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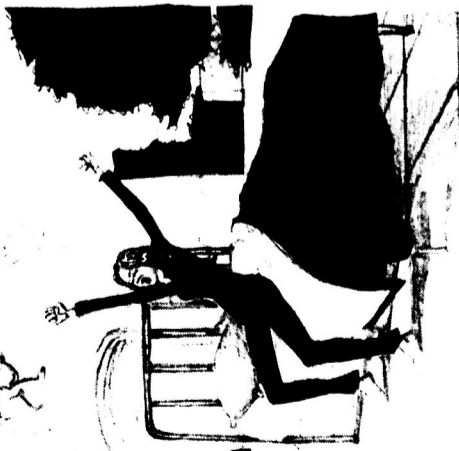
STUDENTS NOW LIVING ON-CAMPUS

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- Owen Graduate Center sign ups begin May 9 (check with Owen Housing Office for details)

MSU Residence Halls ON-Campus Living

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HOUSING

Supplement to the State News Monday, April 4, 1977



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for rental of an
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Apartment complexes
Gunsberg, E. in
Gunsberg, E. in
Housing in east

(Utilities, board, dues, transportation)
SOCIETY OF STUDENTS

Co-op housing least expensive way to live, survey indicates

By GEORGIA HANSEW
State News Staff Writer
Students who move to Lansing to save on rent are probably spending as much as

the cheapest type of housing available to students in the East Lansing area, averaging over \$50 less per month than dormitories and Greek living.

all costs considered. In a telephone survey conducted at the end of winter term, about 60 MSU students told how much they spent on rent, food, transportation and utilities. An equal number of students living in dormitories, fraternities and sororities, religious living units, apartments — on and off campus — and cooperatives were called.

Contrary to what many Lansing dwellers believe, it does not appear they are saving any money by paying less rent, since their transportation and utility costs are so much higher.

Utility bills for a student living in a house in Lansing averaged \$23 during a non-winter month, compared to almost \$20 in an East Lansing house, and about \$5 for a student in an apartment in East Lansing.

Students in other types of housing did not pay utility bills. Those who live in Lansing paid nine and one half times as much for transportation as students living off campus in East Lansing — \$23 a month compared to an average of

\$2.50 for those in East Lansing. Of all nine kinds of housing, students living in cooperatives paid least per month for all combined expenses, averaging \$116. A high of \$169 a month was spent by those in dormitories, fraternities and sororities.

University Apartments (formerly called Married Housing) and East Lansing apartment costs seemed about average, at \$145 and \$149 a month, respectively.

Students in large East Lansing apartment complexes paid the highest rent — an average of \$91 a month. Those in houses in Lansing and university apartments paid least — only \$71 and \$73 each.

Of the students who pay room and board on a term basis, dormitory, Greek and religious living unit fees ranged from \$465 to \$442 a term. The average cost for room and board at cooperatives was \$390 a term.

Besides room and board, dormitory fees pay for linen service, fraternity and sorority costs include chapter and social dues.

!stunel uo lday spooeR

Union planned for renters

(Continued from page 5)
member." The tenant local will be organized by respective landlords, with those members having the same landlord included in the same local, allowing those with similar problems to take collective action. Members of cooperative housing and University Housing would join their respective individual locals.

The council is responsible for organizing the growth of the ICTU and preparing proposals for the ICTU Board to act upon. The council is also to identify tenant housing problems, perform research, submit solution proposals, assist tenants and prepare legislative programs and advocacy proposals.

Legislative lobbying will be a main project of the union, and the support of tenant legislation should have a lot more muscle, Winthrop said.

"Three voices are louder than one," he said. "If we speak together we expect to see some

Before signing your lease for next year's housing in East Lansing, a quick check on your rental property's compliance with the East Lansing housing code may help you avoid future rental hassles.

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		\$300.00

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351-3118

Records kept on tenants; used by area landlords

By PAUL NOVOSIELACK
State News Staff Writer

Though you didn't realize that renting property in the Lansing area would put you onto a landlord reference filing system, your name could probably be among the 17,000 tenants now listed with the Statewide Tenant Records Bureau.

Managed by Gloria Fleming of Lansing, the bureau keeps records on both good and bad tenants. These records are used by landlords and management companies to help them decide whether to lease their properties to questionable individuals.

