rd.</td>
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<td>12</td>
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<td>themanorapts.com</td>
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<tr>
<td>Modern Property Groups</td>
<td>205 E. Forest Ave.</td>
<td>228-9022</td>
<td>Studio, 1, 2, 3, 4</td>
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<td>Oakwood Terrace</td>
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<td>445-1892</td>
<td>1</td>
<td>12</td>
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<td>denice.com/grad-students</td>
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<td>Parkway Apartments</td>
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<tr>
<td>Pear Tree Village</td>
<td>3716 Hermitage Rd.</td>
<td>529-6770</td>
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<td>resultsinvestments.com</td>
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<td>Providence Court</td>
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<td>dbcrentals.com</td>
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<td>Providence Hill Apartment</td>
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<td>River Birch Apartments</td>
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<td>Southside Duplexes</td>
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<td>Swan Lake</td>
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<td>Tiger Village Apartments</td>
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<td>tigervillagelife.com</td>
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<td>Timber Ridge Townhomes</td>
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<td>Walnut Brook Condominiums</td>
<td>5451 S. Bethel Rd.</td>
<td>442-1688</td>
<td>2, 3</td>
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<td>$700.00</td>
<td>loghillproperties.com</td>
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</tbody>
</table>
Safety

How to Throw a Safe Party

Being a host or organizer is an awesome responsibility. In addition to having fun, you can be a successful host by being aware of potential hazards and taking precautions to minimize your risk level.

Here are some helpful suggestions to get you started:

› Before the event, develop a clean-up plan. Keep your house and property well maintained. Delegate cleanup responsibilities to specific individuals after an event.
› Develop a guest parking plan so cars are not towed or cited.
› Establish an emergency contact list with the numbers of designated “neighborhood contact” individuals as well as specified attendees. Make sure they keep their cell phones with them at all times with the loud ringer and vibrate setting on so that they can be reached if needed.
› Check everyone’s identification and create a designation for those over 21 attending a function where alcohol will be served.

Consider hiring professional security staff to assist with:

› Overseeing the function
› Managing uninvited guests
› Collecting car keys, calling taxis, or calling STRIPES for people who need rides
› Checking the identification of invited guests

Never promote or sponsor a function where you/your organization may be interpreted as selling alcohol without a license:

› Do not sell drink tickets
› Do not sell empty cups
› Do not charge for “all you can drink”
› Do not host an event in conjunction with a local bar or alcohol distributor

It is unlawful for any person to sell alcohol, in any quantity, without acquiring a liquor license. If you sell alcohol at or charge admission to a party, the person accepting the money could be charged with selling liquor without a license. Sentences for this violation involve up to two years in prison and/or fines of up to $1,000. If the alcohol is served to a minor, the server could also be charged with supplying alcohol to a minor. This also includes the selling of cups or wristbands intended for alcohol consumption.

Keg registration
All retailers selling beer kegs must register the keg and affix a seal on the keg at the time of sale. The retailer will log the purchaser’s name, address, and the acknowledgment of proper use and care of the keg. If a keg is confiscated by police at a party at which underage persons have consumed alcohol, the purchaser of the keg can be identified—and arrested or fined—for supplying alcohol to underage persons. If a keg is returned with an ID tag defaced or missing, the deposit fee required at the time of sale is forfeited.
Other tips:

› Serve non-alcoholic beverages and provide food for guests.
› Do not promote alcohol as the center of the event or encourage guests to engage in drinking games.
› Serve alcohol in closed containers instead of large open “punch bowls,” so it is more difficult for someone to slip a drug into the container.
› If you notice someone appearing very drunk early on, call 9-1-1, as s/he may have been slipped a predatory drug (e.g., roofie, GHB).
› Limit the number of drinks your guests are drinking: alcohol is still the #1 date rape drug.
› Avoid glass bottles. Don’t risk someone getting cut by broken glass, and make your clean up easier.
› Provide transportation or taxis for guests who have been drinking. Take care of your guests. Call STRIPES at (573) 442-9672, the FREE safe rides program for MU students. Students must have a student I.D. with you to receive a ride from STRIPES.
› Prevent access to swimming pools and close bedrooms to guests. Protect your personal belongings and property. Keep the event in the specific areas.
› Remember, over-indulgence of alcohol or any drug can lead to risky situations (read our information about serving alcohol and the signs of alcohol poisoning).
› Establish a time limit for the event with a set end time. Four hours is a good estimate.
› Avoid drinking and driving.
› Close all access to your roof. Eliminate the risk of someone falling.

*This section above is a modified excerpt from The True Gentleman Initiative “Steps for Responsible Social Planning” handout. The information above was taken from UC Davis’s website on the Smart Party Initiative.

Protect your health and safety:

› Obey laws.
› If you’re over 21 and choose to drink alcoholic beverages, keep your consumption moderate. (0 drinks if you’re driving, or if you are not the driver and do choose to drink, 1 per hour sets the pace, no more than 3 per day.)
› If you’re drinking, also eat food.
› Attend with a friend and look out for each other.
› Leave your valuables at home. Carry only the ID and money you’ll need that night.
› If you choose to be sexually active, bring and use condoms and other latex barriers.
› Stay off all roofs and any balcony that’s crowded.
› Don’t play with fire.
› Don’t argue with cops.
› Remember drugs and alcohol don’t mix—even over-the-counter and prescription drugs can be very dangerous when combined with alcohol.

For party guests

› Avoid any party that you haven’t specifically been invited to.
› Even with the best of intentions by hosts and guest alike, an “open house” kegger is a high-risk situation. If you decide to ignore this advice, here are some suggestions to reduce the chances you’ll be hurt, arrested, or wildly embarrassed.
PARTY CUP
IF YOU'RE DRINKING FROM A SOLO OR 'PARTY' CUP, LOOKS CAN BE DECEIVING.

12 OUNCES OF BEER
(SECOND LINE FROM THE TOP)

5 OUNCES OF WINE
(SECOND LINE FROM THE BOTTOM)

1.5 OUNCES OF LIQUOR
(BOTTOM LINE)

* SIGNS OF ALCOHOL POISONING *
Person is unconscious/semi-conscious * Vomiting while sleeping or passed out
Cold, clammy, pale or bluish skin * Slow or no breathing * Heart beats irregularly or stops

IF THERE IS ANY SUSPICION OF AN ALCOHOL OVERDOSE, CALL 911 FOR HELP.

