

LANDLORDS, LEASES, AND NEIGHBORS OH MY!



What you need to know about renting

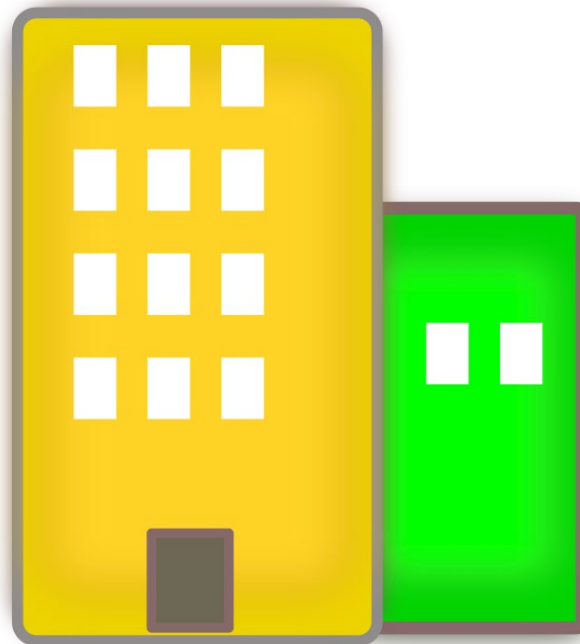
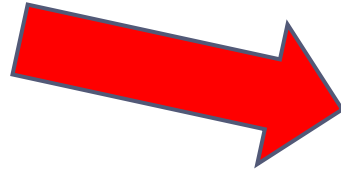


What will we discuss?

- Words to Know
- Lease and costs of renting
- Checking You Out
- Landlord/Tenant relationship
- Neighbors

Words to Know

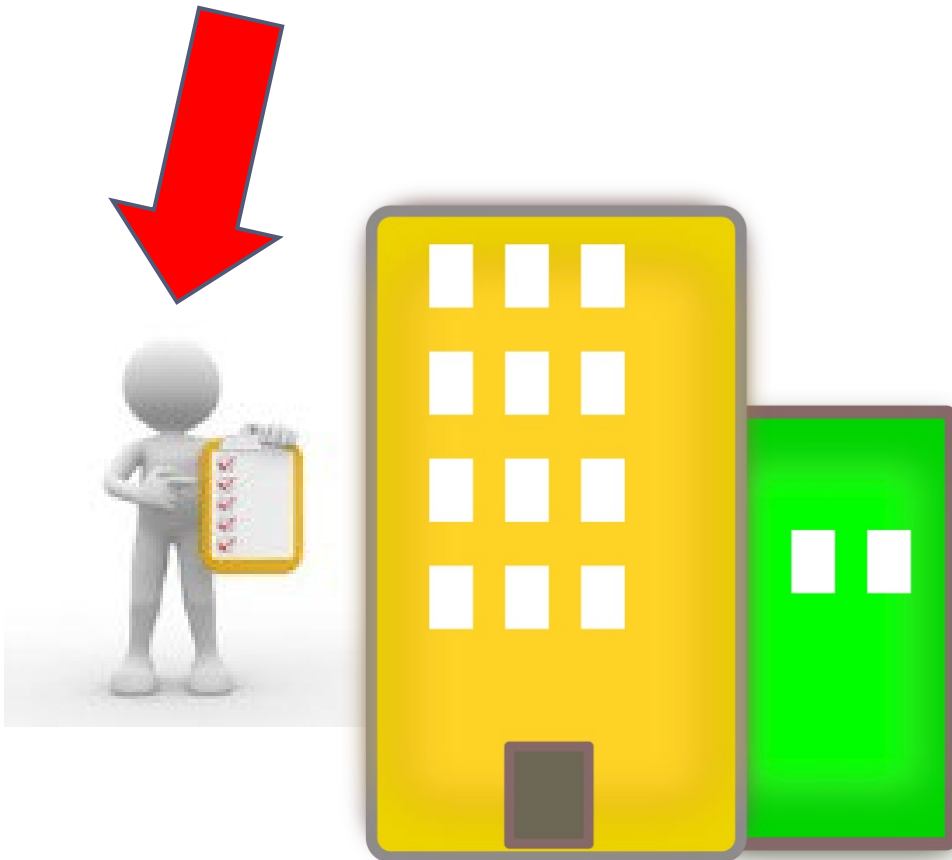
□ **Landlord**



□ The person who **owns** the apartment or house.

