

REAL ESTATE ETHICS

8



TRUE LIFE

LANDLORD

TENANT

HEALTH & SAFETY

RENTAL RISKS

Q&A ACTIVITY
ASSESSMENT & DISCUSSIONS

PATTY ANN

REAL ESTATE ETHICS 8

TRUE LIFE LANDLORD TENANT HEALTH & SAFETY RENTAL RISKS Q&A ACTIVITY ASSESSMENT & DISCUSSIONS

By PATTY ANN

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Inquiries and questions can be directed to PattyAnn.net

REAL ESTATE ETHICS

Teacher Lesson Planning Ideas

Welcome! Offered below are ideas for using this lesson plan.

Intentionally Designed

- Pages are in large size type styles for visibility to use on overheads.
- Progressive scenarios are presented in several steps with Q&As.
- Targeted Q&A discussions are connected with associated parts 1, 2 & 3.
- Individual pages allow for Parts (1, 2 & 3) to be presented separately.
- Use on the overhead or as handouts; or a combo of both.

Intentionally Created

- Q&A encourages thoughtful and purposeful solution oriented answers!
- Use Q&A to encourage discussion and exploration of possibilities!
- Information is based on real life situations and is stated as it happened.
- Supports comprehensive ethical practices in the real estate profession.

For Individual Assignments

- Use pages for small group- or class activity discussions.
- Use pages as independent study, reflection, and assessment.
- All pages are in black/white to conserve ink.
- Assessment of Behaviors and the Code of Conduct pages can be used for more discussion and/or as a summary, or a quiz.

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Health & Safety Rental Risks

SITUATION (Part 1):

Marcy and Kate met and became friends at college. Kate invited Marcy to share her rental house that she had recently found. The rent was quite reasonable; about one third the market rate. Namely, because old house was rundown. The owner had bought the 10 acre property for future development and did not care about the house which would eventually be torn down. But as an investor, he wanted whatever income the property could produce in the meantime.

Marcy looked at the house that Kate was renting. Kate had a written agreement with the owner to rent the property. Marcy agreed to pay half of the rent to Kate since she had signed the rental agreement.

The house was marginal. It was insulated with old newspapers. The windows were single panes set in dry, cracked wood frames. The rooms inside were rotting and wall boards were constructed of plaster and other miscellaneous materials. The kitchen had an antiquated sink with running water. The bathroom had only a toilet and a concrete shower stall. There was a hot water heater. The house had tar paper siding and was situated with 2 bedrooms, about 800 square feet. The neighborhood considered the house to be over 100 years old which explained its rough condition. Two families had actually lived there.

It was summertime in the northwest. Both Marcy and Kate saw this rogue rental as an adventure for their first time living on their own. They had a fun summer there. Then in the fall Kate moved out.

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Health & Safety Rental Risks

Situation (Part 1)

Questions for Discussion:

1) If you found a house in this condition, would you rent it? Explain your answer.

2) Do you think low rental prices motivates people to rent a place if it is substandard?

3) What would be your concerns renting a home of this condition? Would you even consider renting such a place?

4) What type of rental terms and agreement, do you think is appropriate for this type of tear down rental property?

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Health & Safety Rental Risks

Situation Unfolds (Part 2):

Kate moved out in the fall. She was too cold living in the house.

Marcy agreed to continue renting the house. She did not mind roughing it, as it was close to college, and inexpensive. Kate told the landowner that Marcy would continue to pay rent, although no new rental agreement was ever signed. Marcy sent a check each month to this landlord she never even met or talked with.

It was a year of adventure for certain. The sink and shower backed up. Marcy's friend came to help. They found the house drained into a cesspool right outside the kitchen room. It was hand dug about 3' wide and long, and 3' deep. It was covered by a piece of plywood. There was a hand dug trench that wicked the septic water out into the yard. It was plugged. Someone shoveled out the debris to let the septic drain away. They also found an old well shaft that was covered by brush. It was 2' wide on the surface and figured to be 30-50' deep! There were exposed electric lines strewn about the property that were HOT. Marcy and her friend covered all openings up the best they could on the property. She did not report these hazards to the landlord. She figured he knew the property condition since he had rented it out cheap. From the onset Kate told Marcy the landlord said he would not improve the property, and not to expect it.

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Health & Safety Rental Risks

Situation Unfolds (Part 2)

Questions for Discussion:

1) If you found your rental property had these safety issues would you continue to rent it?

2) Knowing a property had health and safety hazards would you bring it to your landlords attention?

3) Do you believe the landlord had the duty to provide this property for hazards before renting out the property? What responsibilities do landlords have?

4) Marcy fixed the problems the best she could, and continued on renting. Do you believe she did the right thing? Would you have done the same thing?

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Health & Safety Rental Risks

Assessment of Behaviors

In the "Landlord" column list 4 landlord-tenant agreements that should be clarified in a rental agreement with regard to property code. In the "Tenant" column reply to how those agreements should be honored, met, or handled by the tenant during their rental term.

Landlord	Tenant

THANK YOU!

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PET PROJECT**



*We owe animals ~ All of them.
For their immeasurable qualities of
Healing & unconditional love & acceptance.
By care-taking animals, humanity will continue to
Ascend to a higher place alongside our furry friends.*

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