



Lesson Two

Living On Your Own



the costs of moving

moving-in costs can include:

- Rent for first month
- Rent for last month
- Cleaning deposit
- Security deposit
- Utilities deposit
- Telephone deposit

moving costs can include:

- Renting a truck
- Hiring movers
- Packing supplies



preparing a budget

when preparing your budget, keep in mind:

- Your personal and financial goals
- Your income
- Your lifestyle
- Your fixed expenses
- Your flexible expenses
- Moving costs
- Moving-in costs
- The cost of setting up house

rule of thumb:

- You should spend no more than 40% of your net income on rent or mortgage payments.



budgeting to move

income

Job #1	\$
Job #2	\$
Total income	\$

fixed expenses

Rent	\$
Car insurance	\$
Car payment	\$

flexible expenses

Savings	\$
Food	\$
Utilities	\$

transportation

Bus fare	\$
Gas and oil	\$
Parking and tolls	\$
Repairs	\$
Clothing	\$
Entertainment	\$
Household items	\$
Personal items	\$
Tuition	\$
School expenses	\$

total monthly expenses¹	\$
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budgeting to move (continued)

moving-in costs

Rent for first month	\$
Rent for last month	\$
Cleaning deposit	\$
Security deposit	\$
Utilities deposit	\$
Telephone deposit	\$
Moving costs	\$
Other	\$

total cost to move in² \$

cost of furnishing and equipping an apartment

Bedroom 1	\$
Bedroom 2	\$
Living room	\$
Dining room	\$
Kitchen	\$
Bathroom	\$
Other	\$

total cost³ \$

summary

total cost for first month (1+2+3) \$



a lease agreement

lease

1. Parties/Premises:

This Lease is made this 27th of August, 2008, by and between Alice Chan (herein referred to as “Landlord”) and Tim Baker (herein referred to as “Tenant”). Landlord hereby leases to Tenant certain real property situated in the City of San Francisco, State of California, commonly known as 123 Main Street and described as Two Bedroom Apartment (hereinafter called the “Premises”).

2. Term:

The term of this Lease shall be for one year commencing on September 1, 2008, and ending on September 1, 2009.

3. Rent:

Tenant shall pay to Landlord as rent for the Premises the sum of \$850.00 dollars per month, on the first day of each month. Rent shall be payable without notice or demand at the address as the Landlord may designate to Tenant in writing.

4. Utilities:

Tenant shall make all arrangements and pay for all gas, heat, light, power, telephone, and other utility services supplied to the Premises and for all connection charges.

5. Hold Harmless:

Tenant shall hold Landlord harmless from and against any and all claims arising from Tenant’s use or occupancy of the Premises. Except for Landlord’s willful or grossly negligent conduct, Tenant hereby assumes all risk of damage to property or injury to persons in or about the Premises.



a lease agreement (*continued*)

6. Default:

If Tenant shall default and breach any covenant or provision of the Lease, then the Landlord, after giving the proper notice required by law, may re-enter the Premises and remove any property and any and all persons therefrom.

7. Holding Over:

If Tenant, with the Landlord's consent, remains in possession of the Premises after expiration of this Lease, such possession shall be a tenancy from month-to-month at a rental in the amount of the last month's rent. Tenant must notify Landlord in writing at least thirty days prior to evacuating the Premises. All other provisions remain the same.

8. Waivers:

No waiver by Landlord of any provision hereof shall be deemed a waiver of any other provision hereof.

Landlord by:

Alice Chan

Tenant by:

Tim Baker

_____ signature

_____ signature



rights and responsibilities of tenants

tenant's rights:

- Withholding rent if the landlord doesn't make repairs in a reasonable amount of time.
- Safe and sanitary premises.
- No changes in terms and conditions for the length of the lease.

tenant's responsibilities:

- Paying rent on time.
- Using the rental for the purpose stated in the lease.
- Taking reasonable care of the property.
- Notifying the landlord if any major repairs are needed.
- Giving notice if leaving at the end of the lease.
- Giving notice if leaving before lease is up and paying rent for balance of lease if landlord can't find new tenants.
- Paying for any damage to the walls, floors, and furniture.
- Not making alterations that the landlord must fix later.
- Giving landlord a new set of keys if you change the locks.
- Paying all of rent if roommates move out and you stay.



rights and responsibilities of landlords

landlord's rights:

- Charging extra if rent is late (amount specified in lease agreement).
- Keeping part or all of the security deposit if you leave before the lease is up (as specified in the lease).
- Charging rent through the length of the lease even if you aren't living on the premises.
- Keeping all or part of security deposit if you damage walls, floors, or fixtures, or if you make alterations that have to be fixed after you move out.
- Keeping all or part of the cleaning deposit if you don't leave the premises clean when you move out.

landlord's responsibilities:

- Making repairs in a reasonable amount of time.
- Keeping premises safe and sanitary.
- Entering premises only at agreed-upon time to make repairs (unless there is an emergency), or to show the apartment to potential renters if you are moving out.
- Paying interest on deposit money.
- Collecting rent.
- Maintaining exterior grounds of building.