Words to Know

☐ **Property manager**

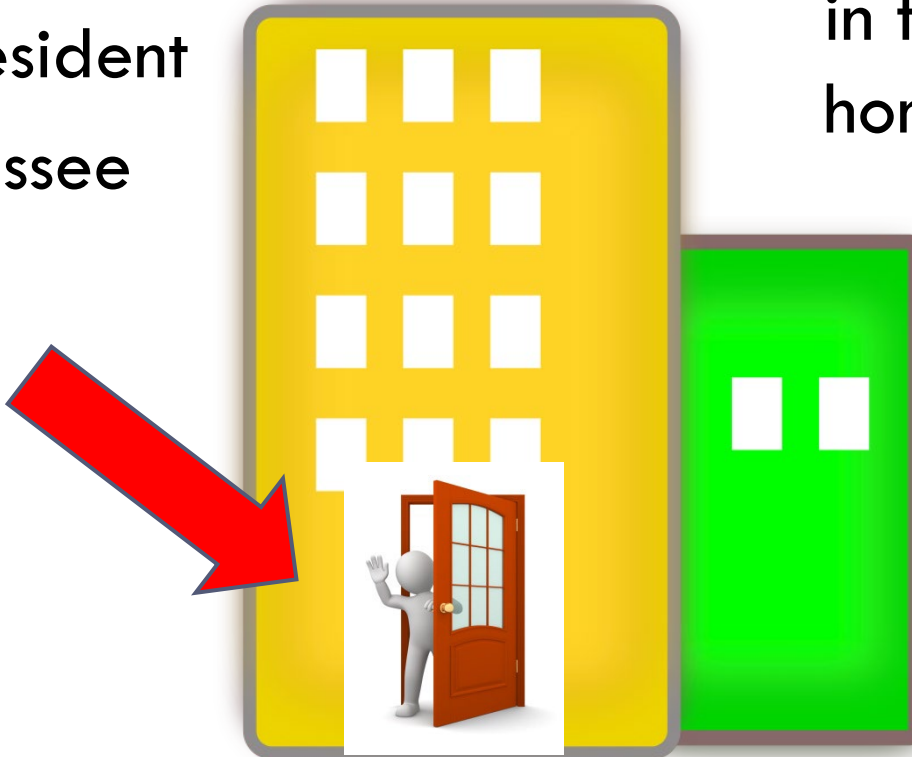


- ☐ The person who manages the apartment.
- ☐ They oversee the maintenance of the property



