

EL/Civics Lesson Plan

Program Name MVCTC EL/Civics Program_____

Staff Responsible for Lesson Mary Ann Oatney_____

Date(s) Used	1/08/2008																																	
Civics Category	Rights and Responsibility of Citizenship																																	
Civics Objective	I. 2—Consumer Economics—Housing Interpret renters' right, lease and rental agreements																																	
Time Frame to Complete Lesson	2.0 hours																																	
EFL(s)	High Beginning ESOL, low intermediate ESOL, high intermediate ESOL																																	
Standard(s)/Components of Performance	<ul style="list-style-type: none"> √ Listen Actively √ Read With Understanding √ Speak so That Others Can Understand √ Convey Ideas in Writing 																																	
Benchmark(s)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"><u>Listening</u></td> <td style="width: 33%;"><u>Reading</u></td> <td style="width: 33%;"><u>Writing</u></td> </tr> <tr> <td>L3.1 L4.1 L5.1</td> <td>R3.1 R4.1 R5.3</td> <td>W3.3 W4.2 W5.2</td> </tr> <tr> <td>L3.3 L4.3 L5.2</td> <td>R3.3 R4.3 R5.4</td> <td>W3.5 W4.5 W5.5</td> </tr> <tr> <td>L3.4 L4.4 L5.3</td> <td>R3.4 R4.4 R5.5</td> <td>W3.6 W4.6 W5.6</td> </tr> <tr> <td></td> <td>R3.5 R4.5 R5.6</td> <td></td> </tr> <tr> <td></td> <td>R3.6 R4.6</td> <td></td> </tr> <tr> <td colspan="3"><u>Speaking</u></td> </tr> <tr> <td>S3.1 S4.1 S5.1</td> <td></td> <td></td> </tr> <tr> <td>S3.2 S4.3 S5.4</td> <td></td> <td></td> </tr> <tr> <td>S3.4 S4.4 S5.5</td> <td></td> <td></td> </tr> <tr> <td>S3.5 S4.5</td> <td></td> <td></td> </tr> </table>	<u>Listening</u>	<u>Reading</u>	<u>Writing</u>	L3.1 L4.1 L5.1	R3.1 R4.1 R5.3	W3.3 W4.2 W5.2	L3.3 L4.3 L5.2	R3.3 R4.3 R5.4	W3.5 W4.5 W5.5	L3.4 L4.4 L5.3	R3.4 R4.4 R5.5	W3.6 W4.6 W5.6		R3.5 R4.5 R5.6			R3.6 R4.6		<u>Speaking</u>			S3.1 S4.1 S5.1			S3.2 S4.3 S5.4			S3.4 S4.4 S5.5			S3.5 S4.5		
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Materials	<p><u>Handouts:</u></p> <ul style="list-style-type: none"> • Apartment Lease Agreement • What To Look for in an Apartment Lease • Lease Agreement Vocabulary <p>3. What Can Be Deducted from Rental Security Deposit 4. Landlord Reasons for Keeping Apartment Security Deposits</p> <ul style="list-style-type: none"> • Standard Lease Form <p><u>Internet access</u></p>																																	
Activities	<p><u>Open discussion</u> - Ask the following: Do you rent an apartment/house? Did you sign a lease agreement? Did you get a copy of the lease agreement? Do you understand all the provisions? Have student name some of the provisions.</p> <p>1. What is an apartment lease agreement:</p> <ul style="list-style-type: none"> • legal document • explains what is expected of you and your • legal rights by reviewing points on <u>handout</u>: Apartment Lease Agreement 																																	

