



FIVE THINGS YOUR LEASE SHOULD INCLUDE (BUT PROBABLY DOESN'T)

September 2015



TODAY'S OUTCOME

Walk away with at least one good idea for improving your lease / housing agreement.





“BIG PICTURE” OUTCOME

To have leases that clearly explain obligations to members and parents and adequately protect the house corporation, chapter, and volunteers.



BETA THETA PI
HEX OF PRINCIPLE



CORNERSTONE
HOUSING PROGRAM



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HEX OF PRINCIPLE



5

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6

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HELPFUL RESOURCES

- Template lease language
 - Beta.org > Housing Resources
- Cornerstone
 - Happy to review and comment on your lease
- Local resources
 - Host campus, other house corporations (especially sororities)



1. PROPERTY INSURANCE

Why?

- Assure members that property owner has adequate insurance in place.
- Educate members that their personal property is not covered.
- Recommend that students check parents' homeowner's coverage and / or purchase a renter's policy



2. CONDITIONS FOR BREAKING THE LEASE

Why?

- Ensure that house corporation has mechanisms for holding members accountable (and possibly removing from the house).
- Removal of membership (expulsion), de-pledging, or early alumni status should trigger lease termination.
- Lease actions can be independent from Kai Committee / chapter sanctions.



2. CONDITIONS FOR BREAKING THE LEASE

Language to include:

- Reference to local, state and federal law.
 - Use student handbook of host institution as a guide.
- Reference to the Code, policies, and rules and practices of Beta Theta Pi Fraternity and the local chapter.
- Cancellation clause / fee to break the lease
 - Recommend firm deadlines and a sliding fee or percentage scale that's consistent with host campus.



3. USE OF THE INTERNET

Why?

- Protect the house corporation from liability for illegal activities.

Sample

- The house corporation provides internet access to support the academic goals of chapter members and guests. The house corporation is not responsible for any liability or damages that members or guests might incur from instances of identity theft or copyright infringement or use by individuals for illegal purposes, including but not limited to gambling or illegal downloads of protected material.



4. SUBSTANCE FREE FACILITY

Why?

- Clearly state what substances are and are not allowed in the facility.
- Could include alcohol, illegal drugs, illegal use of prescription drugs, tobacco in all forms.
- As a private landlord, we set the rules for our home.
 - States where marijuana is legal for medical and / or recreational purposes.



5. CONTACT INFO FOR HOUSE CORPORATION

Why?

- Include name(s) and contact info for at least one house corporation volunteer
- Assures parents that adults are involved in the management of the facility
- Gives members and parents an easy outlet to contact with questions



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