
LESSON C

Exploring the Role of Tenant/Landlord, Housekeeper, and Roommate

FOCUS: Performing roles and accepting responsibilities related to housing will affect our ability to secure and retain a home as well as creating new roles and responsibilities as a tenant, homemaker and roommate.

ACTIVITIES:

1. Assign a committee to go to several rentals and obtain a copy of the house rules, rental agreement etc. Review what they say and consider the following questions. Are there any parts of the lease you don't understand? Which ones? When must the tenant make each rent payment? If payment is not made, what are the consequences? What deposit(s) is/are required? Are deposits refundable? Use Student Handout, "The Role of Renter."
2. Review with students "Tips for Successful Renting," (See Transparency Master).
3. Invite a local landlord in as a guest speaker.
4. Divide students into small groups and have them evaluate one of the housing landlord/tenant situations. Use Teacher Information, "Situations," or, have students complete Student Handout "Apartment Problem Solving"
5. Divide students into apartment groups. Have them brainstorm a list of the chores that must be done, for example—cleaning the bathroom, vacuuming/mopping the floors, laundry, making the bed, cleaning the refrigerator, cleaning the stove/sink, picking up clutter, fixing meals, washing dishes etc. Have them create a plan for management of the work. Assign one group to include the evening meal with all members of the apartment eating together. Have another group create a work plan where all roommates eat separately. Compare the two. Discuss the pros and cons of each plan. Discuss what might happen without a plan.
6. Have students discuss and determine what positive characteristics they developed in their family that will help them get along with roommates. List characteristics that work in getting along with others.
7. Invite a guest in to talk about what it is like living with roommates. Have them give a sample work plan. Discuss potential problems and what has worked for them.
8. Show the filmstrip, "A Place to Suit Your Needs" by Glencoe. Have them fill in the filmstrip guide as they watch. Discuss the questions after watching the filmstrip. Use Student Handout, "A Place to Suit Your Needs," Filmstrip Guide.

The Role of Renter

Renting an apartment is an adult commitment. Signing a rental agreement or lease creates financial and legal obligations that should be assumed with full understanding of what is involved. Knowing housing rights, rules, and responsibilities is an important part of renting an apartment.

Assign a committee to go to several rentals and obtain a copy of the house rules, rental agreement, etc. Review what they say.

Journal Entry #2



If I were leasing my place to someone else, what expectations would I have?

Sample Lease Agreement

Landlord:

Address for Notices:

Tenant:

Lease date:	Term: _____ 's _____	Yearly Rent \$ _____
_____ 19__	beginning _____	Monthly Rent \$ _____
	ending _____	Deposit \$ _____

1. The rent payment for each month must be paid on the first day of that month at the landlord's address. Landlord need not give notice to pay the rent. Rent must be paid in full amount and no amount subtracted from it. Any monthly rental payment not received by the 4th of the month shall be considered delinquent. A \$10 late fee will be charged for rent not received by the 4th of the month and \$2 per day for each additional day late. If the rent check is not honored for any reason whatsoever, lessee agrees to pay an additional \$10 penalty. If rent is not paid by the 10th of the month, lessee shall be considered in default; landlord shall have the option to cancel the lease on the 15th of the month.

2. Tenant has given deposits to the Landlord in the amounts stated above. If tenant fully complies with all the terms of this Lease, Landlord will return the cleaning deposit after the Term ends. If tenant does not fully comply with the terms of this Lease, Landlord may use the cleaning deposits to pay amounts owed by the tenant, including damages.

3. Tenant must pay the following utilities and services when billed: electric, gas, water, telephone, TV cable. Landlord pays for: garbage, sanitation, taxes, and building insurance.

Compare the lease agreements you obtain.

Differences

Similarities

“Tips for Successful Renting”

- Make payments on time.
- Keep property clean and orderly.
- Use appliances and equipment correctly.
- Do not damage the property or allow friends, relatives, or pets to do so.
- Report any problems promptly.
- Accept responsibility for any problems you may cause.
- Be thoughtful of other tenants.
- Tell the owner and/or manager when you plan to move
- Make sure everything is in good condition when you leave.

"Situations"

1. You and a friend are looking for an apartment. After finding a suitable one, the manager gives you a form lease and says, "This is a year lease, so sign here on the bottom line."
2. You make a deposit of one month's rent(\$120). When it came time to move, you spent much time thoroughly cleaning the apartment. Despite that, the landlord said the apartment was still dirty and gave you a check for \$50.
3. You hung some pictures in your apartment. When you were ready to move, the landlord charged you an additional \$100 to cover the cost of filling the nail holes.
4. You and your friend finally find a suitable apartment and ask the manager to install a dead bolt lock on the door. Upon moving in, you discover the manager has not installed the lock.
5. While entertaining friends, your manager comes to tell you several other tenants have complained about the noise and loud music.
6. What is the response time on the part of the land lord to fixing broken items in the apartment you have reported?



Apartment Problem Solving

In small groups, evaluate the following situations. Consider these questions in your analysis: What is the problem? Whose responsibility is it? What is a workable solution?

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Problem?

Responsibility?

Solution?

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Responsibility?

Solution?

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A PLACE TO SUIT YOUR NEEDS

1. What are some of the different kinds of housing people use?
2. What are some of the factors that might affect people's decisions about where to live? Which one of these do you think will be most important to you when you choose your first place?
3. What happened to Linda when she made plans to live in a new high-rise apartment building? What are some of the hidden costs that people might not consider when they first decide to find places of their own?
4. What are some of the advantages of renting rather than buying? What are some of the disadvantages of renting?
5. What responsibilities do tenants have?
6. Do you think that a young person looking for a first apartment should go to a real estate agent for help? Why or why not? What are some other ways people can find reasonable priced places to live?
7. What are some of the advantages of having a roommate? What are some of the disadvantages? What advice would you give feuding roommates?