

Off-campus living

# Leases surveyed

This article is the first in a series dealing on the landlord-tenant relationship. Subsequent articles will cover security deposits, repairs, settling, roommates, raising rent and forums for complaints.

By CHRIS KLING  
Student Legal Advisor

For many students the new academic year marks the beginning 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 with a maze of legal perplexities. Although a 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 thereof 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" denotes the written document which details the amount of security deposit, conditions for refund and procedures for refund.

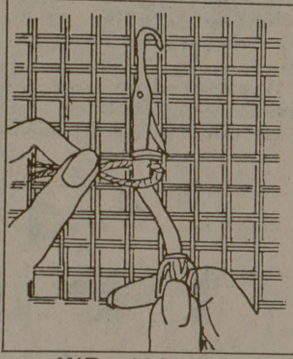
It is important for the student-tenant to read and understand the contents of any document before signing it. Once a signature is affixed to the rental contract/lease the student-tenant is legally bound and obligated according to the terms and conditions of the document. Full understanding of legal rights, 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 about or change any clause not desired. The student-tenant should be wary of any verbal promises or commitments. Most rental contracts/leases, including the TAA standard lease, contain a clause which recites that "this 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, a 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 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 only 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 or its application by the resident manager.

The law surrounding the landlord-tenant relationship is complex. Much of it is antiquated and discriminatory in favor of the owners of rental property. In the housing market prevalent today the student-tenant must be aware of his rights as well as his responsibilities.



## Latch Hooking is Here!

WE HAVE KITS BY COLUMBIA-MINERVA AND BUCILLA, PRE-CUT YARN, LATCH HOOKS, RUG CANVAS, AND INSTRUCTIONS... SO YOU CAN MAKE RUGS, PILLOWS, AND WALL HANGINGS. GREAT FOR CHRISTMAS GIFTS.

"Stitcher's Day" with 10% off all purchases on Mondays.

**The Stitching Post**  
707 Texas 846-0072

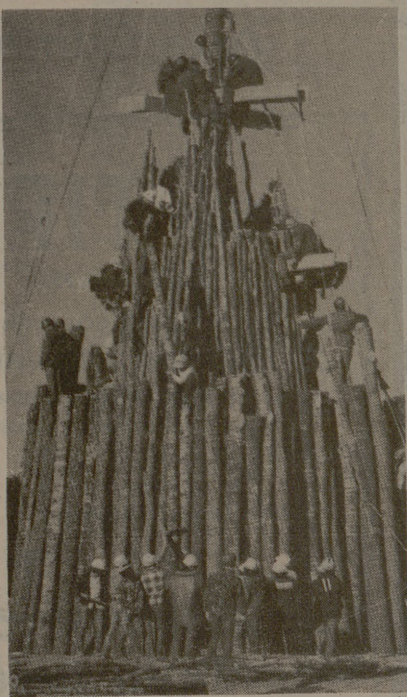


## BONFIRE

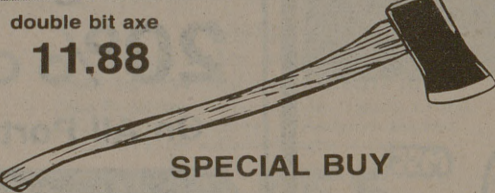
is coming!  
**CUTTING**  
will start on  
**Oct. 30**

so be prepared  
with a new  
**AXE** from

## WARDS



WARDS durable steel single bit 3 1/2-lb. axe.  
Strong forge-tempered head. 36-inch hickory handle.



double bit axe  
**11.88**

SPECIAL BUY  
**10.88**

MON.-FRI.  
10-9  
SATURDAY  
10-6

meet me at  
**the mall**  
Texas Avenue at  
Villa Maria Bryan  
**823-5483**

TEXAS AVE.  
AT VILLA  
MARIA RD.



offers

## Student ID Discounts!

15% off of \$50<sup>00</sup> or more  
10% off of under \$50<sup>00</sup>

CASH PURCHASE ONLY

We reserve the right to regulate the use of this privilege.

212 N. MAIN

822-3119

DOWNTOWN BRYAN

## Samson & Delilah

PROFESSIONAL  
HAIR  
DESIGN



George Ann Hoke, Judy Fondy, Kathy Grimes, Vickie Matthews, Judy McCann.

(not pictured: Jane Kroll)

1510 Holleman  
College Station  
**693-1772**

SEBRING

## DON'T BE LATE

It is not too early to make your reservation  
**NOW**

for your

## CHRISTMAS HOLIDAY TRAVEL

Choice times and dates are going fast. Drop by our office in the MSC today and book your airline reservations now.

A small deposit now and the balance no later than 30 days prior to departure time. This is required by the airline to hold your reservation. Don't be caught like so many last year who could not get passage home. We are located in the MSC.



**Beverley Braley**  
TRAVEL, INC.

Phone 846-3773  
College Station

Phone 846-1702  
Bryan

Open til 7:00 P.M. Tues. thru Fri. & Sat. til 2:00 P.M.

We are located on the campus of Texas A&M serving Texas A&M students and staff.

## SURPRISE HIM WITH A DIAMOND IN HIS AGGIE RING!

Our special gift box makes it possible to surprise him... without having to borrow his Aggie Ring!



