

TSUEI MAMA Foundation

for Housing & Community Services

Campus Speech:

Essential Rental Knowledge You Must Know

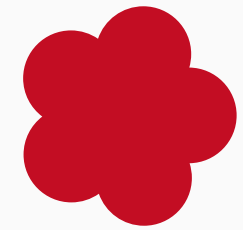


Speaker: Jessica Wu



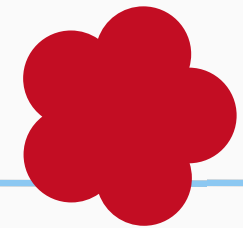
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Housing & Community Services

When Viewing Houses



Fraud Prevention Common Scam

Pay money before house viewing is Scam!



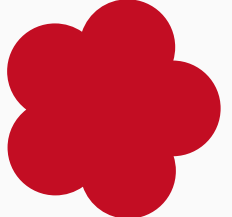
Beware of "Bait-and-Switch"

**Always view the specific unit you will rent,
not a unit with a "similar" layout.**

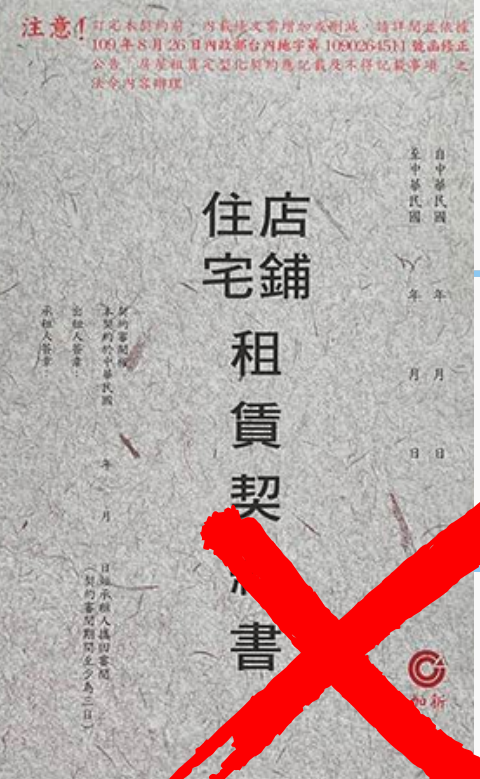


**Identical layouts can have totally
different property conditions.**

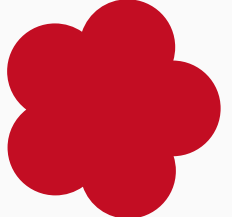
Before You Sign

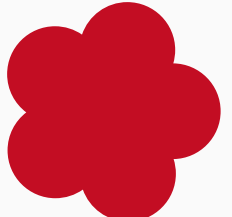
 **Confirm the lessor is the actual property owner.**
Through: property deed or house tax bill.

**If renting from a subletting landlord or agency,
verify their legal right to sublease.**

  **Use the Latest Lease Template**
Ensure cover shows latest version: Amended 2024.7.8
**Do not use combined "Commercial & Residential"
contract, as its terms no longer comply with
current laws.**

Lease Terms Review

 **Clear Lease Period** Explicitly state the start date&end date
Do not use semester references (e.g., "Fall Semester")
Or omit the end date (only start date) .

 **Avoid Oral Contract**

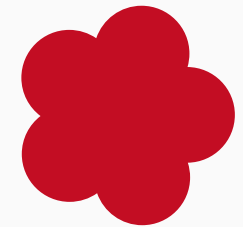


-Verbal agreements are legally binding, but written proof protects your rights in disputes.

-Always secure written records for clear evidence when issues arise.

Lease Terms Review

Prohibitory Provisions



Landlords cannot :

- Prohibit visa/ARC address registration**
- Force tenants to pay taxes that landlord should pay**
- Disclaim advertising accuracy**
- Force tenants to return contract**
- Use phone-only notices**
- Waive contract review period**



**Even if terms included in lease,
these clauses are legally invalid & unenforceable!**

Contract Terms Review **Early Termination**



Check whether lease allows early termination

Yes

-May Terminate Contract Early

- Confirm the required advance notice period.
- A breach penalty applies only if **proper advance notice is not provided** within required timeframe.

No

-Should Not Terminate Contract Early

- If either party wishes to end lease early, mutual agreement is required.
- The other party can refuse early termination and require lease to be fulfilled until end of term.

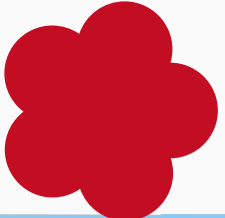
3 Types of Money in Renting

 **Earnest Money** Usually after viewing house, before signing the formal lease.

- Obtain receipt stating property address, amount, reservation period.
 - If tenant backs out, landlord may forfeit deposit.
- If landlord backs out, they must refund double deposit amount in principle.

 **Security Deposit** Cannot over 2 months rent.

- The deposit must be refunded, when you:
 1. Have moved out
 2. No equipment is damaged
 3. All outstanding bills are paid (electricity, water, etc.)

 **Rent** Affordable.

- Must state exact amount, due date, and payment method.
- Landlords cannot irregularly increase rent during lease period.



Rights, Responsibilities During Tenancy **Repair**

Report any broken equipment immediately

Use text messages, emails, or written notices
to keep records as evidence.

Do not modify property without permission

Only minor alterations that can be fully restored to original condition
when move-out are allowed.

★ For example: Changing door locks yourself.
(keep original lock, **reinstall it** when move out).



Rights, Responsibilities During Tenancy

Third Party Entry

- Tenants must use property according to agreed terms.
- Without landlord's consent, tenants should not:
 1. Sublet or sublease.
 2. Lend property to a third party for long-term use.



Guest Rules

- Check lease rules before having short-term or overnight guests.

Legally, anyone other than the signed "Tenant" is considered a "Third Party".

Solve Problem

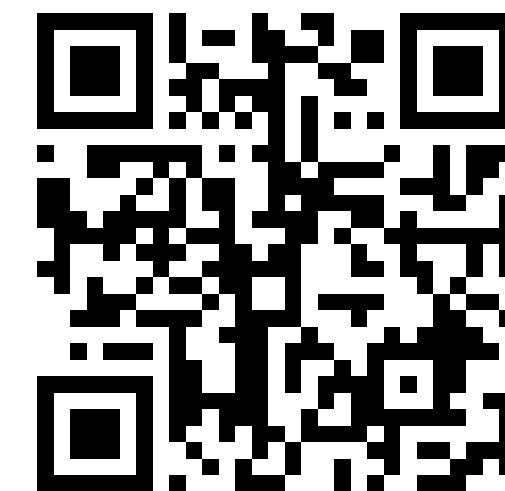
TSUEI MAMA FOUNDATION Legal Consultation

1

Search TSUEI MAMA website to register.

2

Fill in Information & Upload Documents.



- Since consultation is **conducted via Phone**, please ensure contact phone number is accurate.
- Upload your **lease agreement** and **relevant evidence** (photos, chat logs, etc.).

3

Lawyer will respond within 5 business days.