

# **OSU Properties, LLC**

## **2025-2026 Leasing Info and Requirements**

Availability and pricing for the **2025-2026** school year will be posted on our website on **Tuesday, September 17th at 2:00 PM**. Listings will be regularly updated, so please remember to refresh the page often for the most current information.

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Availability and pricing for the **2025-2026** school year will be posted on our website on **Tuesday, September 17th at 2:00 PM**. Listings will be regularly updated, so please remember to refresh the page often for the most current information.

Thank you for considering OSU Properties for your off-campus housing! Please take the time to carefully read this document. It contains answers to most of the questions prospective tenants and their parents may have about signing a lease with our company.

For any questions or concerns not addressed by this document, please contact Alek Kanellopoulos (Property Manager) at 614-546-9760 or [alek@osuproperties.com](mailto:alek@osuproperties.com).

### An Important Note Before You Consider Applying

OSU Properties was founded in 1991 by George Kanellopoulos and has been family owned and operated ever since. We do not manage for other property owners, nor do we have investors of any kind. Our company has grown from its own success, driven by exceptional quality and value, and guaranteed through the diligent work of George, his family, and our immediate team. For over three decades, we have set the standard for student housing around The Ohio State University, and our reputation reflects our principled commitments to our properties, residents, and the wider off-campus community.

We are seeking respectful residents with shared values, who have goals of securing a clean, safe, and well-maintained home where they can focus on their studies and personal development. As such, all prospective applicants and guarantors must review section #19 of our lease agreement, which covers **RESTRICTIONS, USE, and MISUSE OF PREMISES**. This section can be quickly accessed for review at the end of this document or in the [sample lease agreement on our website](#).

The highlighted pages and specific agreement fields in this section of the lease make it clear that we take these restrictions very seriously. We value our position in the community and hold our company, our representatives, and our residents to a high standard of conduct. Maintaining that standard means enforcing our lease agreement whenever necessary.

From the first day of the lease term, each resident is responsible for their conduct and that of their guests. In the event of a lease violation or contravention of the City of Columbus Housing Code, the offending residents and their guarantors will receive a notice, be assessed all applicable fines and charges, and have the violation(s) recorded in their rental history. Depending on the nature of the violation, we may report the case to The Ohio State University's Student Conduct Office. Tenants with repeated violations risk eviction.

We ask our residents to treat our properties as if they were their own, extending that same respect and consideration towards themselves, their guests, the university, and our broader off-campus community.

Before applying, please carefully consider whether our restrictions align with your values and housing goals. If they do, we eagerly welcome the opportunity to work with you. If they do not, we encourage you to explore other options.

## 1. Our Accreditations

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Even if you do not choose to rent with us, the information in this document will help you understand what to look for in a rental company. Great student housing will lead to success in your academic life and beyond!

### 1.1. The Renter's Guide

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We strongly encourage everyone to review the student [Renter's Guide](#), provided by The Ohio State University's Undergraduate Student Government (USG), and published through the Office of Student Life. The guide can also be found on our website's [home page](#). The Renter's Guide is a product of surveys conducted by the USG. It provides students and their parents with valuable information about how local landlords compare in many different areas.

We are extremely proud to report that George Kanellopoulos and OSU Properties have been **TOP RATED** among larger rental companies in the University District for each of the last 17 years of this important publication.

### 1.2. Off-Campus Housing Excellence Program and Off-Campus Housing Network

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In addition to being top rated in the Renter's Guide, we are currently a valued in-network partner of [The Ohio State University Off-Campus Housing Network](#), and were previously a distinguished partner of a since discontinued initiative from The Ohio State University's Office of Student Life, called the Off-Campus Housing Excellence Program (OCHEP). You can learn about this former program [here](#) and [here](#).

OCHEP served to equip student tenants with the knowledge needed to live off campus and helped to improve the quality of off-campus life through conducting property inspections alongside the Columbus Division of Fire. OCHEP had three primary goals:

- 1) Reduce off-campus risks and hazards by providing students with information and strategies that enhance personal safety and home security.
- 2) Lower utility costs and raise environmental awareness by promoting sustainable living.
- 3) Help students and their families make well-informed decisions about off-campus housing options.

According to the program's rating system, each unit inspected could receive up to 5 "buckeyes" for safety, security, and operations, and 1 "green buckeye" for sustainability. **We are proud to say that for each active year of this program, all of our units received the highest possible rating of 6 buckeyes!**

[The Ohio State University Off-campus Housing Network](#) is the university's evolution of OCHEP, with more funding and resources than the previous program. The Off-Campus Housing Network has most of the same goals that OCHEP did, but expands the scope in many meaningful ways.