Turn them on their side and maintain that position to help prevent aspiration (choking); should the person vomit.

STAY WITH THE PERSON UNTIL MEDICAL HELP ARRIVES.

MOST MU STUDENTS PREFER TO HANG OUT WITH PEOPLE WHO DRINK MODERATELY AND STAY IN CONTROL.

DATA TAKEN FROM THE 2010 WELLNESS SURVEY. n = 1,030

The Wellness Resource Center. Your Campus Prevention Office. wellness.missouri.edu
Safety

Immediate Care of a Drunk Person

Don’t

› Don’t give the person any drugs (not even aspirin) to try to sober them up.
› Don’t give the person coffee, tea, or any other food or liquid to sober them up.
› Don’t give them a cold shower. The shock could cause them to pass out and injure themselves.
› Don’t try to walk, run, or exercise the person.
› Don’t attempt to keep the person awake.
› Don’t try to constrain the person.

Do

› Calmly, explain to the person what you doing to them
› Get the person to bed and comfortable (confront their behavior later)
› If the person is in bed, make you lay them on their side.
› Check on the person as much as possible.

While dealing with the person, be calm and reassuring. Speak clearly to them and reinforce that you are trying to help. In any case where a person seems to be in a medically dangerous condition (such as being injured, unable to breath, passed out, or having low or no respiration, CALL 911. The person may turn out not to need it, but it is ALWAYS better to be safe than sorry. If the person is unmanageable (aggressive, etc.), it is appropriate to call the police for help.

When you call for help:

› Identify yourself.
› State your problem and what you feel you need.
› Give your specific location and your phone number. (AND be there when help arrives, if at all possible.)

Stripes
we’ll take you home

Need a safe ride home?
Call STRIPES at 573.442.9672!

For more information, check out stripes.missouri.edu
Have you ever been concerned about someone’s mental health?

Unaddressed mental health problems can lead to risky behaviors, and even suicide. AskListenRefer.org is designed to help prevent suicide by teaching you to:

• identify people at risk for suicide
• recognize the risk factors, protective factors and warning signs of suicide
• respond to and get help for people at risk

If you are concerned about someone you know, visit AskListenRefer.org for more information

National Hotline: 1-800-273-TALK
Transportation and Parking

Transportation

Most apartment complexes which cater primarily to students offer a shuttle to campus. On average these shuttles pick up and drop off every 30 minutes. Some shuttles operate for more than one apartment complex; therefore, pick up and drop off may take longer than 30 minutes. If you live in a location that offers shuttle service we recommend that you check with your rental office for a more detailed schedule. Otherwise, here are some helpful tips for getting around in Columbia!

By Madeline Beyer, Information Specialist with Campus Facilities at MU

On Campus

Tiger Line, Mizzou’s student shuttle service, runs seven days a week during the fall and winter semesters and is available to all Mizzou students. The shuttle system is paid by Mizzou student fees, so there is no additional cost when you board the shuttle.

The Tiger Line day routes run in approximately 10-minute intervals from 7am to 6pm, Monday through Friday. It stops at the following commuter parking lots: AV14 (Trowbridge Livestock Area), SG4 (Hearnes Commuter Parking Area) and RP10 (located east of the Research Reactor).

The night routes run in approximately 30-minute intervals and are available 6:00pm to 1:30am, Monday through Saturday, and Sunday from noon to 1:30am. Based on an MSA survey, three different night routes were created to take students to locations such as downtown Columbia, Greektown, shopping centers on Grindstone Parkway, and extended campus locations.

The shuttle system originated in 1985 but has been recently modified to offer popular routes for students. The Tiger Line aims to provide a safe and reliable transportation option to commuters, students without vehicles and students who prefer public transportation. More information about Tiger Line can be found at tigerline.missouri.edu or at our Facebook, www.facebook.com/mizzoutigerline.

Parking at MU

If you plan on commuting to campus by car, familiarize yourself with Parking & Transportation Services. On their website (parking.missouri.edu) you can apply for a parking assignment, find a calendar with important dates, and view a helpful map of parking options on campus. Even though parking regulations on campus are enforced 24 hours a day (even during holidays and periods when classes are not in session), most meters operate from 7:00am to 5:00pm. There are exceptions to this, however, as some lots or individual garage levels are monitored and enforced 24 hours a day. To avoid ticketing and towing, make sure you’re aware of the parking regulations for any area in which you choose to park on campus.

When in doubt, just contact Parking & Transportation!

Parking & Transportation
› Turner Ave Garage, Level 2
› Columbia, MO 65211
› Phone: (573) 882-4568
› Email: muparking@missouri.edu
› Web: parking.missouri.edu
Transportation and Parking

Parking Lots and Garages

Parking lots and garages
Parking lots and garages are generally reserved for those with assigned parking passes, with the exception of outside the Virginia Avenue Garage and within Hitt Street Garage which also have metered spaces. For full details, visit parking.missouri.edu.

Metered parking
Meters are available to students for 60 cents per hour and are located in areas convenient to classrooms. However, some meters on campus are intended for use by visitors with a rate of $1.00 per hour – students using these spaces may be ticketed or towed. Hitt Street Garage has 1,000 metered spaces that can be paid with either cash or debit/credit card. All other meters on campus accept nickels, dimes, quarters or Cashkey.

Cash Key
Cash Key is a programmable key that provides a cashless way to use parking meters operated by the University of Missouri.

For more information, visit parking.missouri.edu.

Take note!
Overnight parking is NOT permitted in university garages for commuter students living in off-campus housing that is not operated by Residential Life.

Wondering where your parking garage or lot is located?

GoMizzou

Use the GoMizzou app to access a campus map! The app is available for both iOS and Android. Visit your favorite app store to get GoMizzou today!
NEWLY UPGRADED APARTMENTS
YOU SPOKE, WE LISTENED. ALL NEW FLOORING, FURNISHINGS, & MORE!

