

Chapter 9 Renting or Owning a Home

Section 9.1 Rental Agreements



Note Taking

Directions As you read, write notes, facts, and main ideas in the Note Taking column. Write key words and short phrases in the Cues column. Then summarize the section in the Summary box.

Cues	Note Taking
<ul style="list-style-type: none"> • Tenant: rents real property 	<p>LANDLORD-TENANT RELATIONSHIP</p> <ul style="list-style-type: none"> • A lease states that the tenant is the lessee and the landlord is the lessor. • Types of tenancy: <p>LANDLORD-TENANT RESPONSIBILITIES</p> <ul style="list-style-type: none"> • Both landlord and tenant have legal obligations. • Landlord's obligations: <ul style="list-style-type: none"> • Tenant's obligations: <p>EVICTON</p> <ul style="list-style-type: none"> • Eviction occurs when landlord deprives tenant of possession of premises for neglecting the terms of the lease.
<p style="text-align: center;">Summary</p> <p>A lease creates the landlord-tenant relationship.</p>	

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Reading Skills Using a Table

Directions Both landlord and tenant have responsibilities that are outlined in a lease. Read the list of responsibilities in the first column. Decide which belongs to the landlord and which to the tenant. Place a check mark in the corresponding column.

Responsibility	Landlord	Tenant
To refrain from discrimination based on race, religion, color, gender, age, or marital status		
To return built-in stoves, kitchen cabinets, and light fixtures upon vacating premises		
To transfer exclusive peaceful possession and quiet enjoyment of the premises		
To avoid damaging or destroying the property		
To offer property that is clean, properly heated, furnished with utilities, and safe		

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Study Skills Critical Thinking

Directions Read the tips below. Then answer the questions that follow.

CRITICAL-THINKING TIPS

Thinking critically is important when taking in new material and information. Ask yourself these questions to improve your critical-thinking skills when reading or listening.

- Am I being objective and honest when I think about and react to what I am reading or listening to?
- Am I thinking things through completely before taking a stance on what I believe?
- Am I looking for evidence on which to base my decisions?
- Do I ask myself questions while reading or listening to new information?
- Do I refrain from being manipulated by what I hear or read?

1. Most landlords require a security deposit from a tenant. The deposit is held until completion of the lease and returned to the tenant if no damage has occurred to the property. Do you think this is fair to both tenant and landlord? Explain your answer.

2. Why is it important to have a formal lease agreement in writing?

3. A landlord has stipulated in a lease that the tenant will be responsible for the financial costs of repairing any excessive waste or damage to the property. Do you think this is fair to both tenant and landlord? Explain your answer.

4. You have told your landlord of maintenance problems, and the landlord has not responded. In some states, it is legal for you to correct the problems at your own expense and deduct the amount from the rent. Do you think this is fair? Explain your answer.

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Test Taking Using a Checklist

Directions Read the tips below to help you fill in the checklist. Then use what you have learned to take the practice test that follows.

CHECKLIST TIPS	
<ul style="list-style-type: none"> • Leave an inch in the left-hand border on the paper you will use for your checklist. This space will be for the check marks. • Gather all the materials you will need, including your textbook and old tests. • Gather all your notes, including your notes from reading the text and notes you took in class. • Identify all the text material that you will need to know. • Ask your teacher what else you need to know. • Use your materials and notes to prepare. Turn headings into questions and answer those questions. Answer end-of-section questions. Answer any other questions in the text and in the margins. 	

Completed	Task
✓	Gather all materials and notes: <ul style="list-style-type: none"> • textbook • old tests • notes I took from the text • notes I took in class
	Identify all material I need to know. Ask my teacher what else I need to know.
	Turn headings into questions and answer them. Answer end-of-section questions. Answer questions in text and margins.

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1. Why is it important for a landlord to stipulate that all permanent fixtures be turned over to the landlord at the end of the tenancy?

2. One of the legal obligations of a landlord is to execute the transfer of peaceful possession of the premises to the tenant. Why is this important?

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Note Taking

Directions As you read, write notes, facts, and main ideas in the Note Taking column. Write key words and short phrases in the Cues column. Then summarize the section in the Summary box.