"The landlord uses this information as a guideline to decide if he wants to rent to this person (applying tenant)," Fleming said. "He can't afford

investment, the fee is only nominal.

"When the tenant has use of a \$10,000 unit, this is a small factor percentage-wise to insure that the person is responsible enough to take care of his unit," she said.

Fleming estimates there are 17,000 names on file, with information on tenant payment habits, care of property, broken leases, sources of income, alleged drug usage and student tenant histories.

A membership fee of \$15 per year is required of members, who must sign a contract which establishes a contractual agreement that all communications are confidential. It also gives members a break on services they may want.

Nonmembers also have access to the file, but it involves a personal visit to the office at 520 S. Washington Ave., Lansing, to sign a "Single Report Request Form," in compliance with federal regulations.

"A person who wants membership must fill out a service contract, and this complies with the federal regulations concerning confidentiality — to use this information for business purposes not to be broadcasted to other people," Fleming said.

"People in the area of the office, like local managerial people who wouldn't want to belong on yearly membership, could still obtain this service by coming down to the office and signing a single-report contract," she said.

A security code is used to

badly as the little landlord," she said.

Fleming is planning to meet with local and state social security and social assistance officials to inquire into the accessibility of some tenant's records, especially ADC recipients.

She said that responsible ADC recipients are having trouble finding housing because of the many bad things landlords have heard about ADC tenants. She said that by having those good ADC tenants on file, landlords would have no reason to refuse rental.

"Some people will put down that they are on ADC or living on a grant of some kind, when they've really only applied," Fleming said. "The landlords need to know if they are actually going to get what is awarded to the ADC (recipient)."

She said that the landlord would be doing the tenant a favor by refusing to lease to him without sufficient proof of income, in order to avoid future hassles.

ADC recipients would not be forced to release their records, and landlords wouldn't hold that against them, she said, because "the landlord also probably has some records he wouldn't want released."

"By not accepting the tenant, he is, in effect, helping the ADC recipient because he'll just turn around and get evicted later for not paying rent. Some of these people need education this way and this will protect both the tenant, the landlord and the management company," Fleming said.

The poor-risk tenant who consequently can not find housing because of his track record would need special direction, she said.

"There should be procedures to help the poor-risk tenant, because they still need housing. The limit imposed by law on security deposits is not enough for a poor risk tenant; but a possible alternative would be a gainfully employed cosigner," Fleming said.


The tenant would have the option, if turned down, to refute the information in the files, to do so, he must go to the office, fill out a form and the file will be shown to him. If he still disputes his record, he will be allowed to put his dispute in writing and have it attached to his file.

"If a person feels that they want to know if they are on file, they can find out," Fleming said. "They can even have a file built on them, for a service charge for research. This would help the good ADC or student tenant that may now think they are getting discriminated against."

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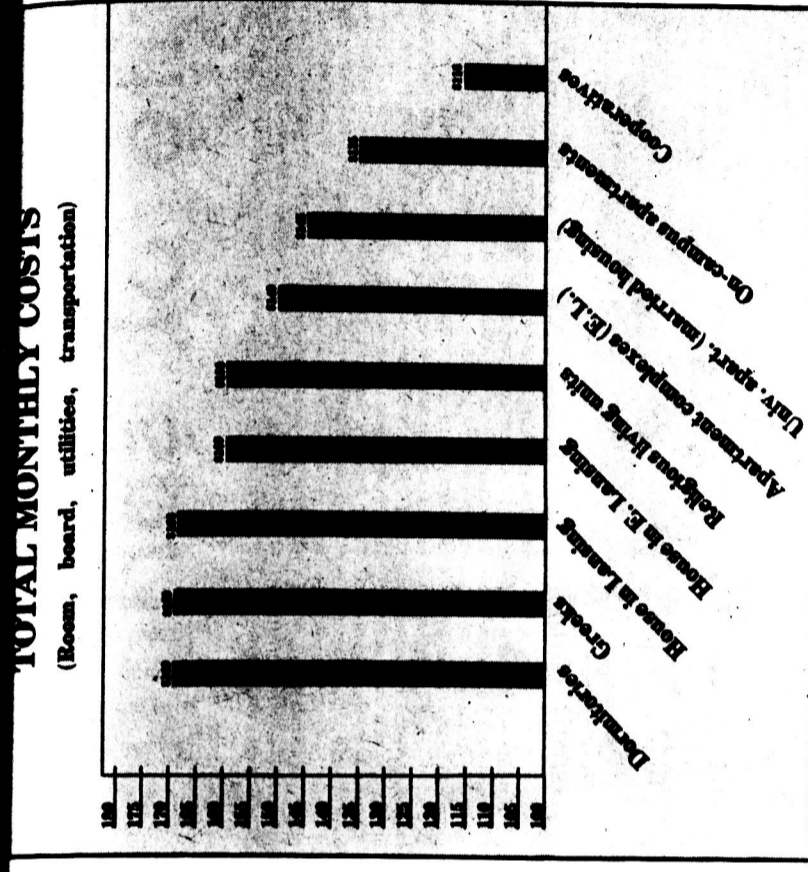
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 Univ. Apartments 71
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 Religious living units 442
 Coops 330