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  Furnished Four-Bedroom Floor Plans
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• Game Room & Plasma TV In Lodge
• Free Private Shuttle To Campus
• Fire Pit & Hammock Garden
• Free Tanning

TEXT COLUMBIA TO 47464 FOR MORE INFO
CAMPUSLODGE@COLUMBIA.COM • 573.443.2950 • 2900 OLD HWY 63 SOUTH, COLUMBIA MO 65201
Transportation and Parking

Off-campus living

In Columbia

Como Connect Buses
take Students to Campus,
Shopping, & Entertainment

By Teresa White, Marketing Specialist, Public Works Department, City of Columbia

There is an ample amount of parking available in Columbia. If you find yourself traveling off-campus to park, keep in mind the regulations associated with parking garages, metered spaces, and private neighborhoods. Illegally parking in a handicap space without a permit, in front of a painted yellow curb, in someone’s yard, or across a driveway will lead to high-priced ticketing, and possibly to towing. Avoid these fines by purchasing a parking pass in a campus garage, or by paying to park in appropriately marked and metered spaces.

Metered Parking

The City of Columbia offers metered parking in the Downtown district, both on streets and in garages. There are currently six multi-level garages in downtown Columbia, offering a total of 2,300 parking spaces. Most have pay machines similar to those found in the Hitt Street Parking Structure on campus; however, some areas are for permit parking only. Additionally, there are more than 1,680 metered spaces on the streets. Like the meters on campus,
these meters are enforced daily and non-payment may result in ticketing. On-street city meters are enforced from 9:00am to 7:00pm, Monday through Saturday – metered parking is free on Sundays. Please note that any meter on a city street, even those that run through campus, are owned and operated by the City of Columbia Parking Utility. City garages are enforced from 8:00am to 6:00pm, Monday through Friday – parking in city garages is free on Saturday and Sunday.

**On-Street Meter Rates**
› 60 cents per hour downtown
› 75 cents per hour on campus

**Garage Meter Rates**
› 50 cents per hour (in hourly paid spaces only)

**EZ Park Debit Cards**
In addition to accepting quarters, dimes, and nickels, most on-street and garage meters in the downtown and campus areas accept EZ Park cards (garages also accept dollar bills). Meters that accept EZ Park cards will have an EZ Park logo and a card slot. EZ Park cards are free to obtain and can be loaded with up to $99 to pay for parking (minimum load is $10). EZ Park cards work similarly to debit cards, using only the amount of money you need to use for parking at a given time:

› **Insert your card into the parking meter.**

› **The meter display will tell you how much money you have loaded** to the card, and then it will automatically start adding time to the meter (up to the maximum allowable time on the meter), and deducting the credit from your card.

› **When the meter has reached the amount of time you need** for parking, then remove your card. This process will start the timer on the meter.

› **If there is time remaining on your meter** when you are ready to leave, simply insert your card again. The meter will again tell you how much money is loaded on the card, followed by the prompt “ref”, which means that the remaining time is being credited back to your card.

› **Take note!** Refunds are only available on street meters - meters in parking garages will NOT refund unused time to EZ Park cards, so be careful to only pay for the time you will be using.

› **If you need to add more time** to a meter that has not yet expired, simply do Step 4 to get the remaining time refunded to your card, and then start the payment process over with Step 1 to add time back to the meter.

Be careful not to lose your EZ Park card, as time remaining on lost or stolen cards cannot be prevented from being used, and credit will not be paid forward to a replacement card. EZ Park cards may be purchased or reloaded at the following locations:

› City Hall (701 E. Broadway, First Floor, Utility Customer Service)
› Boone County Government Center (801 E. Walnut)
› Existing cards may also be reloaded at the pay machines in select parking garages downtown.

Monthly permits may be purchased for garages and some surface lots. This information and more can be found at [www.gocolumbiamo.com/PublicWorks/Parking/](http://www.gocolumbiamo.com/PublicWorks/Parking/).
Bike Rules at a Glance:

- As a cyclist, you have all of the same legal rights and responsibilities as the driver of a car.
- Be predictable
- Stop at stop signs and yield to pedestrians and vehicles
- Don’t pass cars on the right side, especially when they’re stopped at intersections
- Biking on sidewalks in the downtown district is illegal
- Avoid the door zone! Give yourself a buffer when passing parked vehicles
- Bike in the same direction as traffic
- Always wear a helmet
- Use lights at night
- Don’t bike with headphones on, and don’t talk on your phone while you bike!

We have the full text of the Missouri state bike laws – just ask and we’ll give you a copy!

ABC Quick Check

What is the Bike Resource Center?

A weekly event (weather permitting) where we:
- Educate students about bike safety
- Provide information about the rules of the road and safe riding
- Repair bikes for free, and refer students to local bike shops if necessary

Where can I find the Bike Resource Center?

/MUEnvironmentalLeadership  @MUEnvLeadership
YOU’RE GOING TO LOVE IT HERE

APPLY TODAY @ GRINDSTONECANYON.COM

on shuttle bus route + private beds & baths + fully furnished available
leather-style furniture package available + academic success centers with iMacs & free printing
fitness center + study lounge + free tanning + swimming pool with hot tub + pet friendly

III AMERICAN CAMPUS COMMUNITIES

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Proud sponsor of the MU East Campus Block Party!

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603 Lee St., Columbia, MO    (573) 442-4111    www.leestreetdeli.com
Welcome to Columbia
Backyard Destinations

Rock Bridge Memorial State Park
5901 South Highway 163
› Rock Bridge Park provides several attractions: the half-mile Devil’s Icebox boardwalk, Connor’s Cave and an actual rock bridge. You can either explore the park on your own or take a guided tour. The 2,273-acre park encompasses 15 miles of trails, which are open to hikers, horseback riders and cyclists.

Peace Park
Elm Street and South 6th Street
› Located between campus and downtown, Peace Park is the ideal setting for a study break. The open, grassy area provides great space for a game of Frisbee or a picnic. Take your PB&J and head down to Peace Park for a delightful lunch destination.

MKT Trail and Katy Trail
Five Accesses: Trailhead - Flat Branch Park (101 S. 4th Street - 4th & Cherry Street), 501 S. Providence Road, 800 S. Stadium Boulevard, 2701 Forum Boulevard, 3662 Scott Boulevard
› Columbia’s major trail boasts 8.9 miles: 4.7 miles in the city and 4.2 miles in Boone County. It’s perfect for your morning jog, afternoon hike or evening walk.
› If you are really ambitious, you can take the MKT all the way to the Katy Trail. The Katy Trail is a 225 mile trail that has been converted from an old railway into a wonderful scenic route. Currently the trail extends from Clinton to St. Charles along the Missouri River. Take a day trip or a week-long cruise through Missouri.

