

Learning for Earning

Your Route to Success

Sixth Edition



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PowerPoint Presentations for

Learning for Earning

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CHAPTER

29

A Place to Live



Chapter Objectives

After studying this chapter, you will be able to

- weigh the advantages and disadvantages of living at home, with a roommate, and on your own.
- list ways to look for a place to live.
- evaluate housing options according to a person's needs and budget.
- describe ideas for furnishing an apartment on a limited budget.
- explain the legal responsibilities involved in signing a lease.

Key Terms

- real estate agency
- rental agency
- verbal agreement
- lease
- security deposit





Where Will You Live?

- Consider the advantages and disadvantages of the three basic living arrangements available to you.
- You may choose to live
 - at home
 - with a roommate
 - on your own



Living at Home

Advantages:

- It usually costs less than renting.
- You have the company of your family.
- Household work can be shared.

Disadvantages:

- You may not be as independent as you want.
- Your family's social activities and routines may differ from yours.

Living with a Roommate



- Choosing to live away from home is a big decision.
- Try to find a roommate with a lifestyle and interests similar to yours.



Living with a Roommate

Advantages:

- Expenses can be shared.
- You'll have companionship.
- Household work can be shared.

Disadvantages:

- You may not get along with your roommate.
- If your roommate doesn't pay his or her portion of the bills or rent on time, your credit rating could be affected.



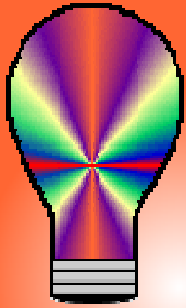
Living on Your Own

Advantages:

- You are totally independent.
- You can shape your home environment however you choose.

Disadvantages:

- Living alone can be lonely.
- You are totally responsible for household expenses and chores.



Think About It

- ❖ *What factors would be most important to you when deciding where to live?*

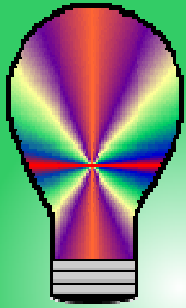


Looking for a Place to Live

- Ask friends or family members if they know any place that's available.
- Search the Internet.
- Check the classified ads in your local newspaper.
- ***Real estate agency*** – A business that assists customers with buying and selling houses.
- These agencies may know places to rent.

Looking for a Place to Live

- ***Rental agency*** – A business that, for a fee, assists customers with renting apartments.
- Besides apartments, the agent may refer you to houses available for renting.
- Paying the fee is no guarantee you will find a place to live.



Think About It

- ❖ *In what ways does a real estate agency differ from a rental agency?*
- ❖ *What questions should you ask a rental agency before paying its fee?*

Housing Needs and Costs

- When deciding where to live, also consider the housing costs involved other than monthly rent.





Housing Needs and Costs

- Consider the following:
 - the space needed
 - cost of rent
 - cost of utilities
 - necessary household items
 - location of public transportation and nearness to work
 - safe parking for a car
 - neighborhood safety and cleanliness



Furnishing Your New Home

- Most apartments include a kitchen range and refrigerator.
- If you rent an unfurnished apartment, you must supply your own furniture.
- If you rent a furnished apartment, it will already have furniture, but the rent will be higher.

Furnishing Your New Home

- Consider purchasing used furniture.
- Check newspaper ads for affordable items.
- Look for garage and yard sales, auctions, and store clearances.





Your Legal Responsibilities

- Both you and the owner have legal responsibilities when you rent housing.
- State and city laws provide rules for rental properties.
- When you rent housing, you are known as the *renter* or *tenant*.
- The building is not yours; you are simply paying to use it.

Your Legal Responsibilities

- The *owner* is responsible for caring for the building, hallways, and grounds.
- Most real estate agents represent the owner or landlord, so keep that in mind.





Your Legal Responsibilities

- As a general practice, you should avoid verbal agreements.
- ***Verbal agreement*** – The simplest form of an agreement in which certain terms are specified, but not written down.
- ***Lease*** – A written rental agreement, which defines the rights and responsibilities of the tenant and the owner of the rental property.

Your Legal Responsibilities

- Carefully read your lease and make sure you understand all its conditions.
- Most leases run for six months or a year.



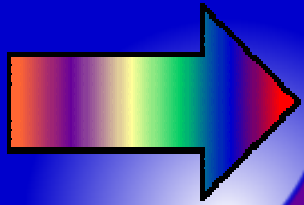


Your Legal Responsibilities

- A lease contains the following:
 - length of the lease
 - the amount of rent due
 - the dates when rent is due
 - responsibilities of the renter regarding the condition of the apartment
 - what must be done before moving out
- The lease also discusses the terms of the security deposit.

Your Legal Responsibilities

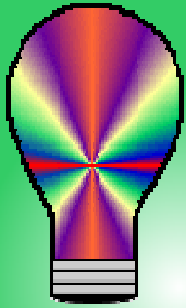
- If you damage the property, the owner will use your security deposit to make repairs.
- ***Security deposit*** – An amount of money, usually equal to a month's rent, paid to the owner of rental property by new tenants when the lease is signed.



In Your Opinion



- ❖ *What do you think "normal deterioration" and "wear and tear" mean?*
- ❖ *What kind of decorating generally isn't allowed?*



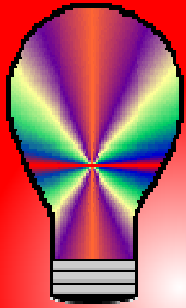
Think About It

- ❖ *Discuss the pros and cons of the three basic types of living arrangements.*
- ❖ *Relate housing choices to a person's needs and budget.*
- ❖ *List options for using a limited budget to furnish an apartment.*
- ❖ *Explain the legal responsibilities of signing a lease.*



Chapter 29: In the Know

- Living at home, with a roommate, or alone all pose advantages and disadvantages.
- To live away from home requires deciding
 - how much to spend on rent and utilities
 - how much space is needed
 - what household items must be acquired
 - how close to live to the workplace
 - whether to use public transportation or a car
- As a tenant, you will have legal responsibilities.



Chapter 29: Think More About It

- ❖ *Discuss the resources you might use to find a place to live.*
- ❖ *What financial factors should you consider when deciding if you can afford to live in a particular place?*
- ❖ *What are your rights as a tenant?*
- ❖ *What are your responsibilities as a tenant?*