We strongly encourage everyone to learn more about this program from the university's webpage directly: <https://offcampus.osu.edu/off-campus-housing-network/>

### **1.3. Testimonials and Reviews**

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Our commitment to quality, safety, and sustainability has allowed OSU Properties to operate as one of the most reputable off-campus rental companies for over 30 years. The hundreds of testimonials and reviews from happy customers are proof of this commitment. You can read through many of these testimonials at [this link](#) on our website, and on our [Google Reviews](#).

## **2. Utilities Included for All Units**

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With our units, the monthly rent includes gas, electric, water, and sewer. These utilities are activated and ready when you move in, so you can focus more on your busy student life. You can read more about our utilities policy in the [Sample Lease Agreement](#) on our website.

## **3. Scheduling Showings**

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You can visit our website at [osuproperties.com](#) for unit availability, pricing, and other important information. To schedule a showing, please call Alek Kanellopoulos at **614-546-9760**.

If we are unable to take your call, please leave a voicemail providing your name, phone number, and the addresses of any units you are considering, and someone will call you back as soon as possible.

### **3.1. Move-In Pictures and Floor Plans**

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Extensive move-in pictures and detailed floor plans of each unit in our portfolio are available to view in the Dropbox folder linked below. The pictures provided were taken before the current tenants moved in. The combination of the pictures and floor plans should provide you with a near-exact representation of what you should expect at move-in if you sign a lease with our company.

<https://www.dropbox.com/sh/rqkna3rjatnnwlt/AADKgbvEpLZTrXLZZUvS2GPwa?dl=0>

### **3.2. Leasing Without a Showing**

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Given our excellent reputation and the detailed resources we provide on our website, including the move-in pictures, floor plans, and sample leasing documents, you have the option of renting a unit without a showing. Of course, you can always pass by a given property to view it from the outside, but we ask that you respect the privacy and security of our tenants by not knocking on any doors.

Please note that we rent our units on a **first-come, first-served basis**, and we give priority to the first group that applies, regardless of whether or not they had a showing.

## 4. Signing a Lease!

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Our units are some of the most desirable in the off-campus area, and as a result, they rent very quickly. All of our units are rented on a **first-come, first-served** basis. Only one group is allowed to apply for a unit at a time. This priority group receives our full attention during the application and leasing process.

Before you proceed with signing a lease, we ask that you carefully review our [Sample Lease Agreement](#), [Sample Rental Application](#), and [Sample Guaranty Form](#). If your group is 100% prepared to secure a unit, please email Alek Kanelopoulos at [alek@osuproperties.com](mailto:alek@osuproperties.com) with the following:

- A statement of which unit you intend to lease in the body and subject of your email. All prospective tenants and guarantors should be Cc'd. We recommend you email a ranked list of units you would like to apply for in case your first choice is not available.
- The applicant information spreadsheet linked below must be completed **accurately** and attached to your email. This is a direct download link, so please check your downloads folder.

### [Applicant Information Spreadsheet](#)

- All information is required to prepare the leasing documents. We cannot proceed without a full legal name, email address, and phone number for each tenant and guarantor.
- Tenant - 01 is the Primary Tenant. The primary tenant will be our first point of contact for any communications during the leasing process and in the future during your tenancy.
- Add each tenant and guarantor in order. For example, Tenant - 02 (John Doe) has Guarantor - 02 (John Doe's Guarantor) and so forth.
- Our lease only requires one guarantor per tenant, so please do not list multiple guarantors in a single row.
- Only fill out as many rows as you have applicants and guarantors in your group. Do not worry about unused rows.

Take care to ensure the information provided is accurate, **especially each email address**, and remember to Cc all tenants and guarantors on your email.

If you are the first to express your intent to lease an available unit, you will receive a confirmation email along with instructions on what to expect next. If another group emailed first or if a unit is otherwise not available, you will be notified promptly.

### 4.1. Important Notes About the Leasing Process

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The full leasing instructions will outline the leasing process in significant detail, but for the purpose of this document, please note the following:

- In honoring our first-come, first-served rental policy, the unit your group is applying for will be reserved. It will not be available to anyone else during the application period. If any prospective tenant or guarantor fails to complete their leasing requirements, the unit will be removed from your priority and made available to the next interested group.
- **Rental Applications:** Each prospective tenant will complete a rental application electronically on DocuSign. **EACH** prospective tenant must submit a separate rental application and pay a non-refundable application fee of \$50.

