

# Housing Unit Ppt. Student Note Guide

Name: \_\_\_\_\_

## *Housing the largest personal expenditure.*

-Usually about \_\_\_\_\_ of a person's income.

Choosing where to live is based upon a person's goals, \_\_\_\_\_, needs, and \_\_\_\_\_.

## **Places to live include:**

-House, apartment, condo, mobile home, etc

-Dorms and campus apartments

-Section \_\_\_\_\_ housing for \_\_\_\_\_ income

## Reasons for Making a Housing Choice

•Personal and \_\_\_\_\_ goals

•Personal values, needs, and wants

•Availability for \_\_\_\_\_

• \_\_\_\_\_ history

•Real estate prices

• \_\_\_\_\_ preference

•Expected \_\_\_\_\_ of stay in particular place

## Costs of Renting

•Monthly \_\_\_\_\_

• \_\_\_\_\_ deposit

• \_\_\_\_\_ - electricity, heat, water, garbage

• \_\_\_\_\_ - cable TV, Internet

•Charge for \_\_\_\_\_

• \_\_\_\_\_ fee

•Renter's \_\_\_\_\_

## Vocabulary:

### **Landlord**

- \_\_\_\_\_ of the rental property.

-May perform \_\_\_\_\_ duties or hire a \_\_\_\_\_ manager.

\_\_\_\_\_ **manager** - may charge a \_\_\_\_\_ to the landlord to perform the management task

-May collect rent and deposits, pay utility bills, complete repairs and \_\_\_\_\_, watch over the property, respond to tenant complaints, assign new tenants, etc.

### **Tenant ( \_\_\_\_\_ )**

-The person who \_\_\_\_\_ the property.

-The tenant pays rent to the \_\_\_\_\_ which allows them to live in the rental property.

### **Lease**

A **lease** is \_\_\_\_\_ contract between the tenant and the landlord, specifying the responsibilities and rights of \_\_\_\_\_ parties.

-Identifies rent \_\_\_\_\_, amount for \_\_\_\_\_ deposit and specifications, payment for \_\_\_\_\_ bills, \_\_\_\_\_ payment penalties, \_\_\_\_\_ of lease, \_\_\_\_\_ terms, etc.

-This is between the \_\_\_\_\_ and the \_\_\_\_\_

-When sharing apartment most leases are in \_\_\_\_\_ person's name for the \_\_\_\_\_ amount, NOT just your share!

## Two Types of Leases

- **Term** – \_\_\_\_\_ time period, most are \_\_\_\_\_ year
  - College towns – some go August to August, some June to June
- \_\_\_\_\_ – does not state an \_\_\_\_\_ date, usually month to month

## Lease Clauses

- Amount of rent, date due and \_\_\_\_\_ fees
- Amount of security deposit – Usually \_\_\_\_\_ months rent
- When \_\_\_\_\_ to move must be provided - \_\_\_\_\_ days common
- \_\_\_\_\_ guidelines and fees
- Who pays what \_\_\_\_\_
- \_\_\_\_\_ clause
- Maintenance, pets, \_\_\_\_\_, parties
- \_\_\_\_\_ restrictions
- Conditions when apt. can be \_\_\_\_\_

## Security Deposit (\_\_\_\_\_ deposit)

An \_\_\_\_\_ payment to cover anything beyond “\_\_\_\_\_” wear and tear.

Often it is \_\_\_\_\_ months rent.

This is kept for the term of the lease and must be returned including \_\_\_\_\_ within \_\_\_\_\_ days of moving out.

If \_\_\_\_\_ are assessed those must be in writing as to what they were for and the amount.

## Subleasing

**Subleasing is when the tenant allows someone \_\_\_\_\_ to move in and take over the rent payments**

The new renter must be \_\_\_\_\_ by landlord.

Allows the landlord to \_\_\_\_\_ the lease for the \_\_\_\_\_ renter while the new renter assumes the lease.

## Re-renting

**\*More common if allowed at all out of a lease, must read lease!**

- process where a \_\_\_\_\_ locates someone else to move in for their “place” **BUT** landlord requires application \_\_\_\_\_ and their \_\_\_\_\_ lease to be signed for remaining time.

## Renter's Insurance

Renter's insurance is not \_\_\_\_\_ of tenants, but \_\_\_\_\_

Used to protect the \_\_\_\_\_ personal belongings when renting from a landlord

Can protect against \_\_\_\_\_, fire, or \_\_\_\_\_

A person should ask themselves if they could \_\_\_\_\_ to replace their belongings if a fire destroyed everything-If not, they should purchase renter's insurance

## Finalizing the Rental

Upon moving into a new place, people are usually required to pay a \_\_\_\_\_ deposit and sign a \_\_\_\_\_.

Many college rental units require parents to sign the lease as well – “\_\_\_\_\_”

Many college towns have this occurring \_\_\_\_\_ months before move in.

