Corvallis Area 2011-2012

Renter’s Guide

Includes:
• Detailed ads & listings
• Apartment locator map
• Fire Safety Info

The Daily Barometer
Sprint 2011
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### Bellshire II
**Address:** 1820 NW Polk  
**Phone:** 541-745-2031  
**Units:** 9 2-bedroom  
**Rates:** $600/month June 15 to Sept. 14 (summer); $775/month Sept. 15 to June 14 (fall)  
**Contracts:** Lease — 12-month  
**Deposits:** $300 refundable deposit  
**Utilities Included:** Water, sewer, garbage  
**Restrictions:** No pets or smoking allowed  
**Features:** Large 2-bedroom units with on-site laundry facilities. Quiet area with off-street parking.

### Campus Court Apartments
**Address:** 605 SW 11th  
**Phone:** 541-745-2031  
**Units:** 1 and 2 bedroom  
**Rates:** 1-bedroom, $575 - $595; 2-bedroom, $750, ask about summer rates  
**Contracts:** 12-month leases  
**Deposits:** $300 refundable deposit  
**Utilities Included:** Water, sewer, garbage  
**Restrictions:** No pets or smoking allowed  
**Features:** Large 1 and 2 bedroom units with on-site laundry and storage area. Located in quiet area with off-street parking and friendly management. One block from campus.  
*(See ad page 7)*

### Campus Villa Apartments
**Address:** 1445 SW ‘A’ Ave. #2  
**Phone:** 541-754-6851  
**Web:** www.beaverhousing.net  
**Units:** 1 and 2 bedroom  
**Rates:** 1-bedroom, from $535 (440 to 640 sq. ft.); 2-bedroom, from $725 (832 sq. ft.)  
**Contracts:** 10-month & 12-month leases  
**Deposits:** $500 security deposit. Applicant screening fee is $30. (You can reserve an apartment NOW for September 1, 2011 with a $500 deposit, which will become your Security Deposit after you move in.)  
**Utilities Included:** Water, sewer and garbage.  
**Restrictions:** No pets, and non-smoking units.  
**Features:** Swimming pools, laundry facilities, assigned parking, and an on-site manager. Located on 15th and Western, just a short walk to OSU.

### Centurion Apartments
**Address:** 275 SE Lilly  
**Phone:** 541-231-4984  
**Units:** 1 bedroom  
**Rates:** From $495  
**Deposits:** $400 refundable security deposit, no application fee.  
**Utilities Included:** Water, sewer, garbage  
**Restrictions:** No pets or smoking.  
**Features:** Quiet, park like setting, private decks, onsite laundry room, dishwasher & disposal, covered bike rack.
Crystal Lake Apartments
Address: 1600-1768 SE Crystal Lake Drive
Phone: 541-754-8268
Units: 1, 2 & 3 bedroom
Rates: Spectacular summer specials!
Restrictions: No smoking in unit
Wheelchair Accessibility: Yes
Features: New and spacious, park & Willamette River boat ramp across street, private covered patios or decks & storage, attractive neutral color schemes, washer & dryer hook-ups, on-site coin op laundry facilities, basketball court, clubhouse, near downtown, city bus shelter, easy access to Hwys 99 & 34, natural lake setting.

(See ad page 5)

Disciple’s House
Address: 660 SW Madison Ave.
Phone: 541-753-2671
Website: www.fcc-corvallis.org/disciples-house.html
Units: 9 rooms and 5 bathrooms
Rates: $385 - $440; Summer term is -$40
Contracts: School Term September 15-June 15 and Summer Term
Deposits: $150 security and $150 cleaning
Utilities Included: All plus Business Internet
Restrictions: No pets, no smoking
Features: Disciple's House is a campus coed residential home housing 10 students where they cooperatively live together in a diverse community. Provided with rent: Washer, dryer, kitchen with essentials, community computer and community printer.

Fillmore Inn
Corner 23rd & Fillmore Streets ★ Corvallis, OR 97330
MANAGER: 541-754-0040 www.fillmoreinn.com

From $375

Enhancing Community Livability

Problems with your Landlord? Tenant? Roommate?
Plumbing, Heating, Weatherproofing, Structural Issues, Locks, or Smoke Detectors?
Who you gonna call? 541-766-6944

bob.loewen@ci.corvallis.or.us

The City of Corvallis Housing Division can provide you with a wealth of resources, whether it be a referral to an attorney (there is an attorney on campus available to all students!), Internet and library sources, other City of Corvallis departments, other appropriate contacts, or enforcement of the City’s Rental Housing Code.