Cues	Note Taking
<ul style="list-style-type: none">• Real property includes buildings, fences, trees on surface; also soil, rocks, and minerals below ground.• Forms of co-ownership: • Types of deeds:	<p>THE NATURE OF REAL PROPERTY</p> <ul style="list-style-type: none">• Real property is the ground and everything permanently attached to it. <p>TAKING OWNERSHIP</p> <ul style="list-style-type: none">• Ownership comes through deed, inheritance, or law. <p>LIMITATIONS ON PROPERTY USE</p> <ul style="list-style-type: none">• Zoning laws limit the way property can be used.
<p style="text-align: center;">Summary</p> <p>Real property is the ground and everything permanently attached to it.</p>	

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Reading Comprehension

Matching

Directions Match the letter of each type of co-ownership below with the correct definition that follows. Some answers will be used more than once.

- a. tenancy in common
- b. joint tenancy
- c. community property
- d. tenancy by the entirety
- e. tenancy in partnership

- _____ 1. A property is acquired by the personal efforts of either spouse during marriage. By law, it belongs to both spouses equally.
- _____ 2. Each owner's share goes to his or her heirs upon death.
- _____ 3. Each owner's share goes to the surviving co-owners upon death.
- _____ 4. Partners have the right to use the property only for partnership purposes.
- _____ 5. This property is held by a husband and wife, who have an equal right to the property. Each owns the entire property, which neither can transfer without the other's consent.
- _____ 6. An owner may deed away ownership interest without permission of the other owners.
- _____ 7. If a partner dies, the heirs inherit an interest in the partnership but not the specific real property.
- _____ 8. Only nine states recognize this type of co-ownership.

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Study Skills Improving Concentration

Directions Read the tips below. Then answer the questions that follow. If the statement is true, circle the letter *T*. If the statement is false, circle the letter *F* and write the correct version on the lines provided.

TIPS FOR IMPROVING CONCENTRATION

Improving concentration allows you to learn more at a faster rate.

- Remove or turn off all distractions in your study place, such as the radio, telephone, and television.
- Do not try to study for hours at a time. Take a break about every 20 minutes or so.
- When you feel yourself losing your concentration, close your eyes and take a few deep breaths. This will help you to relax and regain your concentration.
- While studying, remind yourself to concentrate on what you are reading. Avoid allowing your mind to wander or daydream as you read.

1. Ownership of real property can be lost by adverse possession. T F

2. A lien is an irrevocable right to the limited use of another's land. T F

3. A general warranty deed provides the grantee with no protection against a faulty title. T F

4. Eminent domain is the right of the government to take private land for a public purpose. T F

5. A license is a legal claim against another person's property as security for a debt or loan to ensure it will be repaid. T F

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Test Prep Open-Book Tests

Directions Use these tips to prepare for an open-book test. Then answer the questions that follow.

PREPARING FOR AN OPEN-BOOK TEST
<ul style="list-style-type: none">• Keep up-to-date on reading the text and studying your notes. You may use both the text and your notes in an open-book test.• Make notes in the margins of your text and beside certain points you feel are important. This will help you locate them quickly during the test.• Mark your notes with a highlighter. This will help you find important points quickly during the test.• Condense your notes into only those that you want to use for the test. Do not overburden yourself with too many notes. Time is limited when taking a test, so being prepared and organized is important.

1. Why is it important to be prepared and organized prior to taking an open-book test?

2. Would you tell another student that an open-book test is easier or harder than a closed book test? Explain your answer.

3. What materials can be used in an open-book test?

4. How will it help you to highlight your notes?

5. How can making notes in the margins help you during the test?

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Chapter Content Vocabulary



English Language Arts Writing

Directions Unscramble the words below. Then use each word in a sentence to show that you understand its meaning. The first one has been done for you.

noticve	eviction
ttseea	
eedd	
eslea	
ublsaese	
ensceil	
nlei	
teninme namido	
nanytec	
erla ypporrt	

- The landlord sent the tenant an eviction notice to vacate the premises.

- _____
- _____
- _____
- _____
- _____
- _____
- _____

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Chapter Academic Vocabulary



English Language Arts Vocabulary

Directions Insert the word that best completes each sentence.

vacate	permission
assign	spouse
provision	consent

1. An easement cannot be terminated without the _____ of the owner.
2. If evicted, a tenant must _____ the premises.
3. As a tenant in common, an owner may deed away his or her interest without the _____ of the other owners.
4. Community property is property acquired by the personal efforts of either _____ during marriage.
5. Many leases contain a(n) _____ allowing renters the option to renew the lease for one or more additional periods.
6. Some leases permit a tenant to _____ or sublet the property to someone else.