



HOUSEHOLD WORDS

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UCSB COMMUNITY HOUSING OFFICE

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UP TO CODE



MAKING THE RIGHT MOVES

by Roane Akchurin
Manager, Community Housing Office

Our final newsletter for the year! Where did it go? We end the year with more confidence that our information is reaching each one of you, empowering you to make wise decisions about being a successful and responsible tenant in the community.

How about a guarantee?

If you read through the articles here and do everything we suggest, 99.9% of your deposit will be refunded to you (either this year, if you're moving out, or next year, if you're moving in). If that doesn't get you to read this, I don't know what will!

Our "In The Neighborhood" feature highlights IV GIVE, a project and now an annual event that is very close to my heart.

Please don't throw your "stuff" or your "junk" away without considering whether it might be valuable to someone who has less. Please GIVE this year!

And, finally, please take the time to note the move-in information we've put together for you. If you do the right things up front, such as getting a FREE video, you won't have as much to be concerned about. It's kind of like a New Year's Resolution: JUST DO IT!

We'll see you next year... Until then, congratulations to the Seniors (Good luck!), have a fun summer and we'll see each and every one of you who stay around during the next couple of weeks for your move-in and move-out videos.

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LANDLORDS, TENANTS & THE LAW

WITH
SHERIE TAYLOR
(AS LEGAL SERVICES)

HW: Even as we speak, Sherie, the end of Spring Quarter is little more than a month away, and that means there are a lot of moments of truth that are imminent for a lot of renters out there.

ST: It's really a time when people who've prepared well can expect to see those preparations pay off. How well your move-out goes will reflect quite accurately how carefully you took care of business when you moved in. It's pretty easy just to shine all those details when you're moving in. There's always so much else to do. But if you don't complete a careful Inventory & Condition Report (CHO 1-Page #13) and if you don't arrange for picture documentation of the apartment's condition when you move in, you really are increasing the likelihood of running into difficulties when you move out. The easiest way to get picture documentation is to have CHO video the apartment as soon as possible after you move in, then again when you're ready to move out. Photographs will accomplish the same thing, but you'll have to make sure they're time-dated in such a way as to prove that they were taken on a specific day. Try to get a third-party witness for any of your efforts to establish documentation of your apartment's condition.

HW: All right. Let's say you've moved out and you've done everything you were supposed to do. When should you expect to get your deposit back?

ST: It's the owner's responsibility under the law to account for the deposit no later than twenty-one days after the conclusion of the tenancy. By accounting for it, I mean either returning it in full or submitting to the departing tenant an itemized list of charges, with justifications, posted against the deposit together with any balance that might be left after the deductions have been made. If you can arrange it, it's a good idea to try to get an inspection by the owner a week or so before you're due to move out. That way, if there are some minor repairs that need to be made, you can take care of them yourself, with the owner's permission. That'll probably turn out to be less expensive for you than

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IN THE NEIGHBORHOOD: RECYCLE YOUR POSSESSIONS WITH ISLA VISTA GIVE 1994



Enthusiastic community support made it possible for the sponsors of IV GIVE to raise more than \$5,000 for various community-based non-profit organizations at the 1993 Great Isla Vista Moving Sale. This year's sale is set for Saturday, June 18, from 8am until 3pm, at the Embarcadero Loop Parking Lot. The target for 1994 is \$8,000.

It's that time of the year again... Time to start thinking about moving out, summer fun and what to do with the five tons of junk that you've acquired since last September.

As far as your five tons of junk is concerned, relief is at hand: the Great Isla Vista Extravaganza (GIVE) will be accepting donations at the Embarcadero Loop Parking Lot every day from June 8 through June 17, from 11am until 4pm. Everything GIVE receives will be on sale, again in the Embarcadero Loop Parking Lot, on Saturday, June 17, from 8am until 3pm.

Household Words caught up with Rebekah Lee, the Community Affairs Board (CAB) liaison with GIVE, to find out how students, especially those living in Isla Vista, can get involved with this admirable endeavor.

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IN THE NEIGHBORHOOD:

ISLA VISTA G.I.V.E.

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Rebekah Lee, Community Affairs Board liaison with Isla Vista GIVE

HW: Rebekah, what prompted you to get involved with GIVE?

RL: GIVE is simply a great opportunity for everyone in Isla Vista to get together and do something worthwhile for the place we call home for nine months of the year. It's shameful to throw away so much stuff every June to clog up the landfill, when it can be put to constructive use by other people in the community. What's more, proceeds from the sale benefit local community-service organizations.

HW: How much money did GIVE raise last year. Which groups are going to benefit?