Simple questions answered? Sure.
Never a charge? Absolutely.
Guaranteed to solve all your problems? Sure, like a guaranteed “A” in advanced organic chemistry.
IRI Properties

When quality is important!

Beautiful, sparkling clean, one, two, three, and four bedroom apartments.

Great deals for fall term.

Reservations — Call Now!
541-908-5991

A & B
723 SW Washington
541-908-5991
• 1 bedroom
• Quiet and clean
• Close to campus
• Shopping nearby
• Laundry & parking
• Fitness Room

FROM $645

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Visual and textual information continues here.

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www.iriproperties.com
Welcome to…

CRISTAL LAKE
APARTMENTS

…where distinctive modern designs offer you comfortable, spacious, and efficient floor plans that turn your apartment into a home. Indulge yourself and experience the superior quality craftsmanship, generous amenities, natural landscaping in a beautiful setting and special touches that will make your living experience a pleasurable one.

1600-1768 SE Crystal Lake Dr.
Corvallis, OR 97333
(541) 754-8268 • Fax (541) 752-1883
Office located in Clubhouse at 1652 SE Crystal Lake Drive
MINIMUM HOUSING STANDARDS

1. **Structural Integrity:** Roofs, floors, walls, foundations, and all other structural components shall be capable of resisting any reasonable stresses and loads to which these components may be subjected. Structural components shall be of materials allowed or approved by the Building Code.

2. **Plumbing:** Plumbing systems shall be installed and maintained in a safe and sanitary condition and shall be free of defects, leaks, and obstructions. Plumbing components shall be of materials allowed or approved by the Plumbing Code.

3. **Heating:** There shall be a permanently installed heat source with the ability to provide a room temperature of 68 degrees three feet above the floor, measured in the approximate center of the room, in all habitable rooms. All heating devices or appliances shall be of an approved type. Ventilation for fuel-burning heating appliances shall be as required by the Mechanical Code.

4. **Weatherproofing:** Roof, exterior walls, windows and doors shall be maintained to prevent water leakage into living areas which may cause damage to the structure or its contents or may adversely affect the health of an occupant. Repairs must be permanent rather than temporary and shall be through generally accepted construction methods.

CORVALLIS RENTAL HOUSING PROGRAM

The Corvallis Rental Housing Program was enacted by the City Council in 1999 to be a resource for people with rental housing issues or concerns. A City Housing Programs Specialist is available to all citizens who have questions or concerns about rental housing in the City, including property owners, property managers, tenants, neighboring property owners, and any other interested parties.

The Specialist listens to a caller’s issues and concerns, and then addresses the situation in one of several ways. Most likely, he or she will refer you to the appropriate agency that can assist you in the best manner (this may be the City’s Development Services or Fire Department, Legal Aid, or another agency appropriate to your situation).

In July of 2002 the City Council expanded the Rental Housing Program by adding a Rental Housing Code. The Rental Housing Code addresses four areas of habitability that were identified most frequently over a period of two years as issues of concern to people living in Corvallis: structural integrity, plumbing, heating, and weatherproofing. Specific housing standards were created and a City Ordinance implemented in order to provide the City with an enforcement mechanism for the Rental Housing Code.

COMPLAINT PROCEDURE

A primary goal of the complaint procedure is to bring about resolution without the need for City enforcement action. A complaint to the City must be in writing and may be filed in person or by mail, e-mail or fax. A complaint may be filed with the City only after the tenant has sent written notice to the landlord/property manager detailing the alleged habitability violation, and given them 10 days to respond to the complaint. A complaint must include the following:

- name of person filing the complaint
- name of the landlord/manager
- address of the alleged violation
- a complete description of the alleged violation
- a copy of the written notice of the alleged habitability violation that has been sent by the tenant to the landlord.

A person who files a complaint must be a party to the current rental agreement or an agent of this party. Complaint investigations will be processed by Housing Division staff only after the above process has been followed.

Corvallis Rental Housing Program
A Service of the City of Corvallis Housing Division
North Pointe

2675 NE Lancaster St • Corvallis • 541-758-6681
northpointecorvallis@gmail.com

- Peaceful 2-Bedroom, 1-Bath Apartments
- Fitness Room
- On City Bus Route
- All Utilities Paid (except electricity)
- Expanded Basic Cable included
- Washer and Dryers in every unit!
- Pet Friendly with no weight restrictions
- Move-In Specials!