Extra food, meals (per month) \$22.00
 Religious living units 14.00
 Dormitories 12.80
 Coops 6.00

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RENTERS FACE WIDE CHOICE

Another rite of spring

By GEORGIA HANSEN

As the winter chill wears off and the campus turns green again, the students at MSU will go through the annual rite of deciding where to live next year. And as long as there are differences in lifestyle, taste and financial status, students will choose variously among the dormitories, apartments, houses, Greek living and religious housing units. Including those students living in University Apartments, formerly called Married Housing, almost 20,000 students live on campus — nearly half the student population. Each type of housing has its advantages: more privacy, closer to campus, better chances of meeting people — and its disadvantages: confined quarters, uncooperative landlords, isolation from other students.

Depending on the student's priorities, they may choose a low-rent house in Lansing, with a five-mile trip to campus each day, or a higher-priced dormitory room with no travel expenses or meals to cook. Deb Meissner, MSU junior, lives in a large apartment complex near campus. She has lived in the dormitory but prefers apartment life. "You can live the way you want," she said. "You can eat when you want, and come and go. You're more on your own." Angela Tenney, sophomore living in Phillips Hall, said she enjoys the dormitory — especially the intramural sports and dances organized by the residence halls. She said Phil-lips has a "family spirit."

"You have a much greater chance of meeting people," said John Chubb, living in Abbott Hall for the second year. "And it's a lot more convenient having your meals ready for you." Thomas Kimmel, a senior in Psi Upsilon, said he likes living in a fraternity because, "You can choose the people you live with. People are much more considerate of each other here. The surroundings and the food are much more pleasant."

A junior living in Delta Gamma sorority, who has also lived in the dormitories, said she liked both living situations. "In the dorm you get to meet different types of people," she said. "But here, instead of just having one room, you've got a whole house. You can get to know and get closer with the girls you live with." "But, living in the sorority, it's harder to get to know people on campus." Another living situation


Dates set for dorm sign-up

Sign-ups to reserve a dormitory room for next year begin April 19. Following is a schedule which students are to follow for room reservations:

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Woe to those not wary

Renters face hassles often; many deposits non-returnable

By NANCY FISHER

State News Staff Writer
Renters usually pay a security deposit when they move into a house or apartment, and expect to get their deposit back when they move out. But many renters never see their money again. A majority of students are renting for the first time and do not know about security de-

four days after moving out," McAdam said. It is wise to have proof that returned the keys or haven't missed a deadline date," Ipear said. "Then we suggest they write a letter to the landlord or go to small claims court if the deposit is under \$300."

It is the tenant's decision what alternatives he or she takes, Ipear said. He added that some people do not go to court because they have a fear of it. "In the case of small claims court, if the landlord has the resources, he can get the case bumped out and into district court," McAdam said.

There are no lawyers in small claims court, but a person may have a lawyer in district court, McAdam said. Listed below are some procedures TRC suggests tenants and landlords should know concerning the security deposit:

• If the landlord claims damages are due, he must mail an itemized list of damages to the renter within 30 days after the tenant moves out, along with a notice that the tenant does not pay his rent on time. A renter may be evicted if he does not pay his rent on time. Other grounds for eviction are if a renter damages the property or is a health hazard.