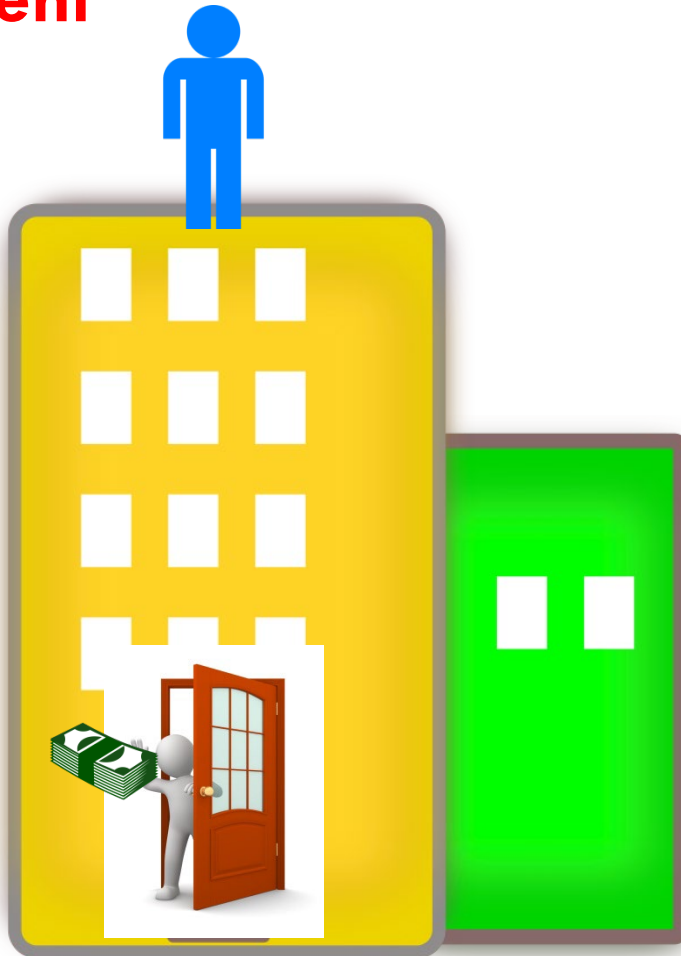
Words to Know

- **Tenant**
 - Renter
 - Resident
 - Lessee
- YOU. The person who is paying money to live in the apartment or home.



Words to Know

☐ Rent



- ☐ Money that you pay to live in a apartment or home that you do not own.



- ☐ Rent is paid each month.



Words to Know

□ Lease



- A contract between tenant (YOU) and the landlord (owner).

Lease Agreement
A lease agreement is a contract between a landlord and a tenant. The lease agreement is a legal document that identifies the leased asset, the terms under which the asset is to be used, and the amount of rent to be paid.

- A binding agreement.
- Legal document- you **MUST** follow it.



What is a lease?

APARTMENT LEASE
Landlord and Tenant agree to lease the Premises at the rent and for the term stated:

PREMISES: _____	UNIT: _____
LANDLORD: _____	TENANT: _____
Date of Lease: _____	Annual Rent: \$ _____
Lease Term: _____	Monthly Rent: \$ _____
Commencement Date: _____	Security Deposit: \$ _____
Termination Date: _____	

A lease is a **CONTRACT** between the owner of the apartment and the person renting the apartment.

☐ How long you can live in the apartment

☒ One year lease

☒ Month to month lease



☐ The dollar amount of the rent



☐ When the rent is due

☐ How you must pay and who you pay

☐ **Rights and Responsibilities** and what could happen if you do not follow the lease



What is in a lease?

EXAMPLES



- Rent is due on the 1st of the month.
- The amount of Rent due will be \$650.
- If rent is late, a late fee of \$50 will be added.
- Rent will be paid in cash or check only to the property manager.
- The tenant agrees to pay all utilities except for trash removal and water/sewage.
- Guests staying over 30 days are in breach of this contract. Only the following individuals, and no others, are considered tenants on this lease:
 - _____
- The premises must be kept neat and in good condition. Tenant may be charged a \$300 cleaning fee if the premises need professionally cleaned.
- The landlord/property manager has the right to inspect the premises with a 24 hour notice or at any time should an emergency arise.
- No pets are permitted.
- The tenant agrees to abide by the Tenant Renter Rules Attached.

More Rules: Rental Unit Rules



An apartment complex may have additional rules that must be followed.

RENTAL UNIT RULES

□ Examples might include:

- Quiet hours (no loud noises, music, etc. between 8pm and 7am)



- Trash must be placed in the dumpster and not outside



- Pets are to be kept on a leash and may not be in the play area.



- All furniture is to be kept inside the apartment.



- Window treatments are not to be removed.



- Parking is as assigned. Guests must park in the overflow area.



Reading and Signing A Lease



- A lease can be one page or several pages.
- They can be hard to read. If you have trouble, ask the landlord for a copy and ask for help. Who could you ask?
- Only when you feel comfortable and understand the lease, should you sign it. Ask questions until you do understand. If you know the rules, you are more likely to be happy with your rental choice!
- The landlord should give you a copy of the lease after you sign it.