RL: GIVE raised approximately \$5000 last year. This year's beneficiaries are LIVE (Let Isla Vista Eat), Isla Vista Youth Projects, Youth Recreation and the Community Counseling Center. Based on our success last year, we're hoping to raise over \$8000 this year.

HW: How can students or anyone else get involved with this project?

RL: The first thing everyone can do is simply bring stuff to the Embarcadero Loop Parking Lot, starting June 8. If you have larger items to donate, like couches and tables, you can call the Isla Vista Community Center, at 968-5158, to arrange for a truck to come and pick them up. Plus, we could definitely use more warm bodies to help sort donations at the site, to drive the trucks, or to walk the neighborhood hanging door-hangers on apartment doors to remind people to donate their things. We still need to sign up about 50 more volunteers to make sure we have smooth sailing. I recommend it: It's great stress relief, a great break from dead-week study and finals. And it's really fun. You meet a lot of new friends who share your commitment to making changes for the better in the community.

UPTO
CODE

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having him or her do the jobs for you.

HW: One of the most controversial issues we hear about at this time of the year is carpet-cleaning. Do owners have the right to oblige tenants to get their carpets professionally cleaned?

ST: Owners most definitely have a right to insist that their tenants leave an apartment's carpets clean when they move out. And, if the carpet's had some heavy party-type abuse during the year, probably the most efficient way to get it clean is to get professionals in. But owners do not have a preemptive right to insist that tenants employ professional cleaners or to write any such provision into the lease. To do that would be like making part of the security deposit non-refundable, and the law is very clear in its insistence that no part of a security

MAKING A CLEAN GETAWAY

with Val Sweatt
(SFM Vista del Mar Property Management)

To avoid the sour feelings that inevitably arise when security deposits are penalized to defray the cost of cleaning apartments left dirty by departing tenants, many owners and managers have devised their own clean-up check-lists for tenants to use. Household Words asked Val Sweatt of SFM Vista del Mar to share some of the guidelines she and her husband Ed have drawn up for their tenants as the end of Spring Quarter approaches and then to edit this list into the form of a 'Top Ten.'

RECOMMENDED CLEANING SUPPLIES

All-Purpose Cleaner (Formula 409, etc.)	Oven-Cleaner
Lime-Away	Ammonia
Liquid Bleach (1 gal.)	Newspaper
Window-Cleaner (Windex, etc.)	Good Mop
Comet or Ajax	Sponges
	Steel Wool
	Paper Towels

1. Refrigerator

Unplug and defrost (start the night before), placing towels on the floor to catch excess water. Move fridge carefully away from the wall in order to vacuum the coils and clean the floor. Clean the outside and the top. Wipe up all water from inside and clean with all-purpose cleaner. Don't forget the doors. Prop the door open to keep the freezer open and free from mildew.

2. Stove/Oven

Clean the outside and top. Pull up burners and clean rings and knobs. To clean the oven and the metal racks, spray a very thick coat of oven-cleaner and let it sit overnight. Remove it (and the gunk) with a putty-knife and/or steel wool if necessary. There should be no black marks left. Same procedure for the broiler.

3. Tub & Shower

Scrub out the tub and shower floor with Comet and bleach. Make sure all soap scum is gone. Clean shower doors, walls and tile of all soap scum and mildew. Use undiluted bleach to remove mildew from walls and ceiling. Use Lime-Away or bleach to clean the black, crusty shower tracks.

4. Toilet

Scrub and clean with bleach first. Scrub all water rings and dirt from bowl. Scrub all outside, from floor up. Vacuum and mop floor with ammonia and water.

5. Kitchen Floors

Vacuum and strip off all old wax.

Val Sweatt of SFM Vista del Mar Property Mgmt Co.



6. Kitchen Sink & Faucets

Clean these only after you've cleaned everything else in the kitchen. Use Lime-Away for hard-water build-ups around faucets and drains. Make sure all spots are removed from all chrome pieces.

7. Bathroom Sink & Faucets

Use Lime-Away for hard-water build-ups around faucets and drains. Clean all mirrors. Wipe out interior of medicine cabinet, vanity and all drawers to remove junk, dirt, mildew and rust. Wash glass shelves and light globes.

8. Windows

All windows, including the sliding glass doors, should be cleaned inside and out--except the outside of 2nd story windows that can't be reached from a balcony. Newsprint and ammonia in water work best.

9. Bedroom Closets

Remove all personal items from the closets, including all hangers.

10. Bedrooms

Carefully remove all nails, picture-hangers and tacks from walls. Wash all light globes and replace. Wash all window-sills. Wipe away cobwebs. Clean and polish all furniture (if applicable). Vacuum floors.