## Tenant's Responsibilities

- Pay rent on \_\_\_\_\_
- Use rental for \_\_\_\_\_ stated in the lease
- Take reasonable \_\_\_\_\_ of property
- Notify landlord if any \_\_\_\_\_ repairs are needed
- Give \_\_\_\_\_ if leaving at end of lease

- Give notice if leaving before lease is up and pay rent for \_\_\_\_\_ of lease if landlord cannot find \_\_\_\_\_ tenants
- Pay for any \_\_\_\_\_ to the walls, floors, and furniture
- Not to make \_\_\_\_\_ that the landlord must fix later (Ex. paint, wallpaper)
- Give landlord a new set of \_\_\_\_\_ if you change the \_\_\_\_\_ (usually unable to do)
- Pay all of rent if \_\_\_\_\_ move out and you stay

### **Landlord's Rights**

- \_\_\_\_\_ part or all of \_\_\_\_\_ deposit if you leave before the lease is up ( \_\_\_\_\_ in lease)
- Charge extra fee for \_\_\_\_\_ rent (specified in lease)
- Charge rent through the \_\_\_\_\_ of lease even if you are \_\_\_\_\_ living on the premises
- Keep \_\_\_\_\_ or \_\_\_\_\_ of security deposit if any \_\_\_\_\_ to walls, floors, doors, fixtures, or if you make \_\_\_\_\_ that have to be fixed after you move out.
- Keeping all or part of the \_\_\_\_\_ deposit if you don't leave the premises clean when you move out.

### **Landlord's Responsibilities**

- Make \_\_\_\_\_ in a reasonable amount of time
- Keep premises \_\_\_\_\_ and sanitary
- \_\_\_\_\_ premises only at agreed-upon time to make repairs (unless there is an \_\_\_\_\_), or to \_\_\_\_\_ the apartment to potential renters if you are moving out
- Pay \_\_\_\_\_ on deposit money
- Collect \_\_\_\_\_
- Maintain \_\_\_\_\_ grounds of building
- Provide renter's \_\_\_\_\_ tax \_\_\_\_\_ form

### ***Selection a Roommate***

How well do you know your roommate (s)?

How do colleges match up roommates? (Choice, surveys, majors, learning communities, luck of the draw)

How about the roommate (s) \_\_\_\_\_ history?

Boyfriend/girlfriend there all the time? What else?

### **Also Consider:**

- \_\_\_\_\_ of employment/wages

-Check \_\_\_\_\_

-Put it in \_\_\_\_\_. Everyone should \_\_\_\_\_ an agreement specifying rent amount and due date, how to handle utility, cable and Internet bills.

-Discuss terms of potential \_\_\_\_\_

-Who's \_\_\_\_\_ will be on the utilities?

-Everyone's \_\_\_\_\_ should be on the lease.

-Overnight \_\_\_\_\_ / \_\_\_\_\_ ?

### **Screening Fees and Pre-Lease Fees**

\* Often Called an " \_\_\_\_\_ Fee"

A fee to cover the cost of checking the tenant's \_\_\_\_\_ and/or \_\_\_\_\_ report.

• If there are no rental units available within a reasonable time, can a landlord collect a screening fee? ( \_\_\_\_\_ !)

### **Locating An Apartment**

• Fill out \_\_\_\_\_ carefully

-State where you have lived past \_\_\_\_\_ years. Make sure all addresses and dates are right - don't skip anything. If you do - the landlord may \_\_\_\_\_ you down for a false or incomplete application. AND keep your fee!

• If you are turned down, find out \_\_\_\_\_

• Never rent an apartment you haven't seen - see the \_\_\_\_\_ one!

• Watch out for bad landlords-get their \_\_\_\_\_ #

- Read the Lease \_\_\_\_\_ -shovel, lawn care? utilities included and what ones?
- Always get a \_\_\_\_\_? Dated and how much you paid.

### **Moving IN**

- Do a “walk-\_\_\_\_\_” with the landlord. Colleges give you a few days to complete a list and turn into resident/community advisor.
- Write down \_\_\_\_\_ and give to landlord. Date and sign. (keep a copy)
- Take dated \_\_\_\_\_ of each room before you move in and before you move out.

### **Moving OUT**

- Give proper \_\_\_\_\_ to your current landlord (**send it in writing-keep a \_\_\_\_\_**) - one full month PLUS one day, unless your lease states something different. A landlord can \_\_\_\_\_ your security deposit or charge you more than the deposit for not giving \_\_\_\_\_ notice.
  - Pay your \_\_\_\_\_ month’s rent**
  - You \_\_\_\_\_ use your security deposit as your last month’s rent. If you do, the landlord can evict you in the middle of the month. The landlord can also \_\_\_\_\_ you for the rent and give you a bad \_\_\_\_\_.
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