Other Costs or fees

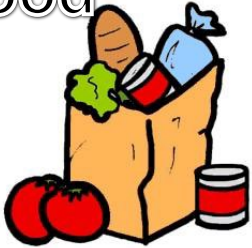
- When you decide to rent an apartment, you may be asked to pay OTHER fees and deposits.
 - **Application fee** (\$20 - \$50) to cover credit and criminal history reports
 - **Deposit**-extra money paid when you move in to cover costs for any damage that happens while you live in the apartment.
 - Security deposit-usually one or two month's rent
 - Pet fee-money paid for damage caused by your pet



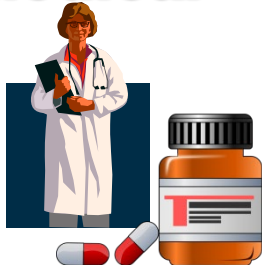
Other costs

- What are all of the costs or expenses of living in an apartment?

Food



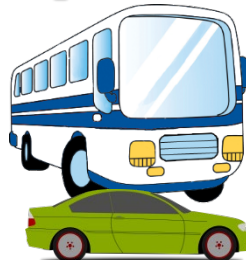
Medical



Utilities



Transportation



Leisure



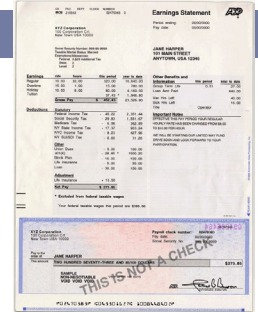
Budget – a plan for money

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Gather it all and don't forget the small expenses that add up!

Money coming in

- ▣ Paystubs, award letters, income information



Money going out

- ▣ Car payments, child care, insurance
- ▣ Don't forget the daily expenses like groceries, gas, cell phone, cigarettes, internet
- ▣ Special expenses like hair care, clothing, going out to eat



Checking You Out: What does a Landlord look at when choosing a tenant?

- Your personal history can influence your search for housing.
- Landlords WILL look to see if they want to rent to **YOU**.
- The most common types of history that can influence the rental process are:
 - **Housing History**
 - **Credit History**
 - **Criminal History**



Housing History



- ☐ Have you rented before?

A landlord will look at all the places you have lived before. They will check to see if you paid your rent on time or if you were a 'good tenant'.

If this is your first apartment, remember that what happens now will affect your future. Be a good tenant!

Credit History:



Think about your credit history. Any time you apply for a credit card, pay bills, or take out a loan, you are creating your credit history.



If you pay your bills on time, you will have a good credit history. If you do not owe too much money, you will have a good credit history.



If you make late payments or don't pay bills at all or you owe a lot of money, you may have a poor credit history.



Landlords sometimes use your credit history to decide if you will be a good tenant.

Criminal History



- ❑ The landlord will probably do a BACKGROUND CHECK. If you have a criminal conviction, this will show up on the background check.
- ❑ If you have ever had a criminal conviction, you will have a criminal history unless the conviction was dismissed or expunged.
- ❑ Be truthful with the landlord if you do have a criminal history.
- ❑ Don't tell him stories about past mistakes if you do NOT have a criminal record.

Evaluate Your History



No one is perfect....

- ☐ Find positives in your history
- ☐ Explanations— not excuses
- ☐ Take Responsibility
- ☐ Never Lie

...make a plan.

Social Media



What do you
look like
online?



- ☐ Look at your social media.
- ☐ Is it public?
- ☐ Do you have pictures of yourself drinking or acting in a way that might make someone not want to rent to you?
- ☐ What do your friends' pages look like?
- ☐ People (employers, landlords, lots of people) **will look** at your social media to see what you are like!

Keep social media PRIVATE.

Don't post things you would not want your mother, boss, landlord to see!



Check out my hot bod!

But look how messy her apartment is!
Would you want her renting your apartment?



Pic of my dog Snoopy...isn't he cute?

This dog does damage....would a landlord
Want to rent to you?



Dudes it's PARTY TIME!

Oh my. What landlord wants this guy?
He parties and uses drugs....nope.

Landlord- Tenant Relationship



The landlord is the boss because they own the property. There are laws they must follow but they can make rules for you! It is best to get along with the landlord.

How can the tenant build a good relationship with the Landlord?