SFM Vista del Mar's Cleaning Tips begins with a reminder to tenants that it will take at least 8 hours per roommate to clean an apartment. Professional cleaners, they continue, charge \$25.00 per hour. To reinforce this point, the potential charges for cleaning moderately dirty and very dirty units are listed next to the room-by-room tips for tenants who choose to do the job themselves. Copies of SFM's complete Cleaning Tips is available at no cost from the company's office at 6529 Trigo #B.

deposit can be non-refundable. The carpet issue does show again how important it is to be fastidious about recording the condition of the apartment when you move in. And if you believe that the charges posted against the security deposit aren't fair, you have to be prepared to fight. One roommate can carry that fight for the others. You don't all have to stick around. But proxies really don't work very well. It should be someone directly involved.

HW: What about painting? Do the same rules apply as for carpets?

ST: In principle, yes. For example, let's say an owner tells you he or she repaints the building every three years, this is the third year, so you get to pay for it. That's not all right. By acknowledging the frequency with which the building is repainted under normal circumstances, the owner is coming up with a specific and individual definition of what constitutes normal wear-and-tear. And tenants cannot be held accountable for normal wear-and-tear. The same thing applies: Get those pictures when you move in. If only two walls out of eight need work, try to negotiate a limitation of your liability to those two walls.

HW: Something else we get asked a lot around this time of the year is about withholding the last month's payable rent. Renters want to tell the

owner or manager that they're surrendering the deposit instead of paying rent. Is that a good idea?

ST: Refusing to pay the last month's rent is against the law, no matter how justified renters may think they are. That's the first thing tenants need to understand about that strategy. The down-side risks are pretty serious. What you're basically telling the owner when you surrender the deposit in lieu of paying the last month's rent is that you have no intention of being held accountable for any damage beyond "reasonable" wear-and-tear that you may have caused during your tenancy. Any time you withhold rent, you're exposing yourself to the possibility of eviction, with the initiation of an Unlawful Detainer action and all the rest of it. Not only could you end up getting kicked out before the anticipated conclusion of your tenancy, the eviction itself could find its way onto your credit record and it could conceivably stay there for ten years or so, which would seriously complicate your life. Plus, you could also be ordered to pay attorney's fees, up to \$500. The risks are a lot more serious than they might appear to be. Most of these repercussions are essentially at the discretion of the owner or manager. Try to figure out what his or her response might be if you were to withhold your last month's rent. Think about the consequences.

STORAGE FACILITIES

All-U-Store
5342 Overpass Rd
Santa Barbara CA 93111
964-6590

Evergreen Storage
4101 State St
Santa Barbara CA 93105
683-3769

Goleta Valley Mini-Storage
5380 Overpass Rd
Santa Barbara CA 93111
964-3104

OK Storage
7330 Hollister Ave
Goleta CA 93117
964-0811

Public Storage (Overpass)
5425 Overpass Rd
Santa Barbara CA 93111

San Marcos Self Storage
4087 State St
Santa Barbara CA 93105
967-3199

Santa Barbara Mini-Storage
190 Wye Rd
Santa Barbara CA 93110
687-0877

Public Storage
7272 Hollister Ave
Goleta CA 93117
968-7924

The listings above do not represent a complete or comprehensive list of storage facilities in this area. The inclusion of any facility here constitutes information only and should in no way be interpreted as an endorsement of that company's services.

MOVING OUT | MOVING IN

Have you and your roommate(s)...

Got a copy of the Tenants' Handbook?

Canceled all utilities, newspaper subscriptions, etc. for which you signed?

Filled out an official 'Change of Address' form at the Post Office?

Made arrangements, one week in advance for CHO to complete a move-out video? (If that's not possible, arrange to take photographs.)

Made arrangements to fill out a CHO 'Inventory & Condition Report', ideally with your landlord or manager?

Obtained a list of the owner's or manager's expectations concerning cleaning?

Met with your roommate(s) to ensure an equitable distribution of specific move-out responsibilities and tasks?

Agreed with your roommate(s) on a specific schedule for cleaning, making sure that everyone sets aside adequate time for completing his/her move-out tasks in advance of actually leaving?

Agreed with your roommate(s) on the choice of one person to be responsible for gathering and actually turning in all the keys? (Not everyone will move out at the same time or even on the same day.)

Given your landlord or manager written notice of your forwarding address in order that s/he will know where to mail your Security Deposit refund?

Given each roommate responsibility for one utility?

Called to make arrangements for the utilities to be turned on?

Set up a time with the landlord or manager for picking up keys and doing a walk-through? (If the house is not in an "acceptable condition," get the owner's commitment to make appropriate improvements in writing, with a specific date by which the improvements will have been completed.)

Made arrangements, one week in advance for CHO to complete a move-in video? (If that's not possible, arrange to take photographs.)

Made arrangements to fill out a CHO 'Inventory & Condition Report', ideally with your landlord or manager?

