



## Renting

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Regardless of the age of the chapter, if there are no financial reserves, renting is the only way in which the chapter can initially acquire and maintain a house. In renting these things should be carefully considered; Location, size, suitability of accommodations, repair, amount of rent, terms of lease and proper zoning.

- Location  
In many instances, chapters have nearly failed to continue to operate because of houses located too far from campus.
- Size  
It is necessary to house enough men to pay the rent. Yet, a house that is too large will be too expensive to maintain.
- Suitability of accommodations  
A house with inadequate sanitary facilities, small common room areas, or inadequate study and sleeping areas will crowd the men, making living conditions bad and fraternal harmony difficult. An old mansion is generally (though not always) a poor choice for fraternity house as it was designed for lavish living by a few people.
- Good repair is essential  
Carefully investigate the electrical, plumbing, and heating systems in rented or prospective property. Safety should be of first consideration. Maintenance costs and convenience are important, but secondary. The exterior condition of a house and the common areas are always important. If it is poorly kept, it can impact membership recruitment. The condition of the property has a direct effect on the chapter's public image and self-image, either good or bad.
- Rent Budgeting  
The chapter should not incur a rent amount or terms of a lease that the chapter cannot meet. The budget should be carefully and honestly worked out, and contracts made within the limits of the budget.
- Review the terms of the lease  
The landlord is not compelled to make repairs unless the lease requires him to; so be certain that there is a "covenant to repair" in the lease, and specific statement as to what these repairs shall be. If there are specific repairs to be made, have the repairs incorporated in the lease or you may have waived them. Beware of maintaining occupancy after a lease expires, even for a day, as it may enable the landlord to hold you liable. Have an attorney draw up the lease or examine it to see that it is fair.

- Be aware of the local zoning laws  
There are many communities that do not allow more than three or four non-related individuals to live under one roof. Many communities also have zoning laws or ordinances specifically against fraternity houses.

While renting property, it is always important that future plans are made for better accommodations. Advance planning for buying or building a house should always be the end goal. Incorporating an additional fee to save for purchasing a house is an important step in the chapter's future.