Stephens Lake Park
2001 E. Broadway (East Broadway and Old Highway 63)
› Stephen’s Lake Park features a beautiful 11-acre lake circled by a 0.6-mile trail for walking, running or biking. You can also fish on the east side of the boardwalk, boat in the lake go for a swim or plan in the spraygrounds.

Cosmo Park
1615 Business Loop 70 West
› COSMO Park is known to be Columbia’s largest park. It is one of the most extensive parks around the area, loaded with different activities for you to partake in. It is full of many large fields used for soccer, football, lacrosse, gold, baseball, and softball. There are many different leagues that form each year through the Columbia Parks and Rec system. It also includes an impressive network of mountain biking and hiking trails.
› Also, COSMO is one of the only parks in the city that has a skate park used for tournaments and recreation throughout the year.

Grindstone Nature Area and Capen Park
Grindstone Nature Area - 2011 Old 63 South (property adjoins Capen Park)
Capen Park - 1600 Capen Park Drive (property adjoins Grindstone Nature Area)
› Wander through the 230+ acres of natural Missouri landscape. Grindstone Nature Area is full of informal trails leading to wonderful landscapes of Creeks, limestone cliffs, and open grasslands. This is a great park to take a picnic or a long, relaxing hike.
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Welcome to Columbia

City Ordinances

By Officer Melvin E. Buckner, Neighborhood Services & Crime Free Prevention Program Coordinator

Nuisance Party & Over Occupancy Violations

On behalf of the Columbia Police Department and the Office of Neighborhood Services I would like to welcome you to Columbia. As the police officer assigned to the Office of Neighborhood Services it’s my responsibility to work with tenants, landlords and neighborhoods. I keep landlords informed concerning legal violations of their tenants. I assist tenants with disagreements with landlords. I also work with the neighborhood and their associations to keep the integrity of their neighborhoods. Two ordinances that help keep the neighborhood’s integrity are Nuisance party and the occupancy ordinance.

The first ordinance is the “Nuisance Party” ordinance 16-302:

It shall be unlawful for any person having the right to possession of any residential premises, whether individually or jointly with others, to cause or permit a social gathering on the premises to become a nuisance party. “Nuisance party” is a social gathering of ten or more people on residential property that results in any of the following occurring at the site of the gathering, on neighboring property or on an adjacent public street:

- Unlawful sale, furnishing, possession or consumption of alcoholic beverages
- Violation of any of the provisions of Article III of this chapter (noise)
- Fighting
- Property damage
- Littering
- Outdoor urination or defecation in a place open to public view
- The standing or parking of vehicles in a manner that obstructs the free flow of traffic
- Conduct that threatens injury to persons or damage to property
- Unlawful use or possession of marijuana or any drug or controlled substance
- Trespassing
- Indecent exposure
- Setting off fireworks
- Discharging firearms

Each tenant can be arrested for violating this ordinance; the fine for violating this ordinance starts at $500 per tenant.

The second ordinance you should be aware of is the Occupancy Ordinance 22-184:

This ordinance requires your landlord to disclose the zoning for the unit you are renting either through the lease or by signing a separate disclosure. The zoning laws regulate how many people can live in your unit and violating the zoning law can land you in front of a judge. Over occupancy leads to greater traffic, trash, noise and possibly safety issues for occupants. The general rule of thumb is no more than four unrelated occupants may live together in a unit but know that there are some areas where only three unrelated occupants can live together. If there are related occupants living together where occupancy may exceed the allowed limits, please feel free to ask if you will be in compliance with our codes.

Please don’t litter.
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East Campus Houses
- 2 & 4 bedroom houses
- $300 - $400 per bedroom
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- Lawn care provided
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Festivals!  Free!

wellness.missouri.edu/CoMo
Welcome to Columbia

What Will Happen to Me if...

I am caught drinking as a minor?
It doesn’t matter if you are caught by University Police, Columbia Police, or Alcohol and Tobacco Control: illegal consumption, possession, or distribution of alcohol by a minor is a misdemeanor. If convicted, you may be fined up to $1000 and/or imprisoned for up to one year. In addition to fines, you will need to pay court costs and attorney fees. If you are a student and your violation occurs on campus, parental notification could take effect if you are under 21.

I use or am in possession of a fake ID?
Any person who is less than 21 years of age, who uses a reproduced, modified, or altered license for the purpose of purchasing, asking for, or in any way receiving any intoxicating liquor can be charged with a misdemeanor.

I am drinking in public?
Effective August 28th, 2005, Missouri law states that if the police have reason to suspect that you have been drinking and you are under 21, they can charge you with “minor in possession by consumption”. This means that even if you are not holding the alcohol container, but have consumed alcohol, you can be charged with an MIP. Additionally, any person who possesses an open container of alcohol on any street, sidewalk or city parking facility could be charged with a misdemeanor.

I have drugs or open containers of alcohol in my car?
In Missouri, anyone under 21 years old and operating a motor vehicle with either alcohol or illegal drugs in their possession can have their driver’s license revoked for 90 days. The Abuse and Lose law also requires that your license be revoked for 90 days if you commit any of the following offenses: any alcohol related traffic offense; possessing or using an illegal drug; altering a driver’s license; trying to use someone else’s driver’s license. Second and subsequent offenses result in a one year license suspension.

I play my music loudly?
Music that disturbs others or that can be heard at a distance of 50 feet or more is prohibited between 11:00 pm and 7:00 am. You could be charged with a misdemeanor and be fined up to $1,000. Any music from a vehicle that can be heard at a distance of 50 feet is prohibited at any time. Yelling and shouting that disturbs others is illegal at any time.

I am driving while drunk?
The legal BAC limit for DWI is .08. Those under 21 could be found guilty of a Zero Tolerance violation if their BAC is above .02. Consequences could include: fines, license revocation, classes, community service, and jail time, as well as misdemeanor or felony charges on one’s record. Visit conduct.missouri.edu for more information on University policies.
I shoot fireworks in the city limits?
As of October, 2012, it is illegal to own or shoot off fireworks in the City of Columbia. Any person possessing or discharging fireworks within the city limits shall be deemed guilty of a misdemeanor.

My party gets out of control?
A nuisance party is defined on page 48 Columbia police officers are authorized to order those attending a nuisance party to disperse. It is unlawful for any person who does not live at the site of the nuisance party to fail or refuse to leave the premise immediately after being told to leave by a Columbia police officer.

