

9-1 Rental Agreements

Chapter 9 – Renting or Owning a Home

What You Will Learn

- List the different kinds of rental relationships
- Explain the rights and obligations of landlords and tenants
- Identify the conditions in which an eviction can occur
- Determine liability for landlords and tenants

You need to know your rights and responsibilities as a tenant if you rent or lease property

Key Terms

- Lease
- Lessee
- Lessor
- Tenancy
- Sublease
- Fixtures
- Eviction

Academic Vocabulary

- Vacate
- Assign
- Provision

Floor Plan:

- What do you consider important?
- What are must haves?
- Optional?

Section 9.1 Rental Agreements

Will signs a one-year lease on an apartment. The following week, he learns that his company is transferring him to another city. What options do you think Will might have?

A contract to rent _____ property, such as an _____ or a house, is called a **lease**.

The _____ who rents the property is the _____, or **lessee**. The person who owns the property is the _____, or **lessor**.

- Tenancy for _____:
- _____ Tenancy:
- Tenancy at _____:
- Tenancy at _____:

The _____ of a lease lay out the _____ and responsibilities of the tenant _____ landlord.

A lease is a contract between a landlord and a tenant, and is governed by contract rules. Therefore, a court must find all the elements of a valid contract in order to enforce a lease agreement. Would you be the lessor or lessee if you were to rent an apartment?

Discrimination: Landlords cannot legally refuse to rent to anyone because of their race, color, or national origin. What laws require landlords to refrain from discrimination?

The Lease Agreement

- Terms in a _____:
- _____ Deposit:
- Assignment and _____:

- Option to _____:

Rental Agreement:

_____ basic rights are:

- _____ of the premises
- _____ occupancy
- _____ from the intrusion of annoyance

Tenancy: *When you rent you are paying the owner of the property a fee for using it in somewhat the same way as if it were yours. Your rights are much more limited than they would be if you owned the property. Your legal status depends on the lease that you agree upon with the landlord. What kinds of limitations might apply to the use of someone's property?*

_____ basic rights are:

- _____ of rent
- Return of property in _____ condition at the end of the lease

Can you think of responsibilities that landlords have when renting property?

Landlords' _____ responsibilities are:

- Not discriminating in renting property on the basis of race, _____, age, or marital status
- _____ the premises
- Transferring _____ possession of property

Transferring peaceful possession means the landlord is _____ to let the tenant use and _____ the property _____ any interference.

_____ basic responsibilities are:

- Abiding by the _____ of the lease
- Avoiding waste (_____) to property
- Returning all _____ at the end of the lease

Fixtures are personal property _____ to real property, such as _____, kitchen cabinets, and _____ lights.

An **eviction** is when a landlord _____ away a tenant's _____ of the property.

You can be _____ for not paying _____, _____ the property, or violating _____ of the lease.

It is _____ for a landlord to evict a tenant by force.

A landlord must first obtain a _____ order.

9.1 Wrap Up:

1. Tenants' basic rights include
 - a. Possession of the premises
 - b. Continued occupancy
 - c. Freedom from intrusion
 - d. All of the above
2. A landlord can legally evict a tenant by force.

True or false

3. What is a lease?
4. 4. What is the difference between a tenancy for years and a tenancy at will?
5. 5. How must an eviction be carried out?
6. 6. You rent an apartment in a building that has a swimming pool. You have a group of friends over for a swimming party. One of them slips on the wet pavement next to the pool and is injured. Who is liable for the injury? Why?

9-2 Buying a Home

Chapter 9 – Renting or Owning a Home

What You Will Learn

- Explain the ways real property can be co-owned
- Describe how title to real property can be transferred
- Explain the function of warranty and quitclaim deeds
- Define and compare liens, licenses, and easements.

You need to know your rights and responsibilities as a homeowner when you buy real property.

Key Words

- Real property
- Estate
- Deed
- Eminent domain
- Lien

- License
- Easement

Academic Vocabulary

- Permission
- Spouse
- Consent

What kind of factors might affect one's decision to buy a home or not?

Real property is _____ and everything _____ attached to it, such as buildings and trees, soil and _____, and the usable airspace above.

_____ of real property can come about by:

- Deed
- Inheritance
- law

A **deed** is a _____ document that transfers _____ of property.

The person transferring ownership is the _____. The person receiving ownership is the _____.

- General warranty deed

- Special warranty deed
- Bargain and sale deed
- Quitclaim deed

The difference between these types of deeds is the level of protection given to the person who takes the ownership of the one buying the property.

A **general warranty** deed is an _____ warranty by the grantor that title to the property is _____ and has no defects.

A **special warranty** deed warrants that no _____ arose in the title while the grantor owned the property, but does not make any warranties about defects that arose _____ the grantor owned it.

A _____ and sale deed _____ ownership of property without giving any warranties.

A _____ deed transfers whatever _____ or interest the grantor has in the property. It does not, however, warrant that the grantor actually _____ or has title to the property.

There are _____ limits on the use and ownership of real property, including:

- Zoning laws
- Eminent domain
- Adverse possession

_____ laws limit how property may be used in certain areas, such as allowing only residences or businesses, or restricting the _____ of buildings.

Eminent domain is the right of the government to _____ private property for _____ use, such as building a highway, school, or power plant.

In 2005, the Supreme _____ held that the government _____ also take private property to _____ private economic development.

Do you think the government should have the right to take the land, even with compensating the owner?

_____ possession is when someone who does not own property _____ possession of it by occupying it openly for a period of time set by state law—usually _____ years.

9.2 Wrap Up:

1. Which type of deed transfers ownership of property without giving any warranties?
 - a. general warranty deed
 - b. special warranty deed
 - c. bargain and sale deed

d. quitclaim deed

2. The person who transfers ownership of property is called the grantor.

True or false

3. The government's right to take private property for public use is called:
 - a. zoning law
 - b. eminent domain
 - c. adverse possession
 - d. real estate
4. What is an estate?
5. What is the major difference between co-owning property as tenants in common and as joint tenants?
6. What is a lien?
7. If you were planning to borrow money to buy a home, why would your employment history be important to a lender?