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**THURS. SEPT. 30, 1976
8:00 P.M.
ROOM 224 MSC**

First in a series

Leases legally bind students

By CHRIS KLING

Editor's Note:
This article is the first in a series focusing on the landlord-tenant relationship. Subsequent articles will cover security deposits, repairs, subletting, roommates, raising rent and forums for complaints.

Part I
For many students the new academic year marks the beginning or continuation of off-campus living. Present campus housing facilities accommodate approximately 1/3 of the Texas A&M University students. Thus, a large percentage of the student body resides in off-campus facilities and is confronted by concomitant maze of legal perplexities. Although the student who is a tenant enjoys no exceptional consideration in the eyes of the law, the student-tenant does encounter unique problems.

The owners (lessors) of virtually every type of student housing in the Bryan-College Station area require some type of written document evidencing their agreement with the student-tenant. This written document is variously described as a lease, contract, rental contract or lease agreement. In addition, many owners require the student-tenant to sign a separate security deposit agreement. While the nomenclature of the documents is relatively unimportant, the contents are not. "Rental contract/lease" describes that written instrument which specifies the length of occupancy, amount of monthly rent, owner obligations and tenant responsibilities. "Security deposit agreement" will denote the written document which details the amount of security deposit, conditions for refund and procedures for

refund. It is important for the student-tenant to read and understand the contents of any document before signing it. Once a signature is affixed to the rental contract/lease the student-tenant is legally bound and obligated according to the terms and conditions of the document. Full understanding of legal rights, duties and obligations can avoid future problems. It is imperative that the student-tenant read the rental contract/lease and security deposit agreement and then ask questions or change any clause not desired. The student-tenant should be wary of any verbal promises or commitments. Most rental contract/leases contain a clause which recites that the writing constitutes the entire agreement between the parties, no oral agreements have been entered into, and

the written agreement cannot be modified unless the modification is in writing. For example, an oral promise by the owner to repaint the premises, provide vacuum cleaners, build tennis courts, etc., cannot be enforced. The breach of such a promise is not adequate cause for vacating the premises in violation of the rental contract/lease. The chain of managerial responsibility for rental property is confusing, seemingly by design. Buck-passing of this responsibility is done at all levels of management. Furthermore, in the Bryan/College Station area a large percentage of the rental property is owned by out-of-town corporations. Managers are responsible to the owners of rental property although a manager can be an owner and vice versa. The term "landlord" frequently is used to

describe both the manager and owner, although the Texas legislature uses "landlord" to describe an owner. The owner is ultimately responsible to the student-tenant with the manager acting as an agent. Non-resident ownership aggravates the problem when a student-tenant disagrees with a policy decision made by the owner, and details the rental contract/lease, or its application by the resident manager.

Las Vegas gambling halls still booming

By STEPHEN FOX

Associated Press
LAS VEGAS — You still get 18 nickels for three lemons on the slot machines here, but more people are losing to the one-armed bandits than ever before. The 9.2 million tourists and con-

ventioners who visited Las Vegas last year spent more than \$2.2 billion, a sum that would make this town the 87th largest corporation in America were it a company. Of that amount, the wheels, cards and dice that gyrate around the clock separated the visitors from more than

\$770 million. Despite economic slowdowns, fuel shortages and steadily rising prices, the gross income of casinos here has risen an average of 15 per cent annually since 1970, making their total gambling take the last six

years more than \$3.3 billion. The winning streak hasn't gone unnoticed. Hotel and casino owners have embarked on what Chuck Ruthe, vice president of the Greater Las Vegas Chamber of Commerce, calls the biggest building boom in a decade.

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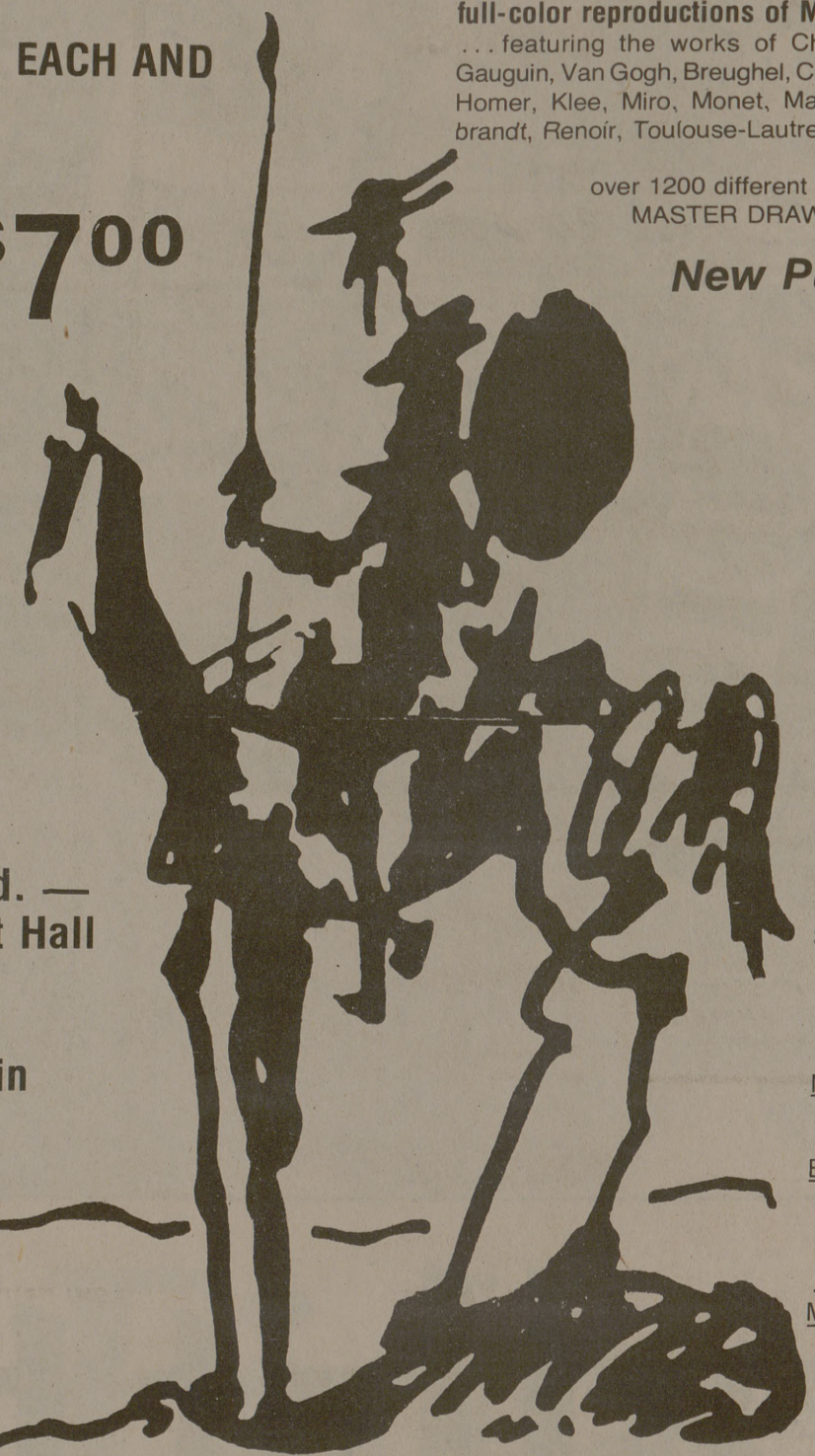
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