Campus Court Apartments

605 SW 11th • Corvallis
Call 541-745-2031

Rents from $575: ask about summer rates

- Large 1 & 2 bedroom apartments
- 1 block from campus
- Quiet
- Clean and well maintained

Forest Green Townhouses

Address: 2310 NW Rolling Green Dr., Apt. 118
Phone: 541-754-8072
Website: www.apartmentrents.org
Units: 2-bedroom, 1½ bath townhouses
Rates: from $700
Contracts: 3 month/6 month/1 year/month-to-month
Deposits: $35 application fee, $195 minimum security deposit
Utilities Included: Water, sewer, garbage, expanded basic cable
Features: Pool, sauna, recreation room, Washer/dryer available on request/onsite laundry/dishwashers/patios/energy efficient/onsite management/on bus line/near shopping.
Disability assistance animals welcome.

(IRI Properties)

Address: See advertisement page 4
Phone: 541-908-5991, 541-908-1913, 541-908-2641
Units: 1-, 2-, 3- & 4-bedroom apartments
Rates: See advertisement page 4
Deposits: $400 refundable deposit
Utilities Included: Water, sewer, garbage
Wheelchair Accessibility: Not available
Features: Great locations. Walk to campus. Some locations feature pool, decks, fireplaces, fitness rooms. Off-street parking and on-site laundry. Pets okay at some locations.

(See ad on back page)
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Fair Housing: It’s the Law

Under the federal Fair Housing Act, it is illegal to discriminate against someone when selling, renting, or leasing real property based on color, race, national origin, gender, religion, disability, or familial status.

Oregon law adds marital status, source of income, victims of domestic violence (including sexual assault and stalking), and Corvallis goes further to include level of income, gender identity or expression, religious observance, and age.

For more information about the Fair Housing Act and its enforcement in Corvallis, contact:

City of Corvallis Housing Division
541-766-6944

KIMMEL
Address: 1463 NW Jackson
Phone: 541-754-3032
Units: 2-bedroom, 1 bath unfurnished. 920+/- sq. ft.
Rates: $950-$1350
Contracts: 12 month
Utilities Included: water, sewer, garbage
Restrictions: no pets, no smoking
Features: One Block to Campus

MOUNTAIN VIEW PLAZA
Address: 2460 NW Rolling Green Dr., Apt. #21
Phone: 541-754-7670
Website: www.apartmentrents.org
Units: 1- and 2-bedroom
Rates: 1-bedroom $580; 2-bedroom $660
Contracts: 3 month/6 month/1 year/month-to-month
Deposits: $35 application fee/$195 minimum security deposit
Utilities Included: Water, sewer, garbage, expanded basic cable
Features: Pool, sauna, recreation room, skylights available, patio or balcony, dishwasher, energy efficient/onsite laundry/onsite manager/on busline/near shopping.
Disability assistance animals welcome.
(See ad on back page)

NASH APARTMENTS
Address: 1230 NW 23rd St.
Phone: 541-754-8478
Units: 2 bedroom
Rates: 2-bedroom $625
Contracts: 9-month, 1 year
Deposits: $400
Utilities Included: Water, sewer, garbage
Restrictions: Some units allow cats

Elite Property Management

PLEASE CALL OR CHECK OUR WEB SITE

Studios, 1-5+ Bedroom Houses, Apartments, Duplexes & Townhouses

All units are non-smoking • Pets on approval

Tricia Fawver, property mgr.
Denise Nolan, office mgr.
Patti Nichols, Stephanie Boydston
1115 SW 53rd St.
Corvallis, OR 97333

www.elitepropertiesmanagement.com

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Corvallis, OR 97333

www.elitepropertiesmanagement.com
Escape to the tranquility of this exquisite setting. Nestled among ancient oak trees Oak Vale is the perfect place to call home.

Oak Vale’s spacious 22 acres has plenty of room for everyone. We have established a reputation in the community of superior service with a peaceful and quiet atmosphere here on the hill. A full-time staff of on-site managers and assistant managers enables us to provide you a pleasant and safe environment 24 hours a day.

→ No rent increase guaranteed for 1 year.
→ Month-to-month contract.
→ Water, sewer, garbage, and expanded cable included with rent.
→ One cat welcome, with $200 deposit.
→ Minutes from OSU.
→ Garden plots and two play areas.