Penalties can range $500 (first time offense) to $4,000 (second time offense). Jail time is also a possibility.

I urinate in public?
Any person found urinating in public can be charged with a misdemeanor.

I receive stolen property?
It is illegal to receive stolen property. It is illegal to steal street signs or to receive stolen street signs. Any person caught could be arrested and charged with a misdemeanor or felony, depending on the value.

I leave trash in my yard?
Properties must be kept clear of excessive trash. Yards of all homes must be kept clear of inappropriate items such as tires, appliances, furniture, etc. Leaving trash in your yard could result in a special pick-up fee of $50 or more. Also, do not keep your indoor furniture such as couches and arm chairs on your porch or in your lawn. More information about trash collection can be found on page 55.

I trespass?
Any person found trespassing on a private lot can be charged with a misdemeanor.

I park my car on grass?
› Vehicles cannot be parked at any time on grass or yellow lines, or with the left side of the vehicles to the curb.
› Vehicles cannot block, be parked on or across sidewalks or driveways.
› Parking your vehicle in a public place for longer than 24 hours and leaving a wrecked or dismantled vehicle on a public street or private property is prohibited.
› It is illegal to operate unlicensed vehicles (this includes expired license plates and vehicles with no license plates).

For more information on these and other violations, please contact the Columbia Police Department at (573) 874-7652.

Follow us on twitter and like us on facebook to get updates on upcoming events!

Free on-campus events with food, crafts, games and more!
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Welcome to Columbia

Let’s Talk Trash... and Recycling!

Did you know...
That you can get trash and recycling bags through the City of Columbia’s voucher system as part of your monthly refuse fee? Vouchers are mailed out to residents periodically and can be redeemed for trash and recycling bags at most grocery stores in town, including Gerbes Supermarkets, Hy-Vee, Schnuck’s Supermarket, Moser’s Discount Foods, Westlake Ace Hardware, and Menard’s.

How it works
Curbside trash, recycling, and yard waste pickup begins at 7:30 a.m. every weekday, except on certain holidays. It is a violation of City Ordinance to place trash at the curb prior to 4:00 p.m. the night before your trash pickup day. You may be charged a fee of $50 if materials are out prior to this time.

When is your trash day?
You can visit the Public Works Department – Solid Waste Division at www.GoColumbiaMO.com to find a map of trash and recycling collection days. All trash should be secured in bags (like the ones you got with your voucher!) or disposable containers, not exceeding 50 pounds. Columbia does NOT currently use a city-wide can system, so bags should be removed from trashcans and placed on the curb for collection. No can (plastic or metal containers) will be emptied by trash collectors.

Recycling
Blue (commingled) recycling bags are used to collect only the following items: Glass bottles and jars, aluminum cans, metal food cans, #1 through #7 plastic containers (excluding Styrofoam). No plastic film, plastic wrap, or plastic bags such as grocery bags are accepted at this time. Recycling bags are also limited to 50 pounds and should be placed out alongside your trash bags on your appropriate trash day, or dropped off at a recycling drop-off center.

Fiber materials (corrugated cardboard, chipboard, boxboard, paper, newspaper, magazines, phone books, etc.) can also be recycled by placing them curbside in a cardboard box or paper bag, next to trash bags and blue recycling bags, or by dropping them in a recycling drop-off center. Locations for these centers can be found at www.GoColumbiaMO.com.

Everyone who has their trash and recycling collected by Public Works, be it curbside or in an on-site dumpster, is charged for trash collection. You can see this charge on your monthly utilities bill from the city.

Please be mindful of sharp or dangerous items in your trash. Each year several Public Works employees are injured by broken glass, needles, and other items. Please wrap these items carefully, or place them in a puncture-resistant container before placing them in your trash bag. You could even leave a note on the bag to help prevent injury.
Welcome to Columbia
Let’s Talk Trash... and Recycling!

Large items
Did that dryer finally dry its last load? You can arrange pickup of oversized items by contacting the Solid Waste Department at (573) 874-6291 or by filling out an online request form at the GoColumbiaMO website.

Hazard!
Some items deemed hazardous to the environment cannot be collected with regular trash. Many of these items may even be common household items, like motor oil or antifreeze containers, caulk, pesticides, paint, batteries, medications and some household cleaners. Learn how you can properly dispose of these items, and see a complete list, by visiting www.GoColumbiaMO.com and searching for “Household Hazardous Waste Collection”.

Need assistance?
Physically challenged customers may arrange for special pickup at no additional cost. Customers in need of such assistance must submit a letter from a physician explaining their circumstances.

Following these simple rules can help you avoid receiving fines of $50 or higher.

Wellness Resource Center
University of Missouri

Relaxation station  Smoking cessation  Alcohol screening

Peer groups

Active Minds
Active Minds is a student-run mental health awareness, education and advocacy organization that increases student’s help seeking skills and decreases stigma of mental health issues.

GAMMA (Greeks Advocating the Mature Management of Alcohol)
GAMMA is a committee of Greek students who educate their Greek community about responsible drinking practices.

MU Student Wellness Advocates
The ADAPT (Alcohol and Drug Abuse Prevention Team)/PAWS (Peers Advocating Wellness Solutions) Peer Educators are a group of student volunteers who educate students and community members on a variety of issues ranging from alcohol and drug issues to stress management, healthy eating, and exercise.

PASS (Peers Advocating Smoke Free Solutions)
PASS Peer Educators are students who educate their fellow students about the dangers associated with tobacco, improve campus policy, and work to encourage students to quit smoking.

Sober in College
A group for students recovering from substance abuse and choosing to live a sober lifestyle. Sober in College brings 12 step programs to campus for recovering students, as well as social functions based on this substance-free lifestyle, in order to promote awareness.