- ▣ PAY ON TIME!!
- ▣ be respectful & business-like



What makes a good landlord?

- ❑ The landlord should also follow the lease agreement.
- ❑ They are required to make sure that the apartment is in a safe and clean condition (which is why they can inspect your apartment).
- ❑ The heat, electric, water, sewer should work.
- ❑ Your home should not be infested with bugs.
- ❑ You should have a working lock and key and a smoke detector.



What makes a good tenant? ⁵⁷

- Paying rent on time



- Keep the home clean and in good repair



- Notify the landlord quickly of any items that are broken or not working properly



- Conduct yourself in a manner so as not to disturb other tenants.



- Make sure you are aware of any additional responsibilities stated in the lease.



Neighbors

- Getting along with neighbors is very important.
- Problems with neighbors can lead to losing your lease.



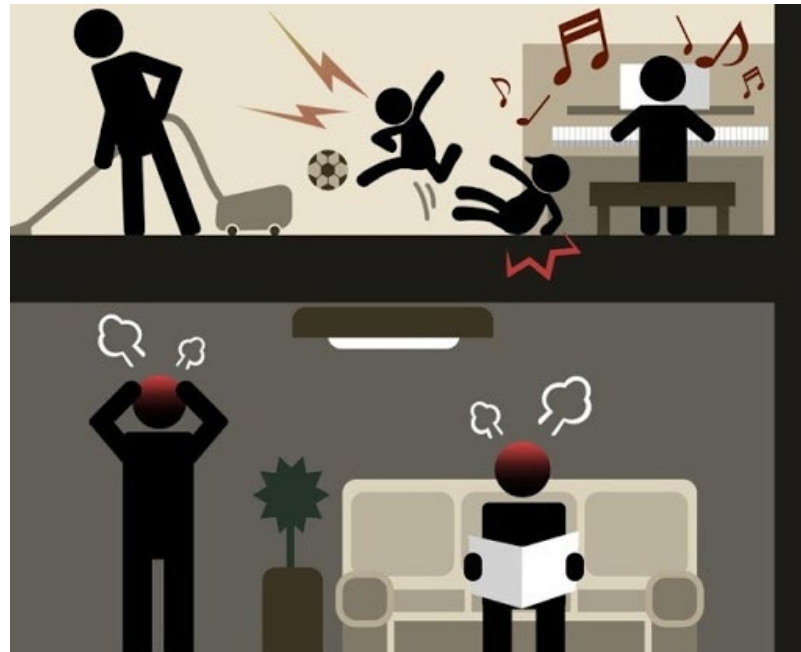
Being a good neighbor— The Golden Rule

- Treat people the way you want to be treated.
- This means being considerate; hold the door for your neighbor who has an armload of groceries, pick up trash in the hallway or yard. Only park where you are told.



Being a Good Neighbor— Listen

- Do you hear noise when your neighbors walk across the floor or can you hear their tv? Can you hear their conversations? If so, they probably can hear you too! Think about what you do and say.



Being a Good Neighbor—

Be observant

- If you notice that your neighbors get up early to go to work, you know that they need to go to sleep early. Playing loud music at night would not make them like you. They could even complain and you could lose your housing!
- Think about what other people might need and how they live their life!



Being a Good Neighbor— Don't rush in.

- It is good to be friendly, say hello to people in the hall and join groups. But don't rush in to a close relationship. It takes time to build a real friendship and trust with people you just met.
- Don't share personal information or loan money to anyone until you know that you can trust them.
- Not everyone wants a new best friend.



Getting Along with Difficult People

- Not everyone is nice. Not everyone is a good neighbor.
- Don't take it personally. Just focus on the friendly neighbors and ignore the not so friendly ones.
- If you have problems, **it is usually best to walk away.** Avoid conflicts.
- Be polite, honest and respect your neighbors concerns.



Like a good neighbor.....

**Good Neighbor
Support from
start to finish**



Things that should go without saying- but we will say them anyway



- Pay rent on time
- Don't throw wild parties
- Only invite friends over you trust
- Don't give out keys
- Don't get used by other people
- Protect yourself financially
- Make good decisions

Questions?