Oak Vale Phase I
· One bedroom $555
· Two bedroom $690
· Three bedroom $790

Oak Vale Phase II
These apts. come with full-size washer and dryer.
(ALL TWO BEDROOM)
· "B" plan down $825
· "B" up/"A" down $840
· "A" plan up $855
Witham Hill Oaks

1-2-3 Bedrooms
1-2 Baths

Tanning Bed
Spa • Pool • Sauna
Elliptical • Tennis Court
Universal Gym • Thigh Machine
Basketball Court • Racquetball Court
Open 7 Days A Week
Pet Friendly • FREE WIRELESS HOTSPOT

$600 – $1090

www.withamhill.com • rentals@withamhill.com

NorthPointe Apartments
Address: 2675 NE Lancaster St.
Phone: 541-753-6533
Units: Peaceful 2-bedroom, 1-bath apartments with open layout starting at $725 a month
Utilities: All paid (except electricity)
Features: Washer and Dryers in every unit; pet friendly with no weight restrictions. Convenient location; expanded basic cable included; on city bus route
Mention this ad and get free application screening ($38 value)

Oakcrest Family Housing
Address: 3402 - 3550 N.E. Lancaster
Phone: 541-753-6533
Units: 50-unit complex of 2- and 3-bedroom apartments. Units are subsidized housing for low income families.
Rates: Rent is based on income
Deposits: Preliminary application required to get on waiting list
Restrictions: Some restrictions based on citizenship. No pets.
Services for the Hearing & Speech Impaired are available from Oregon Telecommunications Relay Service by dialing 711 or TY 1-800-735-2900, or Voice 1-800-735-1232.

Chestnut Village
2766 SW Pickford • 2 Bedroom Units

• Clean & spacious
• Dishwashers
• Basic TV Cable provided
• Beautiful, relaxing atmosphere
• Patio, Garage & Carport Parking
Units also available

Sterling Management Group, Inc.
1600 SW Western Blvd. suite #190
Corner of 15th & Western
541-757-1290
sterlingmanagement.net
Riviera

825 NW 23rd
NEWLY UPDATED!

1-2 Bedroom/1-Bath Units

Now Taking Reservations

Decks/Patio • On-Site Laundry

Plenty of Parking

Water, Sewer, & Garbage Paid

Sorry, no pets

$525 & $650

Close to OSU & Fred Meyer

(541) 754-9236

Moving?

Don’t hassle with your old sports gear: Sell it for cash!

We Buy, Trade, & Consign New & Used Sports & Exercise Equipment!

Corvallis  Eugene
541-754-7529  541-342-4040
1422 NW 9th St.  2598 Willamette St.
Affordable Housing, With Social Fun...

Established in 1939, Beaver Lodge is an independent cooperative for men. Our primary goal is to keep the cost of living at minimum and our standard of living at a maximum! To achieve this goal, everyone in the house cooperates by sharing expenses and work around the house.

Beaver Lodge is a 3-story house with a basement that hold a maximum of 32 male students in 17 rooms with built in closets and dressers. Located 2 blocks away from campus, room and board includes:

+ Utilities
+ Cable
+ Wi-Fi/High Speed Internet
+ Laundry On Site
+ Parking
+ Mail Delivery
+ Social and Sporting Events
+ Big Screen TV
+ Pool Table
+ Ping Pong Table
+ Basketball Hoop
+ Annual House Trip!
+ Great Student Environment!

The house also provides food prepared by a hired professional chef. If you’re a student looking for housing, drop by for a tour and a home-cooked meal!

CONTACT US

House Phone
541-752-2013

President
503-504-2492

Website
beaverlodge.org
(Application Online)

Address
1360 NW Van Buren Ave.
Corvallis, OR 97330
So, you found just the apartment?
Have you considered how SAFE your new home is?
Use this easy checklist to make sure your new place is FIRESAFE!

HOME FIRE SAFETY CHECKLIST
More fires and fire deaths occur in off-campus rental housing than any other form of college housing. Most of these fires could have been prevented had residents taken a few minutes to make their place fire safe and then remained vigilant thereafter.

Please use this inspection form and go on a hunt for home hazards in your place TODAY!

☐ Does EVERY room you use for overnight sleeping have an operable window that is large enough for you to use for emergency escape in case of fire? Windows should be at least 24" tall by 20" wide and no more than 44" from your bedroom floor. NEVER sleep in a room without one — IT MAY BE YOUR ONLY WAY OUT!!

☐ Check your smoke alarms. You should have at least one working smoke alarm outside each sleeping area. You should also install a smoke alarm inside each bedroom. Never disable your smoke alarms for any reason. Test your alarms every month. Replace your batteries at least once a year (unless they are 10-year-life batteries). If you replace the batteries and your smoke alarm still doesn’t work, notify the landlord or property manager immediately.

*As of January 1, 2002, all rental properties are required to be equipped with smoke alarms that meet the following:
– Ionization alarms: Shall be equipped with a long life battery and hush feature
– Photoelectric alarms: Regular 9-volt battery (hush feature not required)
– Hard-wired alarm: Regular 9-volt battery back-up (hush feature not required).

If you believe your dwelling is NOT properly equipped, contact your landlord, property manager, or the Corvallis Fire Department at 766-6961.