To learn more, visit wellness.missouri.edu, stop by G202 MU Student Center or call (573) 882-4634
Welcome to Columbia
Grocery Stores

<table>
<thead>
<tr>
<th>Store Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALDI</td>
<td>807 Business Loop 70 W</td>
</tr>
<tr>
<td>A&amp;Y Global Market</td>
<td>15 North 4th Street</td>
</tr>
<tr>
<td>Clovers Natural Market</td>
<td>2100 Chapel Plaza Court</td>
</tr>
<tr>
<td>Clovers Natural Market</td>
<td>2012 East Broadway</td>
</tr>
<tr>
<td>Columbia Center for Urban Agriculture</td>
<td>1207 Smith Street</td>
</tr>
<tr>
<td>Gerbes</td>
<td>1729 West Broadway</td>
</tr>
<tr>
<td>Gerbes</td>
<td>2900 Paris Road</td>
</tr>
<tr>
<td>Gerbes</td>
<td>2050 East Nifong</td>
</tr>
<tr>
<td>Hong Kong Market</td>
<td>3510 Interstate 70 Drive SE</td>
</tr>
<tr>
<td>Hy-Vee</td>
<td>405 East Nifong Boulevard</td>
</tr>
<tr>
<td>Hy-Vee</td>
<td>3120 West Broadway</td>
</tr>
<tr>
<td>Hy-Vee</td>
<td>25 Conley Road</td>
</tr>
<tr>
<td>KEA International Market</td>
<td>705 Vandiver Drive</td>
</tr>
<tr>
<td>Lee’s Market</td>
<td>700 Cherry Street</td>
</tr>
<tr>
<td>Los Cuates Latin Store</td>
<td>2908 Paris Road</td>
</tr>
<tr>
<td>Los Tres Hermanos</td>
<td>601 Business Loop 70 W</td>
</tr>
<tr>
<td>Lucky’s Market</td>
<td>111 South Providence Road</td>
</tr>
<tr>
<td>Mari’s</td>
<td>1210 East Prathersville Road</td>
</tr>
<tr>
<td>Meechu’s Filipino Market</td>
<td>1301 Vandiver Drive</td>
</tr>
<tr>
<td>Moser’s Discount Foods</td>
<td>705 Business Loop 70 W</td>
</tr>
<tr>
<td>Moser’s Discount Foods</td>
<td>4840 Rangeline</td>
</tr>
<tr>
<td>Moser’s Discount Foods</td>
<td>900 North Keene Street</td>
</tr>
<tr>
<td>Natasha’s Euro Market</td>
<td>705 Vandiver Drive</td>
</tr>
<tr>
<td>Natural Grocers</td>
<td>400 N Stadium Boulevard</td>
</tr>
<tr>
<td>Randy’s Market</td>
<td>5950 N Wagon Trail Road</td>
</tr>
<tr>
<td>Rolwing Foods</td>
<td>5504 Saddle Ridge Drive</td>
</tr>
<tr>
<td>Root Cellar</td>
<td>1023 East Walnut Street</td>
</tr>
<tr>
<td>Save-A-Lot</td>
<td>2006 East Broadway</td>
</tr>
<tr>
<td>Schnucks</td>
<td>1400 Forum Boulevard</td>
</tr>
<tr>
<td>Tiger mart</td>
<td>8650 North Highway VV</td>
</tr>
<tr>
<td>Walmart</td>
<td>1201 Grindstone Parkway</td>
</tr>
<tr>
<td>Walmart</td>
<td>3001 West Broadway</td>
</tr>
<tr>
<td>Walmart</td>
<td>415 Conley Road</td>
</tr>
<tr>
<td>World Harvest International &amp; Gourmet Foods</td>
<td>3700 Monterey Drive</td>
</tr>
</tbody>
</table>
### Welcome to Columbia

#### Child Care

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academy of Early Childhood Learning</td>
<td>9 Dorado Dr.</td>
<td>(573) 441-0888</td>
</tr>
<tr>
<td>Apple School</td>
<td>5155 S. Providence Rd.</td>
<td>(573) 449-7525</td>
</tr>
<tr>
<td>Big Steps Early Learning Center</td>
<td>3309 Brown Station Rd.</td>
<td>(573) 474-3292</td>
</tr>
<tr>
<td>Bright Star Academy</td>
<td>4300 Rainbow Trout Dr.</td>
<td>(573) 447-3400</td>
</tr>
<tr>
<td>Carousel Playschool</td>
<td>2601 W. Broadway</td>
<td>(573) 445-5777</td>
</tr>
<tr>
<td>Child Development Center</td>
<td>1112 E. Broadway</td>
<td>(573) 443-7677</td>
</tr>
<tr>
<td>Children's House Montessori</td>
<td>915 Tiger Ave.</td>
<td>(573) 443-2825</td>
</tr>
<tr>
<td>Christian Chapel Academy</td>
<td>3300 S. Providence Rd.</td>
<td>(573) 874-2325</td>
</tr>
<tr>
<td>Columbia's Finest CDC</td>
<td>3900 White Tiger Ln.</td>
<td>(573) 499-4466</td>
</tr>
<tr>
<td>Columbia Kindercare</td>
<td>2416 W. Ash St.</td>
<td>(573) 445-9488</td>
</tr>
<tr>
<td>Discovery Days Preschool</td>
<td>204 S. 9th St.</td>
<td>(573) 875-4886</td>
</tr>
<tr>
<td>Down to Earth Preschool</td>
<td>201 E. Old Plank Rd.</td>
<td>(573) 441-0656</td>
</tr>
<tr>
<td>End of The Rainbow</td>
<td>2505 Old 63 S.</td>
<td>(573) 442-7979</td>
</tr>
<tr>
<td>Garden Gate School</td>
<td>107 Park Hill Ave.</td>
<td>(573) 444-1438</td>
</tr>
<tr>
<td>Green Meadows Preschool</td>
<td>1000 W. Green Meadows Rd.</td>
<td>(573) 449-3359</td>
</tr>
<tr>
<td>Kindercare Preschool</td>
<td>2416 W. Ash St.</td>
<td>(573) 445-9488</td>
</tr>
<tr>
<td>Little Miracles Daycare</td>
<td>2337 S. El Centro Ct.</td>
<td>(573) 499-1598</td>
</tr>
<tr>
<td>Little One's Day Out</td>
<td>3201 Interstate 70 Drive NW.</td>
<td>(573) 445-2661</td>
</tr>
<tr>
<td>Little Wonders Preschool</td>
<td>4110 Treetop Ln.</td>
<td>(573) 443-2085</td>
</tr>
<tr>
<td>Luke's Treehouse Child Care/Preschool</td>
<td>4146 East Reynosa Dr.</td>
<td>(573) 999-0637</td>
</tr>
<tr>
<td>Mina's Kids Daycare</td>
<td>2517 Highland Dr.</td>
<td>(573) 268-9536</td>
</tr>
<tr>
<td>Palmer Daycare</td>
<td>3802 Mint Julep</td>
<td>(573) 356 6757</td>
</tr>
<tr>
<td>Panda Pals Preschool &amp; Daycare</td>
<td>2601 N. Stadium Blvd.</td>
<td>(573) 445-0512</td>
</tr>
<tr>
<td>Play Ground, LLC</td>
<td>2401 Thornberry Dr.</td>
<td>(573) 214-0343</td>
</tr>
<tr>
<td>Precious Hearts Learning Center</td>
<td>2700 N. Ballenger Ln.</td>
<td>(573) 474-2073</td>
</tr>
<tr>
<td>Ready Set Learn Early Childhood Learning Center</td>
<td>2601 N. Stadium Blvd.</td>
<td>(573) 446-7757</td>
</tr>
<tr>
<td>Rock Bridge Child Development</td>
<td>102 Sieville Ave.</td>
<td>(573) 443-5711</td>
</tr>
<tr>
<td>Sprout Academy Preschool</td>
<td>914 West Blvd S.</td>
<td>(573) 881-1674</td>
</tr>
<tr>
<td>Stephens College Children's School</td>
<td>1400 Windsor St.</td>
<td>(573) 876-7262</td>
</tr>
<tr>
<td>Tiger Tots Child Development</td>
<td>1609 Paris Rd.</td>
<td>(573) 441-0919</td>
</tr>
<tr>
<td>Trinity Lutheran Child Learning Center</td>
<td>2201 Rollins Rd.</td>
<td>(573) 445-1014</td>
</tr>
</tbody>
</table>
Resources

