



## Lesson Five

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# Living On Your Own



# the costs of moving

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**Moving costs can include:**

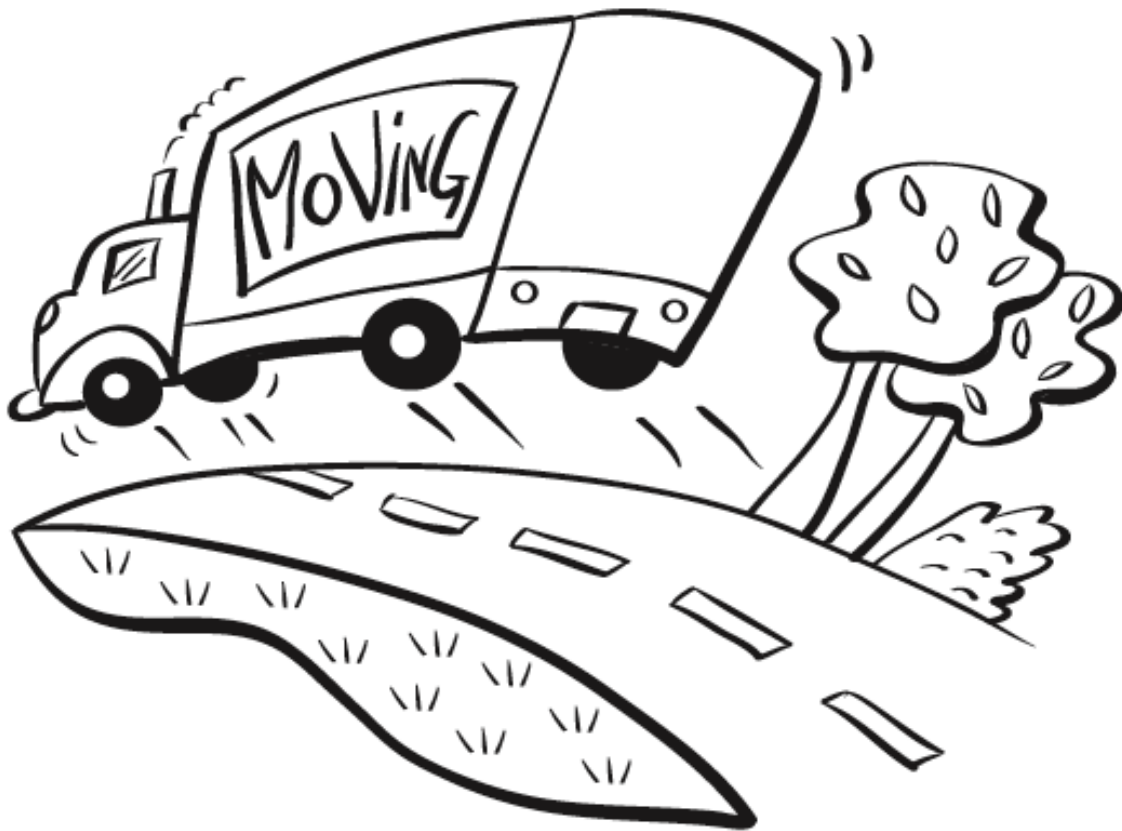
Renting a truck \$ \_\_\_\_\_

Hiring movers \$ \_\_\_\_\_

**Total #1** \$ \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





## moving-in costs

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Rent for first month \$ \_\_\_\_\_

Rent for last month \$ \_\_\_\_\_

Cleaning Deposit \$ \_\_\_\_\_

Security Deposit \$ \_\_\_\_\_

Utilities Deposit \$ \_\_\_\_\_

Telephone Deposit \$ \_\_\_\_\_

**Total #2** \$ \_\_\_\_\_

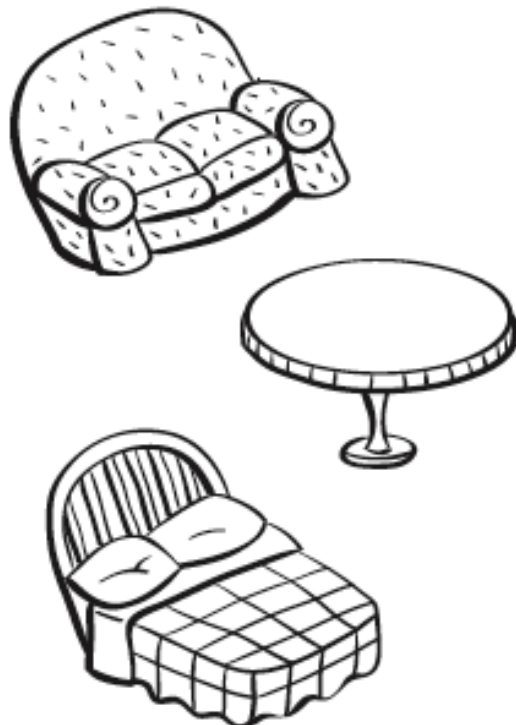




# the cost of furnishing an apartment

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Bedroom 1	\$ _____
Bedroom 2	\$ _____
Living room	\$ _____
Dining room	\$ _____
Kitchen	\$ _____
Bathroom	\$ _____
Other	\$ _____
<b>Total #3</b>	<b>\$ _____</b>





# how much does it cost...

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**How much does it cost to set up and move into a two-bedroom apartment?**

ADD TOGETHER:

The Costs of Moving (Total #1)

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+

Moving-In Costs (Total #2)

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+

The Cost of Furnishings (Total #3)

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AND YOU HAVEN'T EVEN BOUGHT FOOD YET!!