☐ Find the location of your nearest fire extinguisher. All apartment complexes are required to provide a fire extinguisher either inside the unit or outside but within approximately 75 feet travel distance. If you rent a house, you might ask the landlord to purchase one for the house; or you may want to invest in one yourself. If you ever have a small fire in your home, you’ll be glad you did. Take a minute to read the instructions before you need to use a fire extinguisher.

☐ Go over in your mind or with your roommates what you would do if a fire broke out at night while you were asleep. Practice your plan to include opening bedroom windows to ensure you could escape through them if need be. Decide on an outside meeting place. NEVER GO BACK INSIDE FOR ANY REASON.

☐ Unattended cooking is the leading cause of fires and fire injuries in this country. Make it a practice to NEVER leave cooking unattended, even for a minute. If you need to leave the kitchen while you are cooking:
  • Remove the pan from the hot burner
  • Turn the burner off
  • Place the pan on a cold element

If a small grease fire starts in a pan, smother the flames by carefully sliding a large lid (or a larger pan) over the pan, then turn the burner off. You can also use baking soda or a fire extinguisher from a safe distance.

☐ Careless use of candles are responsible for many fires and fire deaths. If you still choose to use real candles in the home, consider the following precautions:
  • Extinguish all candles when leaving the room or going to sleep.
  • Keep candles well away from items that catch fire, Christmas trees, decorations, clothing, curtains, etc..
  • Make sure candles are placed on a sturdy non-combustible holder, such as a plate or tray, that will not tip over.
  • Make sure candle holders are non-combustible and big enough to collect dripping wax.
  • Do not use candles in places where they can be knocked over by children or pets.

☐ If you have small children in the home, keep matches and lighters out of their sight and reach at all times.

☐ Plug only one heat-producing appliance into an electrical outlet. Never override or bypass fuses or circuit breakers. Avoid running electrical cords across doorways or under carpets. Use fuse-protected power strips instead of extension cords.

☐ If there are smokers in your house, ensure they never smoke when drowsy, while drinking, or when in bed. Use sturdy, non-tip ash trays; and check for smoldering butts in furniture — especially after parties. Douse butts and ashes with water before discarding outside. Consider only smoking outside.

☐ If you use portable space heaters, always give them at least 3 feet of clearance all the way around. Turn off at night and while you are out. Portable heaters should always be plugged directly into a wall outlet, not into an extension cord. Make certain that nothing is pushed up against baseboard heaters.

☐ If you use an electric blanket, always turn it off when you get up. Make certain its electrical cord is routed in a protected manner and not strung through the metal springs where it could be damaged. Discard damaged blankets or those over 10 years old.

☐ Immediately report any unsafe condition to your landlord or property manager. Follow-up with written notification, and always keep a copy. If you experience difficulty getting these conditions corrected, you can contact the City of Corvallis’ Rental Housing Program at 766-6944. They may be able to assist through mediation or other means.

Please take time for fire safety. The life and personal property you save may be YOUR OWN! Think About It!
MOUNTAIN VIEW PLAZA

- 1 & 2 BEDROOM
- ON-SITE LAUNDRY
- EXPANDED CABLE
- POOL & CLUB HOUSE
- SKYLIGHTS
- ENERGY EFFICIENT UNITS

*Disability assistance animals welcome*

2460 NW Rolling Green Dr.
Apt. #21

1-BR from $580
2-BR from $660

Call 541-754-7670
www.apartmentrents.org

ROLLEN GREEN APARTMENTS

- STUDIO, 1 & 2 BEDROOM
- EXPANDED CABLE
- POOL & CLUB HOUSE
- EXTRA STORAGE
- SKYLIGHTS
- ON-SITE LAUNDRY
- ENERGY EFFICIENT UNITS
- HOT WATER PROVIDED FOR YOU

*Disability assistance animals welcome*

Behind WinCo & Timberhill Shopping Center

Studio from $565
1-BR from $615 • 2-BR from $675

www.apartmentrents.org

Call 541-754-7904 • 2380 NW Rolling Green Dr. • Corvallis

FOREST GREEN TOWNHouses

- 2 BEDROOM TOWNHouses
- 1-1/2 BATH
- DELUXE LIVING
- WASHER/DRYER
  (Available upon request)
- EXPANDED CABLE
- POOL & CLUB HOUSE
- ENERGY EFFICIENT UNITS

*Disability assistance animals welcome*

Behind WinCo & Timberhill Shopping Center

2310 NW Rolling Green Drive #118
Corvallis
from $700

www.apartmentrents.org

Call 541-754-8072