

Choosing an apartment involves many decisions

By SUSAN HOPKINS
Battalion Staff
Favorite apartment complexes for students are those that have a history of fair and pleasant management personnel, are close to campus or the shuttle bus route and have moderate rent prices, says Louann Schulze of the Off Campus Center.

So, with 101 complexes with 20 or more units in the area, it is important for the 25,500 off-campus students to know what forms of leases, transportation and costs are involved in the various complexes.

Schulze stresses that many students do not understand the importance of their apartment leases.

"Students think that just because they're students they can break their leases, but that's not true," she said. "A lease outlines not only a landlord's responsibilities, but also the tenants'."

Although there are both oral and written leases, Schulze suggests students stay away from verbal agreements with apartment managers because they are hard to prove when problems arise. A written lease specifically outlines

the terms of a tenant/landlord rental agreement.

One advantage of a written lease, according to a booklet published by the Texas A&M University Off Campus Center, is that your rent cannot be raised during the length of time specified in the agreement unless it contains a rental escalation clause.

In addition, Schulze said, repair and maintenance services available are usually outlined in written leases, and many times tenants will be required to refer to their leases to know the correct procedure for requesting repairs. She said forms should always be filled out when moving into a unit indicating the condition of the apartment, so that residents are not charged for damages they are not responsible for. Security deposits, or portions of them, are usually held if damage is done to the apartment during residency. Schulze said many students have broken leases in the past by moving out before their lease term had ended. She said this is a breach of a legal agreement for which the apartment management may sue.

Not many apartments are with-

in walking distance of campus, so it is important for students to find the quickest and easiest mode of transportation.

Most major apartment complexes and housing areas are on or near the shuttle bus route. The buses run approximately every 20 minutes from 7 a.m.-10 p.m., Monday through Friday. Shuttle bus passes can be purchased from the Business Services office in 103 Rudder Tower. When you purchase a pass, you will also receive a free night and weekend parking permit from University Police.

For those who bike or walk to campus, the night and weekend parking permits may be purchased for \$5. For those who choose to drive to campus for classes, stickers are available for special day student parking lots.

A car pool referral service is operated by the Off Campus Center in the Puryear Hall Lounge across from the YMCA Building. Just stop by and fill out a card so that others interested in car pooling can contact you. Car pooling parking permits may be purchased from the University Police, and the cost is shared equally by participants of the car pool.

Average rent for local apartments

For those still searching for apartments, below is a price list for more popular unit sizes.

	Unfurnished		Furnished	
	No bills	Bills paid	No bills	Bills paid
Efficiency	\$226	\$270	\$264	\$305
One bedroom	258	295	285	319
Two bedroom, 1 bath	316	362	364	400
Two bedroom, 2 bath	370	394	422	457
Three bedroom	455	471	528	548

Aggie Trivia

Hazing and a general feeling of unrest among the student body combined to produce a crisis. In 1913, faculty efforts to control hazing and maintain discipline touched off another student strike. Twenty-seven cadets were dismissed.

Members of the freshman and

sophomore classes protested, presented a petition, and asked for reinstatement of the students concerned. The faculty held fast, dismissed 466 petition signers, and the strike began.

The legislature passed a no-hazing bill. Bad publicity caused

Texans to take a second look at the pending consolidation (of Texas A&M and the University of Texas) question. A&M administrators extended amnesty to its dismissed students and required the 466 petition signers to take an iron-clad pledge to abide by rules and abstain from hazing.

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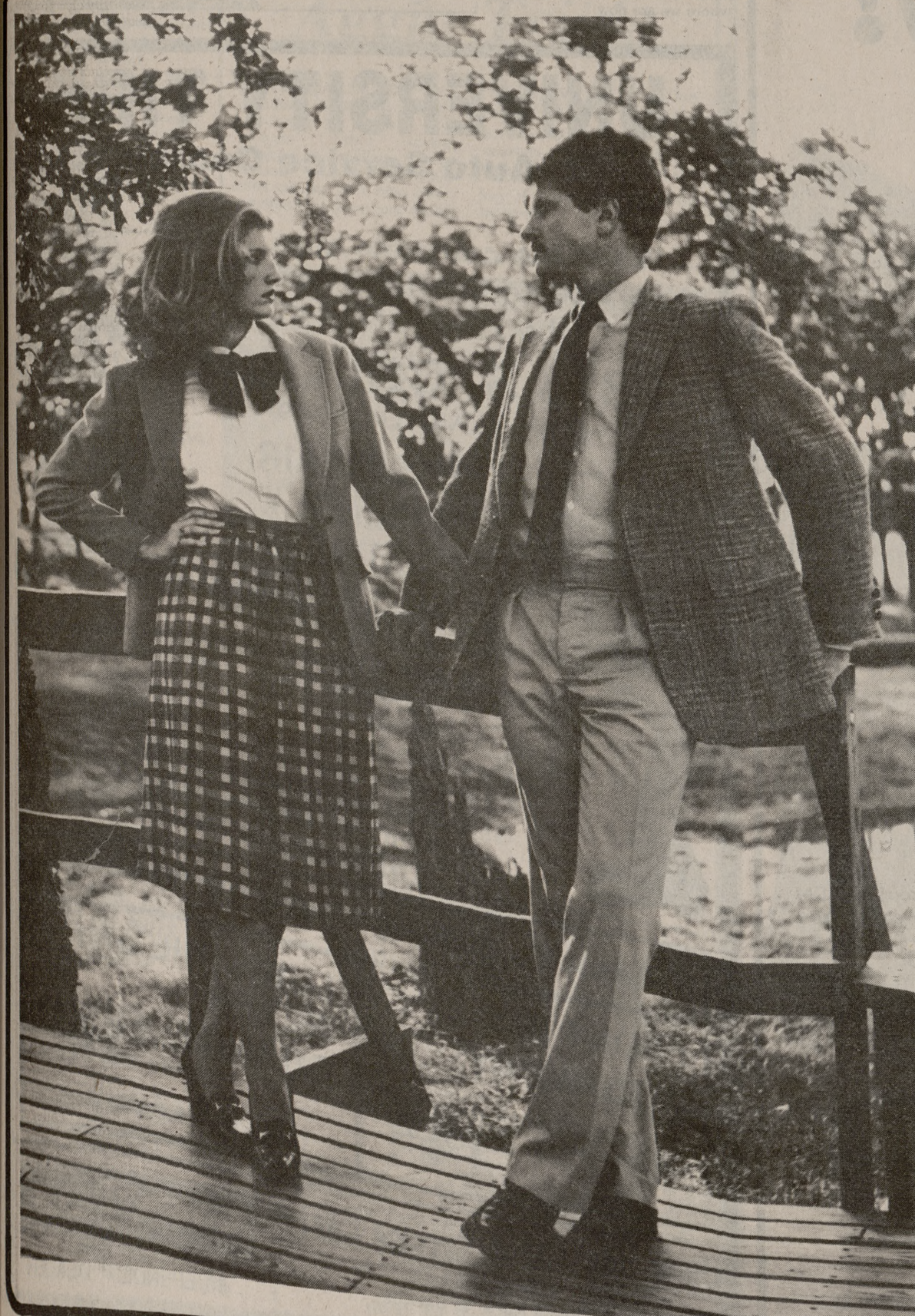


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