

Housing packet explains tenant pitfalls

A student wants to live off-campus.

Perhaps it's his first experience as a tenant so he has little knowledge of his legal rights as a renter, what to look for to insure safe and decent housing or what is a fair lease.

But he may find himself "dealing with one of the many Lincoln landlords who tend to take advantage of student tenants," warns Bill Arfmann, chairman of ASUN's Human Rights Committee, in a letter.

The letter is included in a packet for distribution to some 12,000 off-campus students, especially the 8,000 renters. The packet will be distributed

besides pre-registration material in the Nebraska Union and the Administration Building, this week.

THE PACKET includes a summary of a Lincoln housing analysis written by University student Linda Schaffer, a list of services provided by the University Housing Office and a "Tenants Guide to Off-Campus Housing."

The guide, adapted from a Boulder, Colorado, pamphlet, offers "very sound advice" concerning considerations before renting, inspection of premises, leases, complaints to landlords, evictions and information services, Arfmann

said.

Edited mainly by Arfmann and Dave Kremer, Lincoln VISTA worker, the guide was also read by a member of the Lincoln Legal Services.

The pamphlet focuses on lease clauses which it is wise to accept or reject, Arfmann said. He emphasized that the tenant has a right to negotiate a lease.

"**IN THEORY** any contract is supposed to be signed only after both parties have reached agreement on the terms of the contract," the pamphlet states. "In Lincoln a leasing contract is signed only after the prospective tenant agrees to the terms of the landlord."

The pamphlet also calls for the formation of a Student Tenants Union. Its authors assert that although the individual tenant can do very little against a landlord, there is an alternative.

"Tenants can act collectively with other tenants who are caught in the same

situation. When individuals in similar situations band together they have a far greater chance of success than they do separately," the pamphlet states.

Besides their own problems as tenants, students need to examine the University's role regarding "the critical housing shortage in Lincoln," states the summary of Schaffer's housing report.

She notes that low-income Lincolmites and students seek the same low rental units resulting in an unfavorable situation for both groups while "landlords are able to jack up rents to an unrealistic level."

THE SHORTAGE of housing on the rental market has been increased by recent city and University purchasing activities, Schaffer adds.

The city is buying land to construct the Northeast Radial, a future highway, and the University for future expansion.

Also included in the packet is a list of services provided by the Office of University Housing currently located in Administration 103. The office will move to Seaton Hall in approximately three weeks.

These services include a listing service of available apartments and rooms, inspection of all off-campus housing registered with the University, interpretation and advice on existing University housing policy, consultation with the landlord and student relative to contractual and operational relations and investigations of all complaints.

Ely Meyerson, director of housing, states, "Historically, the University of Nebraska has maintained a strong interest in providing such assistance, since it is believed that the student's residence plays an important role in his total educational experience."

CALENDAR

- Noon-- Kappa Kappa Psi; Union
- Noon - Inter Campus Business & Finance Officers; Union
- 12:30 p.m. - Inter Varsity Christian Fellowship; Union
- 1:30 p.m. - Chaperones Club; Union
- 2 p.m. -- History Dept. Seminar; Union
- 2:30 p.m. - CSL Committee on Student Organizations; Union
- 3:30 p.m. - Builders, College Days; Union
- 3:30 p.m. - Union Coffee House Committee; Union
- 5 p.m. - Corncobs; Union
- 6 p.m. -- Special Services-Tutoring; Union
- 6 p.m. -- Union Program Council; Union
- 6:30 p.m. -- Montgomery Lectures-Dinner; Union
- 6:30 p.m. -- Bowling Organization Meeting; Union
- 6:30 p.m. - Quiz Bowl Board; Union
- 7 p.m. - Quiz Bowl; Union
- 7 p.m. - 4-H Club; C. Y. Thompson Library
- 7 p.m. - Young Democrats--Sen. Wayne Ziebarth; Union
- 7 p.m. - Quiz Bowl Isolation; Union
- 7:30 p.m. - Math Counselors; Union
- 7:30 p.m. - Circle Circle K; East Union
- 8 p.m. - U.N.S.E.A.; Union
- 8 p.m. - Human Relations Insight League; Union
- 8 p.m. - Free University "Issues & Confrontations"; Union
- 8 p.m.- Nebraska Council of American Youth Hostels; Wesley Chapel
- 9 p.m. - Ag. Advisory; East Union
- 9:30 p.m. - Young Americans for Freedom; Union
- 9:30 p.m. - Mortar Board.