- **Lease Agreement:** Each prospective tenant and guarantor will sign the lease agreement electronically on DocuSign. The lease agreement is a separate document from the rental application.
- **Guaranty Forms:** Each guarantor will complete a guaranty form electronically on DocuSign. Note that guarantors must provide employment and/or income information.
- You will have **24 hours** to complete all leasing items.
- We will have an approval decision **within 72 hours** after completion of all leasing items.
- **Security Deposit:** If your group is approved, a security deposit equal to one month's rent must be paid electronically **within 24 hours**. Our online platform can accept ACH/e-check, debit card, and credit card payments. The leasing instructions and approval email will explain how to pay the security deposit.

Thank you for taking the time to review this document. We look forward to working with you!

## 5. Section #19 of Lease Covering Restrictions, Use, and Misuse of Premises

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### 19. RESTRICTIONS, USE, AND MISUSE OF PREMISES

- 19.1. **PETS AND ANIMALS RESTRICTION:** TENANT and/or TENANT's guests or visitors **ARE NOT** permitted to bring any pets or animals anywhere on the Premises, for any amount of time. Effective the day of witnessing a pet or animal on the Premises, the rent will increase by \$350 per monthly installment for the remainder of this Lease Agreement term, including the month during which the pet or animal was witnessed, even if the pet or animal is subsequently removed from the Premises. TENANT will also be responsible for the full cost of the following: professional cleaning, pest control, odor remediation, replacement of carpet and pad throughout unit, and any damages incurred by the pet. Furthermore, violation of this section shall entitle LANDLORD, at its option, to begin eviction proceedings in accordance with procedures defined in this Lease Agreement, and sue for breach of contract. A fish in a bowl/tank of capacity of no greater than one gallon of water is allowed.
- 19.2. **SMOKING RESTRICTION:** Smoking of any kind by TENANT or TENANT's guests is **STRICTLY FORBIDDEN** anywhere on the Premises, and TENANT shall not use, store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain anywhere on the Premises, any smoking materials or smoking paraphernalia. For the purposes of this provision, "smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation, including hookahs and marijuana, whether natural or synthetic, in any manner or in any form. This provision also restricts the use of any electronic smoking device which creates an aerosol or vapor, in any manner or in any form, such as a "vape" or electronic cigarette. TENANT will be charged a \$1,000 fine for any instance where they or their guests are witnessed smoking on the Premises, or for any smoking evidence, materials, or paraphernalia witnessed on the Premises. TENANT will also be responsible for the full cost of any professional cleaning, odor remediation, flooring repair and/or replacement, re-priming and/or re-painting, and any other incidental work required due to TENANT's violation of this provision of the Lease Agreement.
- 19.3. **GRILLS, OPEN FLAMES, AND HAZARDOUS MATERIALS:** TENANT shall not use, store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain anywhere on the Premises, any grills (of any make or function, even electric), open flames, open-flame materials, or hazardous materials. For the purposes of this provision, open flames and open-flame materials are any devices or activities producing a spark or flame, and include, but are not limited to, grills, barbecues, candles, tiki torches, oil lanterns and lamps, butane burners, gas torches, incense, campfires, bonfires, fire pits, and fireworks. For the purposes of this provision, hazardous materials are any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Premises, or that might be considered hazardous or extra hazardous by any responsible insurance company, and include, but are not limited to, explosives, any solid, liquid, or gas fuel source, and gunpowder. Tenant will be charged a \$300 fine per grill, open flame, open-flame material, and/or hazardous material witnessed on the Premises. If a fireplace exists on the Premises, TENANT is not allowed to use it.