Campus Resources

Campus Directory Information (573) 882-2121

Academic Resources
- Disability Services disabilitycenter.missouri.edu (573) 882-4696 or (573) 234-6662 (VP)
- Office of the University Registrar registrar.missouri.edu (573) 882-7881
- Student Success Center success.missouri.edu (573) 882-6803
- The Learning Center learningcenter.missouri.edu (573) 882-2493
- The Writing Center writingcenter.missouri.edu (573) 882-2496

Emergency Services and Hotlines
- MU Cares Crisis Resource Line (573) 882-3970
- MU Police Department (MUPD) mupolice.missouri.edu (573) 882-7201

Financial Resources
- Office for Financial Success ofsmizzou.org (573) 882-2173
- Office of Cashiers cashiers.missouri.edu (573) 882-3097 (accounts) (573) 882-3745 (refunds)
- Student Financial Aid financialaid.missouri.edu (573) 882-7506

Health and Counseling Service
- Counseling Center counseling.missouri.edu (573) 882-6601
- Psychological Services Clinic psychology.missouri.edu (573) 882-4677 (no emergency services)
- Student Health Center studenthealth.missouri.edu (573) 882-7481

Student Support Services
- Asian Affairs Center asia.missouri.edu (573) 882-6902
- Campus Dining Services dining.missouri.edu (573) 882-FOOD (3663)
- Gaines/Oldham Black Culture Center gobcc.missouri.edu (573) 882-2664
- International Center international.missouri.edu (573) 882-6007
- LGBTQ Resource Center lgbtq.missouri.edu (573) 884-7750
- Multicultural Center multiculturalcenter.missouri.edu (573) 882-7152
- New Student Programs newstudent.missouri.edu (573) 884-9868
- Off-Campus Student Services offcampus.missouri.edu (573) 882-1753
- Office of Parent Relations mizzouparents.missouri.edu (573) 882-5539
- Office of Student Conduct conduct.missouri.edu (573) 882-5543
- Relationship & Sexual Violence Prevention (RSVP) Center rsvp.missouri.edu (573) 882-6638
- Residency Department admissions.missouri.edu/residency (573) 882-7786
- Residential Life reslife.missouri.edu (573) 882-7275 or (800) 225-6075 (in MO, KS, & IL)
- Student Legal Services sls.missouri.edu (573) 882-9700
- Stuff to Do stufftodo.missouri.edu (573) 882-3780
- Tiger Pantry tigerpantry.missouri.edu (573) 882-3780
- Title IX Office title9.missouri.edu (573) 882-7915
- Truman’s Closet msa.missouri.edu/trumans-closet
- Veterans Center veterans.missouri.edu (573) 884-4383
- Wellness Resource Center wellness.missouri.edu (573) 882-4634
- Women’s Center womenscenter.missouri.edu (573) 882-6621

Transportation
- Parking & Transportation parking.missouri.edu (573) 882-4568
- S.T.R.I.P.E.S. stripes.missouri.edu (573) 442-9672
Resources

Columbia Resources

Directory Assistance 1-411

Cable TV
› CenturyLink centurylink.com (573) 886-3336
› Charter Communications charter.com (888) 438-2427
› Mediacom mediacomcable.com (573) 443-1535 or (855) 633-4226

City of Columbia, Boone County, and Missouri State Resources
› Attorney General Consumer Protection Hotline (800) 392-8222
› Attorney General’s Office ago.mo.gov (573) 751-3321
› Boone County Tenants Association (573) 882-7670
› Building & Site Development (573) 874-7474
› Columbia Chamber of Commerce (573) 874-1132
› Columbia City Hall and Information Desk gocolumbiamo.com (573) 874-7111
› Columbia Human Rights Commission gocolumbiamo.com/Human_Rights
› Columbia Parks and Recreation (573) 874-7460
› Columbia Post Office (573) 876-7829
› Columbia Volunteer Information gocolumbiamo.com/Volunteer
› Daniel Boone Regional Library dbrl.org (573) 443-3161
› Department of Housing and Urban Development hud.gov
› Department of Motor Vehicles dor.mo.gov/motorv (573) 474-4700
› Missouri Commission on Human Rights labor.mo.gov/mohumanrights
› Office of Neighborhood Services (573) 817-5050
› Voter Registration sos.mo.gov/elections (573) 751-4936
› Weather Information (daily) (573) 442-5171