Made sure that every element of the arrangements you are making is recorded in writing?

Made sure that you have adequate Renter's Insurance?

Arranged a time at which to sit down with your roommate(s) to set ground rules for your household?

Picked up a copy of the Tenant's Handbook from the Community Housing Office?

If you're sub-letting, check the article below and be sure to pick up a copy of the Tenants' Handbook from the Community Housing Office.

So, You Want To Sub-Let

With the rapid approach of summer, the yearly sub-letting season has made its presence known even more pervasively than yesterday's topic of what went on in *Beverly Hills 90210*.

With approximately 75% of all UCSB students leaving for the duration of the summer, a wonderful opportunity presents itself for enjoyment, in relative seclusion, of the great weather, the surf, Freebirds, and housing at drastically reduced prices (often as much as 50% lower than during the academic year).

Have you...

Got an OK on sub-letting from your owner / manager and / or your roommates?

Collected an adequate security deposit?

Completed a CHO Inventory & Condition Report and / or made arrangements for CHO to complete a video of the apartment before the sub-tenant moves in?

Had your sub-tenant sign a contract specifying move-in and move-out dates as well as the rental amount, the person to whom the rent is to be paid and the day the rent is due?

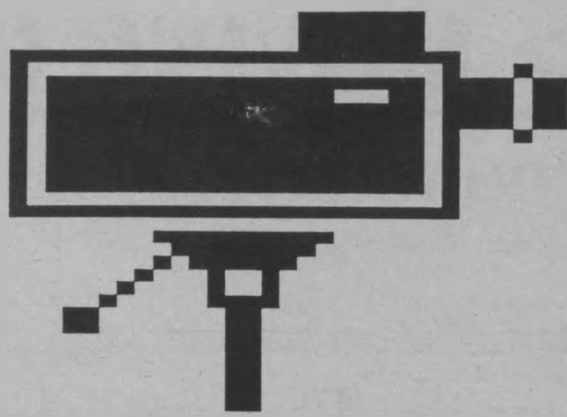
Clarified and put into writing exactly: (1) Who will be responsible for paying which utility bills and (2) Who will sign for which utility?

Had your sub-tenant fill out a Tenant's Résumé (available from CHO) that includes a phone number and / or address indicating how they may be contacted after the summer?

HOUSEHOLD WORDS

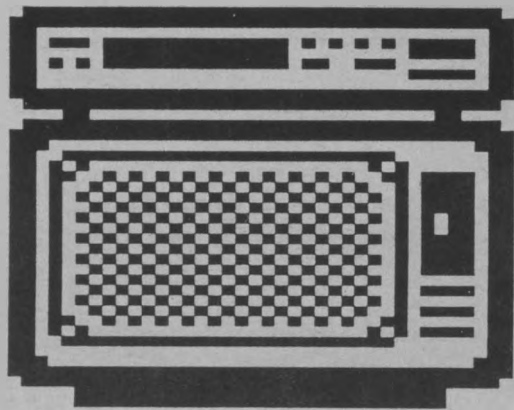
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ISLA VISTA'S CHEAPEST HOME VIDEOS

If you're moving out and you're worried about getting your deposit back, make arrangements with CHO to video your apartment after you've cleaned it. Give us 7 days notice and we'll get video documentation to back up your Inventory & Condition Report. No fee for this, but your donation of a new 120-minute VHS cassette (not the one with a copy of "Beavis & Butthead get elected to Congress" on it) would be an appropriate demonstration of your gratitude.



COMMUNITY HOUSING OFFICE

893-4371

MONDAY - FRIDAY 8AM - 5PM

SPRING MOVE-OUT OPPORTUNITY



GIVE CLOTHES, FURNITURE, KITCHENWARE, FOOD AND OTHER RE-USABLE MATERIAL GOODS THAT YOU NO LONGER WANT TO INDIVIDUALS AND FAMILIES IN NEED.

Drop-Off Site & Times
Embarcadero Loop Parking Lot
11am - 4pm, every day
Wednesday June 8 through Friday June 17

Call the GIVE Hotline for further information: 968-5158

Office of the UCSB Community Liaison; SB County 3rd District Supervisor's Office; Isla Vista Property-Owners and Managers; Associated Students External Vice-President; UCSB Community Housing Office; Mar Borg Disposal Co.; SB County Solid Waste Management; UCSB Community Affairs Board; UCSB Central Stores; UCSB Facilities Management; UCSB Governmental Relations Office; Isla Vista Recreation & Park District; UCSB Student Organizations; Let Isla Vista Eat (LIVE); Isla Vista Youth Projects; Community Counseling Center; UCSB staff. At Athanasius Church; and community volunteers.