# legal terms you should know

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- **Tenant**
  
- **Landlord**
  
- **Lease**
  
- **Term**
  
- **Rent**
  
- **Premises**
  
- **Default**
  
- **Negligent conduct**



# a lease agreement

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## **1. Parties/Premises:**

This Lease is made this 27th of August, 2004, by and between Alice Chan (herein referred to as “Landlord”) and Don 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, 2004, and ending on August 31, 2005.

## **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.



# a lease agreement

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## 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.

## 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.

**Landlord by:**

Alice Chan

**Tenant by:**

Don Baker

\_\_\_\_\_  
signature

\_\_\_\_\_  
signature





## your responsibilities as a tenant

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Pay your rent on time.

- Take good care of the property.
- Tell the landlord if repairs are needed.
- Tell the landlord if you plan to leave at the end of the lease.
- Tell the landlord if you plan to leave before your lease is up. (If your landlord can't find new tenants, you may be required to keep paying rent until your lease is up.)
- Pay for any damage to the walls, floors or furniture.
- Don't make changes that the landlord must fix later.
- Be prepared to pay all the rent if your roommates move out.
- Fulfill all terms of the lease agreement.





## sample notification letter

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John Scott  
1015 Stone Hill Road, Apt. B  
Boone, NC XXXXX

November 28, 2004

Mr. Henry Moss  
1011 Stone Hill Road  
Boone, NC XXXXX

Dear Mr. Moss:

I've been a tenant in one of your apartments for the past nine months. I was suddenly laid off from my construction job yesterday. Without my regular income, I'm unable to pay monthly rent. My lease ends in three months.

Please accept this 30-day notice for me to move out of the Stone Hill Apartments at the end of December. I will keep the apartment neat and ready for you to show new tenants.

Please answer this letter in writing so I know you received it.

I've really enjoyed living here and apologize for any inconvenience to you.

Sincerely,  
John Scott



## your landlord's responsibilities

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- Make repairs in a reasonable amount of time.
- Keep the premises safe and sanitary.
- Enter the apartment only at agreed-upon times.
- Collect rent.
- Fulfill all terms of the lease agreement.





# preparing a budget

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## When preparing your budget, keep in mind:

- Income
- Lifestyle
- Fixed expenses
- Flexible expenses
- Moving costs
- Moving-in costs
- The cost of furnishings

## Rules of thumb:

- You should spend no more than 40% of your net income on rent payments.
- You should save 10% of your net income.



# budgeting to live on your own

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## Income

Job #1 ..... \$ \_\_\_\_\_  
Job #2 ..... \$ \_\_\_\_\_  
Other ..... \$ \_\_\_\_\_  
**Total Monthly Income** ..... \$ \_\_\_\_\_

## Fixed Expenses

Rent ..... \$ \_\_\_\_\_  
Car insurance ..... \$ \_\_\_\_\_  
Car payment ..... \$ \_\_\_\_\_

## Flexible Expenses

Savings ..... \$ \_\_\_\_\_  
Food ..... \$ \_\_\_\_\_  
Utilities ..... \$ \_\_\_\_\_  
Transportation ..... \$ \_\_\_\_\_  
Bus fare ..... \$ \_\_\_\_\_  
Gas and oil ..... \$ \_\_\_\_\_  
Parking and tolls ..... \$ \_\_\_\_\_  
Repairs ..... \$ \_\_\_\_\_  
Medical expenses ..... \$ \_\_\_\_\_  
Clothing ..... \$ \_\_\_\_\_  
Entertainment ..... \$ \_\_\_\_\_  
Household items ..... \$ \_\_\_\_\_  
Personal items ..... \$ \_\_\_\_\_  
Tuition ..... \$ \_\_\_\_\_  
School expenses ..... \$ \_\_\_\_\_  
Gifts ..... \$ \_\_\_\_\_  
**Total Monthly Expenses** ..... \$ \_\_\_\_\_

**Moving Costs** ..... \$ \_\_\_\_\_

**Moving-In Costs** ..... \$ \_\_\_\_\_

**Cost of Furnishing an Apartment** ..... \$ \_\_\_\_\_

**Total Cost to Move** ..... \$ \_\_\_\_\_