If the landlord doesn't keep the unit in habitable condition, the tenant may end the rental agreement. (continued from page 8)

East Lansing faces fall rent hike; Prices to vary with housing sites

By NANCY JO HALE

Renters in the East Lansing area will have to let loose a few more bucks in the fall. Like so many prices these days, rents will be higher in varying amounts. Two-bedroom furnished apartments in small complexes will cost from \$5 to \$10 more per unit, while those in larger complexes will be raised \$10 to \$20.

The prices still vary according to location. The closer the complex is to campus, the more a tenant will have to shell out. If one is into heading these rising costs one might gamble with renting a house since most landlords haven't yet decided on an increase.

State News Staff Writer

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LEASES

has seven days to respond. • Within seven days the tenant must respond or forfeit the right to dispute the landlord's claim. • The landlord must take the tenant to court within 45 days of the end of the occupancy, if there is a dispute. If this is not done, the tenant receives the total refund of the deposits and can claim double damages by law.

Tripling

(continued from page 5)
awaiting an opinion from the Michigan attorney general's office as to whether state law does indeed apply to tripling. Many dormitory rooms which are used for triples have less than the required 1,500 cubic feet of air space.

Rental contract should be read, expert advises

By NANCY FISHER
State News Staff Writer

Many renters can prevent undue headaches and hassles if they read a lease before signing on the dotted line.

"Read the lease and keep it and anything else that you get," Roger Winthrop of the Tenants' Resource Center (TRC) said. "It's for your own protection and it's easier to raise a defense."

TRC suggests keeping canceled rent checks, contracts or letters from a landlord to prevent misunderstandings. A tenant should keep copies of any letters he sends his landlord and have the landlord sign and date a copy or send letters certified mail return receipt requested. This is proof that the landlord received a copy of the letter.

A renter does not have to accept a printed lease as is. If both the tenant and landlord agree to make a change in the contract, the landlord and tenant should initial every change.

Sometimes there are clauses in leases that are non-enforceable, Winthrop said.

"Someone just came in (to TRC) and showed us a lease where the landlord had waived his liability for repairs and damages," Winthrop said. "That means if the roof falls in on their heads the landlord is not liable. But actually the landlord has an obligation under Michigan state law to have the unit habitable."

Many renters think that since they have signed a lease that includes an unenforceable clause they can not change it, Winthrop said.

"They don't follow through on their legal rights," he said. "The longer you wait the hard-

er it is to change."

Renters should be cautious of unenforceable clauses that say that a landlord can evict a renter at any time for any reason or a renter must waive a trial by jury if action is taken concerning rent or damages.

"If they (renters) don't understand the lease, find out about it. They can bring it up to TRC or a lawyer. It doesn't take much," Winthrop said.

There are two types of rental agreements and both have their advantages and disadvantages. A fixed-term tenancy agreement gives the date the renter can move in and must move out. The advantage of the fixed-term agreement is that the rent rules do not change unless the

(continued on page 9)



Tripling woes not imminent

By NANCY FISHER
State News Staff Writer

There is a good chance that students who plan to live in a MSU residence hall fall term will not be touching elbows in triples.

"From preliminary indications, we are going to be at normal occupancy," Jerry Pucca, housing assignment manager, said. "It's really too early to say definitely. But the peak of tripling seems to have been in 1975."

Tripling refers to the overassignment of students in the residence halls. In overassignment students in all dormitories except Akers Hall, three students are assigned to live in a room usually accommodating two. In Akers Hall, five students live in a suite usually occupied by four.

"Fifty-eight to 60 per cent of the students who live in residence halls spring term return

per term.

"We take the room portion of the overassigned person pays and subtract the linen charge," Pucca said. "The amount is then divided among three roommates."

In the past, there has been a question as to whether sections of the Michigan Housing Law that specify the minimum amount of space required per occupant apply to MSU's on-campus housing policy.

A section of the law states that "No bedroom or room used as a bedroom in any Class B multiple dwelling shall be occupied as to provide less than 500 feet cubic air space per occupant, exclusive of the cubic air space of bathroom, toilet rooms and closets."

In another section of the law as occupied by people would live there "more or less" temporarily and in rooms without kitchen stands as a wrong to all our community and its citizens.