- 19.4. **RESTRICTED FURNITURE AND USE:** TENANT shall not use, store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain anywhere on the Premises, any waterbeds, drinking bars, bar tops, drinking tables, beer pong tables, ping pong tables, or makeshift tables. For the purposes of this provision, a makeshift table is any table constructed of raw materials such as treated or untreated lumber, MDF, HDF, composite materials, or PVC. TENANT will be charged a \$300 fine per restricted item of this provision witnessed on the Premises.
- 19.5. **NO UPHOLSTERED FURNITURE ON EXTERIOR OF PREMISES:** TENANT shall not store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain on any porch, balcony, roof, or in a yard except in a completely enclosed building or structure, any upholstered furniture, mattresses, materials and other similar products not designed, built and manufactured for outdoor use unless such is in an enclosed porch or balcony. For purposes of this section an enclosed porch or balcony shall mean a platform located at and attached to or abutting against the entrance to a building, completely covered by a roof and completely enclosed by fully intact glass and/or fully intact screens. Screens are framed wire mesh or framed plastic mesh used to keep out insects and permit airflow. TENANT will be charged a \$300 fine per restricted item of this provision witnessed, plus the cost of all applicable City of Columbus fines and any damage to the building resulting from TENANT's violation.
- 19.6. **NO FURNITURE OF ANY KIND ON GRASS:** TENANT shall not use, store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain anywhere on the grass, lawn, or other landscaped portion of the Premises, any furniture of any type. TENANT will be charged a \$300 fine per restricted item of this provision witnessed on the Premises, plus the cost of labor and material needed to repair or restore damage to the Premises caused by TENANT's violation of this provision.
- 19.7. **NO BEER KEGS OR BEER KEG REFRIGERATORS:** No beer kegs or beer keg refrigerators (i.e. kegerators) are allowed anywhere on the Premises. TENANT will be charged a \$300 fine per restricted item of this provision witnessed on the Premises.
- 19.8. **NO UNAUTHORIZED RESIDENTS OR TENANTS:** TENANT agrees the Premises will be used for residential purposes only and will be occupied only by persons having written Lease Agreement with LANDLORD or assignee of TENANT hereinafter who must be approved by LANDLORD in writing. Violation of this section shall entitle the LANDLORD, at its option, to begin eviction proceedings in accordance with procedures defined in this Lease Agreement, and sue for breach of contract, or charge a rental increase equal to whatever is applicable under the terms of this Lease Agreement per month, retroactive to the first day of the lease term, plus a fine of \$1,000 dollars.
- 19.9. **KEEPING THE PREMISES CLEAN:** TENANT shall, at all times, keep the Premises orderly, safe and free from rubbish, debris, litter and dirt and shall store all trash and garbage within ample and appropriate containers so that such trash and garbage can be picked up by the appropriate government authority, or private contractor designated to perform such function. TENANT will be charged a \$150 fine for each violation of this provision.
- 19.10. **NO POOLS OR OTHER WATER FEATURES:** TENANT shall not use, store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain anywhere on the Premises, any pools, hot tubs, slip-and-slides, soaking tubs, water troughs, fountains, or any other type of water feature. TENANT will be charged a \$300 fine per restricted item of this provision witnessed on the Premises.
- 19.11. **NO MODIFICATIONS TO PREMISES:** TENANT shall not perform repairs, make alterations, additions, or improvements to the Premises — this includes painting. TENANT will be charged a \$150 fine per alteration, addition, or improvement made to the Premises. TENANT will also be responsible for all applicable City of Columbus fines, the cost of any damage to the Premises resulting from violation of this provision, and the cost of labor and material to remove or reverse any alterations, additions, or improvements made by TENANT.
- 19.12. **RESTRICTED APPLIANCES:** TENANT shall not use, store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain anywhere on the Premises, any window AC units, freestanding AC units, space heaters, major appliances, mini refrigerators, or any high-amperage or high-wattage tools or equipment, including, but not limited to, welding equipment, lathes, CNC machines, home-lab servers, or transformers. TENANT will be charged a \$300 fine per restricted item of this provision witnessed on the Premises. In the event of inadequate or non-functioning cooling or heating, LANDLORD can temporarily provide and/or install portable AC units and space heaters where applicable.
- 19.13. **NO HAMMOCKS:** No hammocks are allowed to be mounted to, tied to, suspended from, or hung from any part of the Premises. Any evidence of violation of this provision is just cause for LANDLORD to hire licensed contractors and/or engineers to inspect for damages, and the cost of said inspection and repairs, if any, will be paid for by TENANT. Additionally, violation of this provision will subject TENANT to a \$300 fine, plus the cost of any fines levied by the City of Columbus, if applicable.

