Legal tips given on leases

(Continued from page 2B)

mises, equipment and furnish-

• Precise beginning and ending ates of the agreement. • Amount of rent, when it is due, w it is to be paid and if late pay-

ents are required. • The amount of security deposit

nd conditions for its refund.

• What is required to terminate the contract (fulfill entire term AND building.

e 30 days written notice?) • Alterations. Can you hang post-

rs, plants, build shelves?

• Who is responsible for mainteice and repairs?

 Who pays utilities?
 What are the parking facilities? • What are the provisions for sub-

• Is there a joint and several ause? This means a roommate can e held liable not only for his own are of the rent, but also for a nmate's portion if the roommate es not pay the rent or if he leaves

hool before the lease expires. You can always try to change the se before you sign it. Put in writg all oral promises the landlord ade concerning, for example, spealcleaning problems or changing of

Use plain, simple English. Put ditions in the blank space marked special Provisions" and have both the tenant and landlord initial all ditions and changes. You might not want to accept such

• The landlord or his representa-

e may enter premises at any time

· Landlord may re-let the apart-

• The tenant is liable for attorney's fees in all litigations arising from the lease contract, including level at which you assume responsibility of the unit and the base against which charges may be made against defense of landlord. • Tenant agrees to abide by all

rules and regulations made subsequent to the time of lease.

• Landlord is not liable for any njury to person; including tenant, his family or guest as a result of any

• Tenant is liable for all repairs to er.

the premises.

Scratch out the clause you cannot accept, but both tenant and landlord must agree to and initial the change.

You can protect yourself as a tenant. Before you sign a lease, read and of the lease. understand it completely.

• Before

Sign a tenancy agreement with your roommates. This is a short legal form to hold each roommate responsible for their share of the rent and expenses. These forms are available from Hassle-Free and at new student orientation. Do it at the beginning of the semester. It could be awkward later

Prepare a beginning condition and inventory record. It sets the physical

your security deposit for repairs, replacements and cleaning costs.

If the landlord doesn't provide such a form, make one yourself in duplicate. Blank forms are available from Hassle-Free, Deliver the original to the landlord and ask him to sign it. If he refuses to sign or • Tenant waives any defect in the acknowledge it, get a witness of this fact and be prepared for trouble lat-

> According to the State Bar of Texas, certain rules must be complied with to assure return of the security deposit.

• You must stay for the full term

• Before you leave, give the landlord whatever written notice your lease requires.

• Give the landlord written notice of your forwarding address.

• Leave the premises in clean condition and abide by any other lease provisions regarding security deposit returns.

• You must not be delinquent in paying your rent when you move

of the security deposit from the last month's rent payment. If you do you can be sued for three times the amount of the deposit plus attorney's

• Go through the apartment with the landlord to check its condition against the "move-in" check-list. Your deposit must be returned within 30 days after you move, or you must be given an itemized description of deductions within 30

You cannot break the lease without cause, and then only under the limited circumstances described in the lease. Think of the lease as an

Chapman's

Welcomes the

Aggies

PAINT, WALLPAPER,

CARPET

VINYL AND ACCESSORIES

We Specialize in Service.

Your home-owned decorating Center.

PAINT & WALLPAPER

Moore &

PAINTS

absolute financial committment

If you have problems, talk to your manager. If still not satisfied, communicate with the owner. They want happy tenants.

Landlord-tenant legal questions can always be taken to the Student Legal Advisor, 306 YMCA, 845-5821. However, legal problems be-tween student-roommates cannot be handled by this office. Referral can

be made to local attorneys.
Student-roommate problems can
be taken to Hassle-Free.
Small-claims court information is
available from Hassle-free or from

the Student Legal Advisor.

EVER BEEN CAUGHT WITHOUT YOUR CLOTHES FOR THAT **EXTRA** SPECIAL DATE?



We Tailor Our Schedule To Fit Your Schedule "Custom Aggie Care

AGGIE CLEANERS ALM 111 N. MAIN — NORTHGATE

Cottage



Music boxes & musical figurines

Jewelry from all over the world

German & European imports

Plus many other unusual gifts & decorative accessories

(Across from Luby's)

BATTALION CLASSIFIED PULLS! Call 845-2611

BACK-TO-SCHOOL SPECIALS

RCA 19" diagonal XL-100 COLOR TV

RCA 12" diagonal BLACK & WHITE SPORTABLE TV



RG/I FX430 19" Diagonal



SALE

BRYAN RADIO & TV SERVICE



Professional Service On All Brands Stereo & TV Equipment 822-4862 1301 South College Avenue Bryan

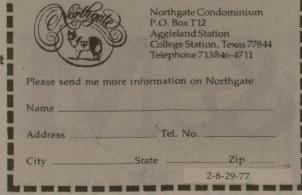
SONY RCA •MARANTZ



TENNIS • SWIMMING • HANDBALL • HEALTH CLUB CE SKATING • PRIVATE PARKING • ELECTRONIC SECURITY ONE BLOCK FROM CAMPUS

If you have had trouble finding housing at A&M, Northgate Condominium could end that search and offer more than just housing. Have your parents invest that rent money in your future and own a piece of College Station's most prestigious real estate - Northgate. We will sell or rent when you graduate.

This does not constitutute an offer which may be made only by a written prospectus.





1700 VILLA MARIA

LEVIS...LEVIS...LEVIS... **MEN'S POPULAR 100% COTTON DENIM**

LEVI® BIG BELLS

THE POPULAR BIG BELL JEAN FEATURES WESTERN STYLED SCOOP FRONT POCKETS, PATCH BACK POCKETS, AND THE SUPER FLARE LEG. SIZES 28 TO 38. GOOD STOCK OF MOST SIZES.

REG. \$17 VALUE OUR NEW LOW, LOW PRICE

... OTHER STYLES INCLUDED ARE ...

LEVI REGULAR **FLARES**

LEVI

LEVI

SHRINK TO FIT **JEANS**

SADDLEMAN **BOOT JEANS**

Denims Solids Cowboy Cuts

Jeans

Thousands of Pairs in Stock



EWESTERN SHIRTS

Values To \$19.00

Large volume and small overhead is why we can sell at much lower prices and maintain high quality.

THE FAIR

Lott, Texas Bert Hailey, Mgr.