Carl Bussell's  
**DIAMOND ROOM**

3731 E. 29th

846-4708  
Town & Country Center

## The HOME of the \$2<sup>00</sup> Steak

All Day 11:00 a.m.-11:00 p.m.  
7 Days a Week



**Sizzlin Jr.**

Sirloin Steak, Baked Potato or F.F. or Hash Browns, Texas Toast plus coffee, tea, or soft drink.

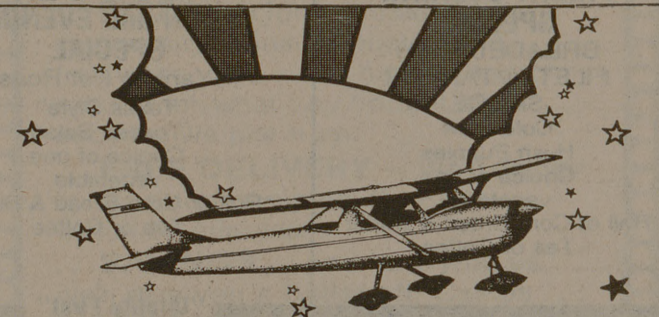
**Round-Up**

Steak on a Stick, with or without mushroom gravy, Baked Potato or F.F. or Hash Browns, Texas Toast plus coffee, tea, or soft drink.

**Your Choice: \$1<sup>99</sup>**

for Lunch or Dinner

1701 S. Texas Ave. Bryan



## Do you want to fly?

Face it... you've always wanted to fly! Most of us remember that feeling... and for a lot of us it has never gone away.

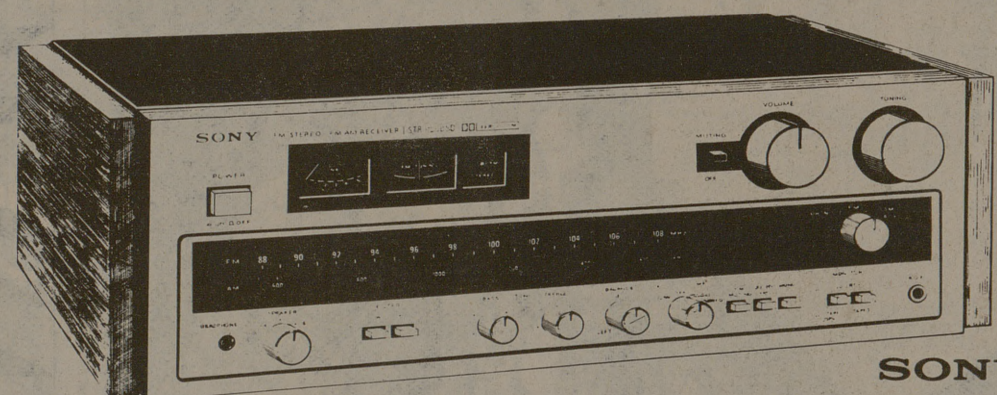
You're in luck. Air Force ROTC can set you winging. Our Flight Instruction Program (FIP) is designed to teach you the basics of flight and includes flying lessons in light aircraft at a civilian-operated flying school.

The program is an EXTRA given to cadets who can become Air Force pilots through Air Force ROTC. Taken during the senior year in college, it is the first step up for the cadet who is going on to Air Force jet pilot training after graduation.

Air Force ROTC also has a scholarship program to pay for books, fees, and full tuition, along with \$100 a month. This is all reserved for the cadet who wants to get his life off the ground... with Air Force flying.

**Air Force ROTC-Gateway to a Great Way of Life**

# SONY PRESENTS THE FINEST FOR THE FINE TUNED EAR



SONY

## STR-6800SD

80 watts per channel, minimum RMS at 8 ohms from 20Hz to 20kHz with no more than 0.15% Total Harmonic Distortion. MOS FET RF front-end electronics unitized into 4-gang tuning capacitor assembly, Dolby noise reduction system and Direct coupled, true complementary symmetry Darlington connected power output I C's.

**Sale \$429<sup>00</sup>**

Reg. \$600<sup>00</sup>

ONE WEEK ONLY ON STR 6800SD

## STR-7800 SD NEW FROM SONY

125 watts per channel, minimum RMS at 8 ohms from 20 to 20kHz with no more than 0.07% Total Harmonic Distortion. MOS FET's are used in the FM/RF amplification for good linearity, low noise and high sensitivity. Also, a complete FM Dolby noise reduction system, to minimize noise and overload distortion.

**Sale \$559<sup>00</sup>**

Reg. \$700<sup>00</sup>

**AUDIOVIDEO**

707 Texas Ave., College Station, Texas 77840 (713) 846-5719

## The Shape of Things

331 University Dr.

846-7614

## PERMANENT WAVE

**\$25<sup>00</sup>** CUT INCLUDED

## SPECIAL

Call Now To Book Appointment

By Nov. 7

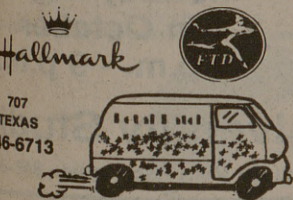
ALSO

ALL LAYER CUTS NOW **\$10<sup>00</sup>**

846-7614

## Petal Patch

YOUR COMPLETE FLORIST



MON.-FRI.  
10-9  
SATURDAY  
10-6

meet me at  
**the mall**  
Texas Avenue at  
Villa Maria Bryan  
**823-5483**

TEXAS AVE.  
AT VILLA  
MARIA RD.