Emergency Numbers
› 911
› Boone County Sheriff (573) 875-1111
› Columbia Fire Department (573) 874-7391
› Columbia Police Department (573) 442-6131 (Call first, Non-emergency)
› Community Action Team (573) 874-7714, (573) 874-7731, (573) 874-7713
› Crime Free Programs Coordinator 573-874-7426
› Crime Stoppers (573) 875-8477
› Mid-Missouri Crisis Line (800) 395-2132
› Missouri State Highway Patrol (573) 751-3313
› RAINN National Hotline (connects to nearest crisis hotline) (800) 656-HOPE (4673)
› True North Shelter Crisis Hotline (573) 875-1370 or (800) 548-2480

Hospitals and Health Services
› Boone Hospital Center (573) 815-8000
› Columbia/Boone County Health Department (573) -874-7355
› Planned Parenthood Clinic (573) 443-0427
› University Hospitals and Clinics (573) 882-4141
› Women’s & Children’s Hospital (573) 875-9000

...
Internet Service
› CenturyLink centurylink.com (573) 886-3336
› Charter Communications charter.com (888) 438-2427
› Mediacom mediacomcable.com (573) 443-1535
› Socket socket.net (573) 817-0000
› Tranquility Internet tranquility.net (573) 443-3983

Utilities
› Ameren UE Gas Company ameren.com (800)552-7583
› Boone Electric Cooperative boonelectric.coop (573) 449-4181 or (800) 225-8143
› City of Columbia 24-hour Utility Service and Emergency (573) 875-2555 or (573) 874-2144
› Columbia Water and Light Department gocolumbiamo.com/WaterandLight (573) 874-7325
› Public Works Refuse & Recycling Services gocolumbiamo.com/PublicWorks/Solidwaste (573) 874-6291
Resources

Personal Budget Worksheet

Many mistakes are made when students begin to look at housing options without putting much thought into preparing a budget. It is best to know exactly what you can afford before you contact any landlord. This way you will be able to limit your search and save time and money. Included is a sample budget which will help you to guide your decisions. There are also many free resources online to help you manage your finances.

<table>
<thead>
<tr>
<th>Income</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Money from home</td>
<td>$</td>
</tr>
<tr>
<td>Money from savings</td>
<td>$</td>
</tr>
<tr>
<td>Money from work</td>
<td>$</td>
</tr>
<tr>
<td>Scholarships, grants, loans</td>
<td>$</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Regular Monthly Expenses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent</td>
<td>$</td>
</tr>
<tr>
<td>Car payment and insurance</td>
<td>$</td>
</tr>
<tr>
<td>Gas for car</td>
<td>$</td>
</tr>
<tr>
<td>Credit card payment</td>
<td>$</td>
</tr>
<tr>
<td>Health insurance</td>
<td>$</td>
</tr>
<tr>
<td>Emergency fund</td>
<td>$</td>
</tr>
<tr>
<td>Natural gas service</td>
<td>$</td>
</tr>
<tr>
<td>Electric service</td>
<td>$</td>
</tr>
<tr>
<td>Water service</td>
<td>$</td>
</tr>
<tr>
<td>Garbage service</td>
<td>$</td>
</tr>
<tr>
<td>Cell phone service</td>
<td>$</td>
</tr>
<tr>
<td>Cable service</td>
<td>$</td>
</tr>
<tr>
<td>Internet service</td>
<td>$</td>
</tr>
<tr>
<td>Telephone (landline) service</td>
<td>$</td>
</tr>
<tr>
<td>Groceries</td>
<td>$</td>
</tr>
<tr>
<td>Savings</td>
<td>$</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$</td>
</tr>
</tbody>
</table>

Notes
# Household Budget Worksheet

<table>
<thead>
<tr>
<th>Expense</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>Aug</th>
<th>Sept</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Electricity, Water, Trash, Sewer</td>
<td></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Renter’s Insurance</td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>Groceries</td>
<td></td>
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</tr>
<tr>
<td>Cable Services</td>
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<tr>
<td>Internet Services</td>
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<tr>
<td>Car Insurance</td>
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<tr>
<td>Gas for car</td>
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<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>City Bus Pass</td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>Cell Phone</td>
<td></td>
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<td></td>
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<tr>
<td>Health Insurance</td>
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<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Credit Card Payment</td>
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<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total $</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes**

---

**Resources**

Off-campus living resources.

---

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63
off-campus living
## Resources

### Property Comparison Worksheet

<table>
<thead>
<tr>
<th>Question</th>
<th>Property 1</th>
<th>Property 2</th>
<th>Property 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Late charge for paying rent after due date?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Who pays for water, sewer, trash and electricity?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the unit furnished?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is there a security deposit/application fee?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are there additional costs/fees not included in rent?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Requirement for full refund of security deposit?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Length of lease. Is it negotiable?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Can rent be increased?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is there a room change fee?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>What are the rules for residents?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>What are the exact move-in/move-out dates?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is there a limit on the number of occupants?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is subleasing allowed? Conditions?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>What repairs and cleaning will the landlord do?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Who maintains the yard? Snow removal?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are pets allowed? Pet deposit? Refundable?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Are the following in working condition:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Faucet?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stove?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air conditioning?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heating system?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Refrigerator?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Smoke detector?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Toilet?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drains?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dishwasher?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Light fixtures?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carpet/wood floor/ tiles? Good condition?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>How many windows with working locks?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the building or unit have a security system?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>What happens if the key is lost?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the front door have a deadbolt?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is there a peephole in the front door?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is there sufficient lighting outside?</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Property Condition Checklist

<table>
<thead>
<tr>
<th>Item</th>
<th>Move-In</th>
<th>Move-Out</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front door (lock, peephole)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Furniture (if applicable)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ceilings and walls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tile or wood floors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carpet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Windows, blinds, and screens</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric fixtures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kitchen cabinets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stove and oven</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Refrigerator</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sink and disposal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dishwasher</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Countertop</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Toilets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bathtubs and showers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sinks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A/C unit(s)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Furnace</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hot water heater</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior doors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Patio or deck</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other items (i.e. washer, dryer)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Additional notes or details.** Be thorough and take photos of any existing damage.
NOW LEASING

THE RIGHT CHOICE.
Everything you need, everything you want and a few extra surprises—ALL RIGHT HERE.

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• Tanning Dome
• Indoor Basketball Court
• 24/7 Fitness Center
• Private Washer & Dryer

• Free Parking
• Individual Leases
• Extended Cable & WiFi
• Courtesy Officer
• Sparkling Pool & Hot Tub
• 24/7 Emergency Maintenance

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COLUMBIA, MO 65211