- 19.14. **NO ROOF ACCESS:** TENANT is not allowed on any roof structure of the Premises for any reason, except in the event of an emergency. Any evidence of violation of this provision is just cause for LANDLORD to hire licensed contractors and/or engineers to inspect for damages, and the cost of said inspection and repairs, if any, will be paid for by TENANT. Additionally, violation of this provision will subject TENANT to a \$300 fine, plus the cost of any fines levied by the City of Columbus, if applicable.
- 19.15. TENANT shall not string, lay, place, mount, tape, hang, or run any wire or cable, of any type, on, around, or across the floor, walls, ceiling, or anywhere else on the Premises. Evidence thereof will subject TENANT to a \$150 fine.
- 19.16. No extension cords are allowed anywhere on the Premises and evidence thereof will subject TENANT to a \$150 fine. Only a cord with a circuit protection strip is allowed. Any cord placed in the strip must go directly to the appliance it serves.
- 19.17. Mini blinds are installed throughout the unit as a courtesy for TENANT. TENANT is responsible for replacing any damaged, broken, dirty, or greasy mini blinds at the end of the lease term.
- 19.18. No holes, stickers, screws or nails of any kind are allowed inside or outside the unit. No adhesive-back hangers or sticky substances are allowed anywhere on the Premises which, when removed, damage or peel the surface on which they were used, except for 3M Command Strips. TENANT will be charged for any wall damage caused by the improper removal of the 3M Command Strips.
- 19.19. At move-in, LANDLORD shall furnish fluorescent, compact fluorescent (CFL) or LED light bulbs for fixtures provided by LANDLORD; thereafter, light bulbs of the same kind (fluorescent, compact fluorescent or LED) and of the same wattage shall be replaced at TENANT's expense. TENANT is also responsible for replacing the batteries in a digital thermostat as required.
- 19.20. TENANT shall keep all smoke and carbon monoxide detectors in good working order, including keeping batteries which work in each detector, and test all smoke and carbon monoxide detectors regularly. TENANT must notify LANDLORD in writing of any mechanical failure, or need for repair or replacement of any smoke or carbon monoxide detectors.
- 19.21. TENANT will not use, or permit the Premises to be used, in any noisy, boisterous or other manner or use that will tend to create a nuisance or otherwise unnecessarily disturb or offend neighboring residents, nor will TENANT use, or permit the Premises to be used, for any unlawful purpose, or for any purpose deemed hazardous by LANDLORD or by LANDLORD's insurance company because of fire or other risk.
- 19.22. TENANT shall keep Premises free of insects, rodents, vermin and other pest and shall not cause or permit objectionable odors to emanate or to be dispelled from the Premises. In the event that exterminating services are required in respect to the Premises, and it is determined that it is due to TENANT's negligence, TENANT shall be responsible for the cost thereof.
- 19.23. TENANT is responsible for removal of ice and/or snow around the Premises. If the leased unit is in an apartment building with four (4) or more units and an entrance door facing outside, TENANT is only responsible for removing ice and/or snow around the immediate area in front of TENANT's unit.
- 19.24. TENANT shall not erect any kind of signs, banners, fences, speakers, satellite dishes or antennas in, on, or around the Premises.
- 19.25. No lumber or construction materials of any kind are allowed anywhere on the Premises.
- 19.26. TENANT will not park or leave unregistered or inoperable vehicles anywhere on the Premises, and TENANT is not allowed to park on the yard, grass, or any part of the Premises that is not designated for parking. TENANT shall be responsible for any damage to the Premises, including ruts and holes, caused by improper parking. Additionally, TENANT will not charge for parking on the Premises under any circumstances.
- 19.27. TENANT shall not store any items or belongings within the "no-storage" zone painted around the furnace(s) and water heater(s).
- 19.28. TENANT shall not flush wet wipes or "flushable" wipes down the toilet, as such wipes can seriously damage the plumbing. TENANT shall be responsible for the maintenance of stopped up toilets and/or garbage disposal if such maintenance is required due to TENANT's negligent disposal of any items, including, but not limited to, tampons, food, bottle-caps, wet wipes, and "flushable" wipes.
- 19.29. TENANT will always have a toilet plunger available for every toilet in the house/apartment and will make sure that it is a toilet plunger and not a sink plunger. See difference here: <https://mikediamondservices.com/blog/types-of-plungers/>
- 19.30. TENANT shall be responsible for all door/window/glass breakage and screen damage regardless of circumstances. TENANT shall also be responsible for the cost of any damage done by wind, rain, or other weather elements because doors or windows were left open.

- 19.31. TENANT must set the furnace (heater) thermostat in the Premises no lower than 65 degrees F during Winter months and is responsible for and agrees to pay for frozen/burst water lines and fixtures and all damage resulting therefrom.
- 19.32. PODS or any other storage units are not allowed on the Premises at anytime including moving in and moving out.
- 19.33. TENANT shall be responsible for any damage to the Premises whether caused by TENANT or TENANT's guests and visitors.
- 19.34. TENANT further covenants and agrees to execute and comply promptly with all local, state, and federal laws, statutes, ordinances, rules, and orders regulating use of the Premises by TENANT.