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	<p>2. Contents of apartment leases-</p> <ul style="list-style-type: none"> • Read and discuss all questions on <u>handout</u>: What To Look for in Your Apartment Lease • Have students find answers to these questions in sample lease agreements which can be found online at: http://www.ohiolandlordtenant.com/samplelease.html or use copies of their personal lease agreements. <p>5. Review lease agreement vocabulary using <u>handout</u>: Lease Agreement Vocabulary; then have students find these terms in sample lease agreement.</p> <p>6. Rental deposits:</p> <ul style="list-style-type: none"> • Define rental deposit as money you pay in advance to offset the cost of any damages to your apartment while you are living there. Survey students by asking: <ul style="list-style-type: none"> * Did you pay a rental deposit? If so, how much did you pay? * Do you know what the rental deposit is used for? <p>Using <u>handouts</u> What Can Be Deducted from Rental Security Deposit Landlord Reasons for Keeping Apartment Security Deposits</p> <p>Discuss purpose of security deposits and reasons for losing deposit money.</p> <p><u>Option</u>: Have students find section on rental deposit in their own lease agreements and determine what can be deducted from a rental deposit. Discuss if they have had money deducted from their deposit.</p> <p><u>Writing Exercise</u>: Have students complete sample lease agreement. Collect and review. Return to students, noting errors.</p>
Assessment/ Evidence	Students ability to read, understand, and answer oral questions relating to rental lease agreement
Reflection	Having students use copies of their own rental lease agreement was very beneficial in understanding the content of this lesson.



Apartment Lease Agreement

- An apartment lease agreement or rental agreement is a legal document.
- It tells: what is expected of you and your legal rights.
- Read this agreement carefully. If you don't understand something in the agreement, ask questions.
- Once you sign the lease agreement the terms are legally binding
- Changes to the lease agreement must be made before signing it.
- Save a copy of the final lease agreement signed by you and the apartment manager.
- Keep a copy of the rental housing provisions

What to look for in Your Apartment Lease

- When is your rent due, who do you pay it to and where?
- Are there late charges if you don't pay the rent on time?
- How much are the late fees and when do they first apply?
- How much advance notice must you give before moving at the end of your rental agreement term?
- What will you be responsible for if you need to move out before the end of your lease term?
- Can you have roommates? What are the policies toward roommates?
- What restrictions, if any, will affect your security deposit refund?
- What are the apartment owner's obligations to make needed repairs?
- What does the rent include? Utilities? Parking? Rental properties amenities?
- Are there any instructions for cleaning the apartment when you move? (Cleaning cost usually can be deducted from your security deposit if you don't follow instructions.)

- Are there provisions regarding pets?

Renter's Lease Agreement - Vocabulary

lease	termination
rent	removal
maintenance	vacate
utilities	provision
premises	prohibit
disturbance	legal
illegal	eviction
clean condition	liability
loss	notice to vacate
damage	possession
parking	sublet
pets	term of lease
plumbing	rental deposit



What can be deducted from you rental deposit?

- Any charge stated in apartment lease agreement
- Any charge for breaking your lease
- Charge for damages
- Unpaid rent and other unpaid charges listed in your apartment lease, such as late rent payment, returned checks, missing furniture or fixtures, keys you don't return to the apartment manager
- Cost of cleaning if you fail to properly clean it.

Any deductions to the rental deposit must be listed in writing and mailed to you on or before 30 days after you leave. If you have not paid all of your rent or if you have not given your forwarding address to your new home in writing, the landlord doesn't have to mail you this information.



LANDLORD REASONS FOR KEEPING APARTMENT SECURITY DEPOSITS

1. Not giving notice:
Thirty to sixty days before leaving an apartment, tenant must give written notice to the apartment landlord. If notice is not given, apartment owner may keep deposit.
2. Extra rent:
Leaving before the end of an apartment lease, security deposits may be kept by the apartment owner. Also owner may charge extra rent until a new tenant is found.
3. Cleaning:
Apartments must be as clean as the same level when first rented or deposits may be used to do so. To protect yourself, take pictures of your apartment before you moved in. Compare to how clean it was when you moved out.
4. Damage:
Think of damage as injury to the apartment. It could be broken windows, doors, appliances, or other contents.
5. Excessive wear, tear, and changes:
Any changes not approved by the landlord could be deducted by the deposit. To protect yourself, take pictures of your apartment before you moved in. Compare to how clean it was when you moved out.
6. Missing items:
Any fixture, which means anything attached, cannot be removed by tenant. If removed, tenant could be charged.