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Off Campus Center available for apartment renting help

By LAURA RUTHERFORD
 City Reporter

Spring is in the air, birds are singing, the grass is turning green and most students are busy searching for a place to call "home" next fall.

The coordinator and the student adviser for the Off Campus Center said students should have some general apartment renting knowledge before beginning their search.

Coordinator Jan Winniford said students should decide what they want in an apartment before the search begins. A written list should specify such things as: whether the apartment should be furnished or unfurnished, available transportation to campus and the desired privacy level.

She said the division of rooms often became a problem if there is an uneven number of roommates. "The two people that share a room

usually get to know each other better than the person in the other room, and that can cause a lot of problems," she said.

She said the second step in finding

Most people don't realize a lease is legally binding. "They sign the lease with the thought in mind that they can walk out at any time and only lose their deposit." — Dena Todd, student adviser at the Off Campus Center.

a suitable apartment is to compare. There is a considerable difference in rental rates, apartment quality and management from complex to complex. Winniford and Dena Todd,

the student adviser, said too many people are dissatisfied because they rent at the first complex they look at instead of searching further and comparing other complexes.

They warned that the renter should beware of potential problems that can be caused by things like water marks on the ceiling or evidence of bugs. There is no guarantee this will be fixed, they said.

They said good indicators of apartment quality are grounds upkeep and maintenance, and the condition of the swimming pool during the swimming season.

Another excellent means of judging an apartment is to ask the opinion of the current tenants. Before signing a lease the students should insist upon seeing an apartment, preferably the one they will be renting, otherwise there is no guarantee what the apartment will look like.

"If they don't show you anything other than a floor plan, don't rent there," Todd said.

If the rented apartment is not shown before leasing, the manager should provide something similar for the tenant to see. However, if the renter is shown a model apartment, Winniford said, the tenant should have the manager write "I was shown a model apartment and I will receive one of comparable quality," in the comments blank provided on the lease.

Student legal adviser Jim Locke said most leases say that the renter has inspected and accepted the apartment — don't sign unless you know exactly what you are getting. He said if something was wrong with the apartment it would be extremely difficult to break the lease even before moving in, unless the renter was able to void the lease on the grounds that he did not receive what he was sold.

Once the tenant moves into the apartment, if something was wrong before he moved in, the only recourse is to obtain repairs as the lease instructs.

Todd and Winniford stressed the importance of reading and under-

standing the lease before signing it. The renter should ask the manager if there is something in the lease that is not understood.

Todd said the renter should be aware of what he is signing. Some leases don't require the manager to make repairs; the tenant will have to make any repairs himself. Some leases allow the management to increase the rent at any time. The manager may not have to show cause for the increase, depending on the lease.

Winniford said to make sure any agreement between the renter and manager is written into the lease — don't just make an oral agreement because it isn't worth anything.

Todd and Winniford also said never sign a lease on an unfinished apart-

ment. There is no guarantee it will be finished when the lease begins.

If it isn't finished, Locke said, the manager doesn't have to find housing for the tenant unless that was written into the lease. He said the manager would probably release the tenant from the lease, and if the tenant could only find housing at a higher price, the manager might have to pay for the difference.

Todd said most people don't realize a lease is legally binding. "They sign the lease with the thought in mind that they can walk out at any time and only lose their deposit," she said.

She said a lease-breaker can be sued for the total amount left on the lease. She said some people don't feel threatened because they know

A lease-breaker can be sued for the total amount left on the lease. Some people don't feel threatened because they know they don't have any money, but he manager can have a judgement placed on the lease-breaker that can last up to 20 years, Todd said.

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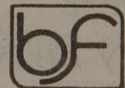
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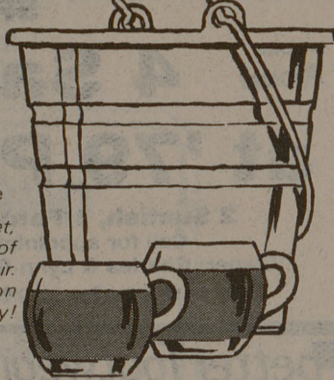
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Ranch anniversary celebrated Texas way

United Press International
MOUNTAIN HOME — Charles Schreiner III figures it will take 10,000 trips by cars, vans and buses just to ferry the guests back and forth to the big all-night "black tie and boots" gala he is hosting at the Y.O. Ranch Saturday.

Schreiner has invited 2,000 guests — ranging from astronauts and big game hunters to the consul of Jordan and just plain cowpokes — to help him celebrate the 100th anniversary of his 60,000-acre spread nestled in the Texas hill country 15 miles west of Mountain Home.

The guests will dine on 200 pounds of smoked turkey, 200 pounds of axis deer, 200 pounds of

sika deer, two whole elands, two entire longhorns, 300 pounds of wild boar, 500 pounds of cheese and 50 ostrich eggs.

And those are just the entrees. There also will be eggrolls, filled oriental pancakes with plum sauce and fried rattlesnake served along with foods from seven countries while the guests are entertained by four bands.

Schreiner, the latest in a list of Schreiners to operate the cattle and exotic game ranch, said a Texas-size party seemed in order to celebrate the anniversary of one of the few real working cattle ranches still in operation in the state.

Those who stay up all night, or rise

early, will be treated to an cowboy breakfast cooked in the and served in tin cups and from a chuckwagon.

The guests will come from away as New Zealand, West many, Australia, Italy, France, ico and Canada, as well as the out the nation, and will include who have paid up to \$1,200 one of the exotic animals that the ranch.

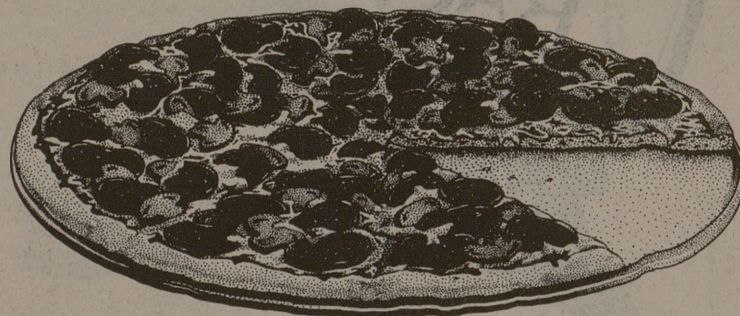
The Y.O. Ranch is operated as it was when it was founded Capt. Charles Schreiner in 18 has been the scene of several ern movies and was the site of "boro Country" cigarette commercials.



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FRIDAY EVENING SPECIAL

BREADED FISH FILET w/TARTAR SAUCE Cole Slaw Hush Puppies Choice of one vegetable Roll or Corn Bread & Butter Tea or Coffee

SATURDAY NOON and EVENING SPECIAL

Yankee Pot Roast (Texas Salad) Mashed Potato w/ gravy Roll or Corn Bread & Butter Tea or Coffee

SUNDAY SPECIAL NOON and EVENING

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