"It is to the elimination of these wrongs through research, advocacy, education and collective action that we dedicate ourselves through the Ingham County Tenant's Union."

Membership in the union will be open to all Ingham County tenants for an annual \$3 membership fee.

"The union will be open to anyone who cares to join, tenant or not," Winthrop said. "But I doubt if anyone but tenants would want to be a member."

(continued on page 11)

when MSU agreed to allow sophomores to live off campus, even though tripling continued. Currently, ASMSU is planning for the suit were dropped (continued on page 9)

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Tenant's union planned to affirm renter's rights

By PAUL NOVOSIELICK
State News Staff Writer

The fight against discrimination has been the reason for the formation of many special-interest groups in the past, and it is now the reason behind the organization of a new majority interest group in the Lansing area — the Ingham County Tenant's Union (ICTU).

After filing their initial articles of incorporation with the Department of Commerce in March, the tenant's union will attempt to recruit new members and hopes to become a viable lobbying force by fall, said organizer Roger Winthrop.

"It's a better way to solve landlord-tenant problems than we've ever had before," Winthrop said. "We've been thinking about it for a long time, so we finally sat down and thought about the public interest, and decided it was time to form the union."

The union will follow the basic format of the Ann Arbor Tenant's Union, which has operated since 1968 and has about 4,000 members.

Organized similar to a labor union, with a governing board, advisory council and independent locals, the union will raise funds through dues from members and money-raising benefits.

According to the introductory statement in its bylaws, the union was formed to "establish an affirmation of the rights of tenants to fair, open, safe and well-maintained housing."

People who rent rather than own their own home can be denied their rights through the whims of discrimination and the abuses of social, economic, political and bureaucratic power.

er stands as a wrong to all our community and its citizens.

"It is to the elimination of these wrongs through research, advocacy, education and collective action that we dedicate ourselves through the Ingham County Tenant's Union."

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"The union will be open to anyone who cares to join, tenant or not," Winthrop said. "But I doubt if anyone but tenants would want to be a member."

(continued on page 11)

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STOP! Examine lease carefully before signing the line

If you are going to sign a contract be sure you read it! For a contract to be recognized as valid it should include:

- The tenants' names and signatures;
- The landlords' names and signatures;
- The amount charged for rent;
- A description of the rental unit (the address).

If a security deposit is required there must be:

- The landlords' names and addresses;
- The name and address of the bank where the deposit is to be held;
- A notice that the tenant must give a forwarding address within four days after moving out;
- Two copies of an inventory check list. You have seven days after moving in to fill the list out and return one copy to the landlord. You may want proof that your landlord has received a copy by either having him sign and date the copy or by mailing him one certified mail/return receipt requested. Keep one copy for yourself.

If a security deposit is not required the landlord does not have to provide an inventory checklist. You can make one out yourself.

A lease may include contract conditions and maintenance duties included in the lease:

- Who is responsible for utility bills;
- If pets are allowed;
- If tenant can sublease and if landlord must approve subleasing;
- Who will cut the lawn and clean the rental unit's public hallway, etc.;
- If there is a parking space provided;
- If the tenant needs a repair done and cannot get in touch with the landlord, can the tenant get repair work done and deduct the cost from the rent;
- Penalties for late rent;
- If a landlord must give notice before entering the dwelling.

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State News photographs by Scott Bellinger, Dana Fehdy, Lyn Hawes and Rob Korloff.



Je

HOPE, Ga. were killed Monday's DC-9 jet, with bad weather had turned into flames landing on a runway. plane, flight 24 and a crew of four and windshield according to the investigation.

exploded, just like the air," said Steve about 35 miles north was total destruction. injured were taken to nearby hospitals.



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By NUNZIO M. State News Staff
at Barry, Spartanburg
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NSHAHA, Zaire (Angola) it had uncovered a Province by Angolan government radio broadcast said all international usage.

resident Mobutu Sese Seko Konde Ngbendu Ngbendu the Soviet Union and arms and equipment Cubans, Russian President Fidel Castro relations were an "executive week Zaire army and Portuguese claim. The Portuguese many as 15,000 Soviet Marxist-oriented Populations of Cuban troops

Pea



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