TV show gives renters new lease on rights



More and more people are renting their living apaces these days. This could be due to the high cost of purchasing a home, or perhaps some folks are forced back into the rental market due to financial setback, divorce, job changes or

retirement. Whatever the reason, 47th District Court Judge Fred Harris is quick to point out that "it pays to be cautious when renting." This was the impetus for his decision to produce a video entitled "Know Your Rights — The Lease Agreement."

nour rights — the tease Agree One would think Judge Harris' days would be busy enough with his court-filled docket. Yet his compassion and civic mindedness are revealed when he speaks of why he took on this matter. Even though tenants' rights laws exist all across the country in various forms, a lease is a con-tract. It seriously affects your rights as well as your obligations. Breaking a lease isn't easy. In fact, most leases favor the land-lord.

All too often in his court, Judge

■ The program offers some great advice such 2s, don't be pres-sured into signing the lease right away.

Harria has witnessed the tenant coming in without the representation of an attorney. The tenant has no money, He's there because he can't pay his rent — how then can be afford an attorney! However, one seldom sees the landlord without an attorney are to the can't be afford an attorney. The normalization

er, one seldom sees the landlord without an attorney. The portain is a dramatization performed by the Birmingham village Players, produced in conjunction with the Oakland Counties of the Commission inotably government production coordinator Kevin Southers and Farmington Hills wideo staff David Tietmeyer and Michael Clayton). You can see for yourself some of the pitfalls tenants may run into when signing a lease.

The program offers some great advice such as, don't be pressured into signing the lease right away. Read it carefully. Ask questions. If it's a one-year lease and your employer decides to transfer you, the lease is still binding. Perhaps you can find a person to sublet

the apartment, but this can only be accomplished with the landiord's permission. Do you think you can sign the lease and make changes after? Think again. You can change things, but only with both parties signatures of the landiord will sign the lease again? Did you know month-to-month leases allow the landiord to raise with a month-to-month lease, the with a month-to-month lease, the landiord may terminate the lease within 30 days notice.

How do you make sure you receive all your security deposit back? That's where the importance of the commencement and terr. Insation inventory checklist comes in. State in detail the beginning condition of the apartment. Try to complete it together with your landiord. Be sure to request the checklist from the prior tenant. Completing this list can protect you from future claims brought against you by the land-lord for damages.

If you are sent a "notice to

If you are sent a "notice to quit" for non-payment of rent (which is the start of the eviction process) and you simply cannot pay your rent — nove yourself. If the landlord files suit and the matter goes to court, the sheriff can come and forcibly move you and all of your belongings on the

street. Now, that's not a pretty sight.

Take it from Judge Harris, forewarned is forsexmed. "Know Your Rights — The Lease Agreement" can be seen on Channel 1, it stones to the seen on thannel 1, it you happen to miss the show on this date, Friday is Viewer's Choice Day on Channel 12. Requests for programs are taken by calling MetroVision at 563-7303, ert. 251.

CHANNEL 12 Monday, July 18

10 a.m. — Travels with Kay: 1:30 p.m. — The word of life:
Costs Rica

10:30 a.m. — Worn Move: Maple Grove

11 a.m. — Coffee and conversa-tion

Noon — Farmington Hills Police

Journal

4 p.m. — Travel the movie trail

12:30 p.m. — Dollars and sense: — Bob Moitzer

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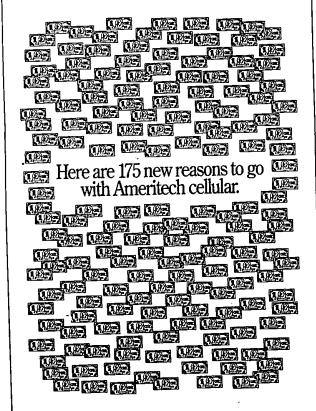
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