



# HOUSING GUIDE

*Student Legal Service*

University of Illinois at Urbana-Champaign



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## PART I – BEFORE YOU MOVE IN

### 1. Don't Rush In

1. **There is no shortage of rental units in Champaign Urbana; the market has never been better for tenants to make choices.**
2. **Beware of unfinished buildings; they may or may not be ready for occupancy when the lease begins.**
3. **Roommates who commit too early to a lease may not follow through – things change as time goes by.**



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### **2. Get It In Writing**

- 1. The lease is the agreement between you and your landlord.**
- 2. Promises made to you before you sign must be in the lease in order to be enforceable.**
- 3. Review the lease carefully before signing it, on your own or with the Office of Community Life and Tenant Services (Tenant Union), 326 Illini Union.**



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3. **See the actual house/apartment that you will be renting.**
  1. **Do not settle for seeing a “model” unit.**
  2. **Make a thorough inspection of the space you will be renting.**



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### **4. Choose roommates carefully.**

- 1. Do you really know this person?**
- 2. Is this person financially sound?**
- 3. Is this person likely to stay in school for the entire term of the lease?**
- 4. Does this person's lifestyle agree with yours?**



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### **5. Beware of discrimination.**

**1. It is illegal to discriminate on the basis of race, color, national origin, gender, religion, handicap, sexual preference, familial status, welfare status or student status.**

**2. Complaints can be made to:**

**Urbana Human Relations Commission, 400 South Vine St., Urbana, IL 61801  
217-384-2466**

**Champaign Community Relations, 102 North Neil St., Champaign, IL 61820  
217-403-8830**

**Illinois Department of Human Rights**

**222 South College, Room 101, Intake Unit, Springfield, IL 62704  
217-785-5100**

**100 West Randolph St., 10<sup>th</sup> Floor, Chicago, IL 60601  
312-814-6200**



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### **6. A lease is a binding contract.**

- 1. Once you sign, you are responsible to fulfill its terms, especially payment of the rent.**
- 2. This is true whether or not your landlord or your other roommates have signed the lease.**
- 3. Be sure before you sign.**





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## **STUDENT LEGAL SERVICE**

**324 Illini Union**

**1401 W Green St., Urbana**

**Office Open: M-F, 8:30am-Noon and 1:00-4:30pm**

**217-333-9053**

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*Student Affairs at Illinois*