Sheldon Film Series JOURNEY INTO FEAR

Eric Ambler's bizarre tale of psychological terror has Orson Welles' fine flair for melodrama stamped on every scene. From the first moment Mr. Welles' touch is evident and his acting is superlative.

Sheldon Auditorium
TONIGHT
8:00 P.M.

ISSUE: Implementation of PACE Proposal KNOW THE ISSUE AND VOTE

WEDNESDAY, APRIL 7
SPRING GENERAL ELECTION
ASSOCIATION OF STUDENTS OF THE
UNIVERSITY OF NEBRASKA (ASUN)

The following issue will be on the April 7 Spring ballot.

- I FAVOR:**
- PACE Committee Plan (refundable after tuition payment)
 - Regents' Committee Plan (deductible from tuition payment)

The PACE Committee plan and the Regents' Committee plan are two different ways of implementing the PACE proposal. The Pace (Program of Access to Campus Expenses) proposal calls for a special addition to student fees amounting to \$1.00 per student per semester and \$1.75 per student per summer session. The money thus raised will be used to provide scholarship funds for low income students which will be administered by the Office of Scholarship and Financial Aid. The Board of Regents on March 8 agreed to implement for a one calendar year trial period the plan which receives a majority vote in a referendum to be held on the Spring General Election.

PACE COMMITTEE PLAN
A vote in favor of the PACE Committee plan means you are voting for a plan to which the PACE fee will be \$1.00 per semester and \$1.75 per summer session. If you vote against the PACE Committee plan, you are voting for a plan to which the PACE fee will be \$1.00 per semester and \$1.75 per summer session. If you vote against the PACE Committee plan, you are voting for a plan to which the PACE fee will be \$1.00 per semester and \$1.75 per summer session.

Agriculture and Home Economics students vote at East Union from 8:00 am-5:00 pm and then at City Union Lounge from 5:00 pm-8:00 pm.
All other students vote at City Union Lounge from 8:00 am-8:00 pm.

Volunteers needed

Volunteers are needed for a summer project in the poverty area of Kansas City, Mo. One of the nation's most effective poverty penetration programs, the project has been described as "grass roots work" by Zoya Zeman, assistant coordinator of student activities.

The project is scheduled from June 7 to August 3. Volunteers must be at least 20 years of age. Room and board is provided.

Also needed are volunteers for international projects in Europe or Latin America. Sponsored by the American Friend Service Committee, these projects include three to six weeks of discussion groups and manual labor.

Anyone interested should contact Zoya Zeman in room 345 in the Nebraska Union, 472-2484.

Candidates face primary Tuesday

After the primary election for Lincoln city offices Tuesday, 10 candidates will no longer need to worry about their campaign spending, speeches or strategy.

Lincoln voters will trim a slate of 27 candidates, including three University students, to 17 contenders for mayor, city council, board of education and Airport Authority.

Political science major Bill

F. Bennett, Teachers College major John B. Breslow and business major William M. Hermes are vying to be among the eight candidates in the May 4 City Council general election.

Although the council race has not been as hotly contested as the mayoral race, voters may well face their toughest decision in choosing four of the 17 council contenders.

No major issue has emerged to differentiate the candidates. City involvement in housing, sewage treatment, bus transportation and planning and zoning were discussed in the campaign.

The voters will choose at

least seven new faces for the eight nominations since Councilwoman Helen Boosalis is the only incumbent in the race.

Voters Tuesday will also nominate two mayoral candidates for the May 5 general election.

Incumbent Mayor San Schwartzkopf elected in 1967, has faced charges against his leadership while in office from challengers Erv Peterson and Bill Davidson, both current City Councilmen.

Peterson is president of the Peterson Construction Company, Davidson is an insurance agent.

Both challengers have criticized the mayor for not exerting swift, strong and dynamic leadership. This they promise to do if elected.

Schwartzkopf has countered the attack by outlining the city's accomplishments during his term. He adds that Lincoln has been largely free from the chaos of other major cities.

Since only six candidates are seeking election to the board of education's four vacancies, no one will be eliminated in the primary. Eight could have been nominated by the voters.

Only incumbent Fredrick A. Eiche is running for the Airport Authority. Eiche is a property and casualty insurance agent who has been on the Authority since 1961.

LEGEND OF THE DIAMOND - BIRTHSTONE FOR APRIL

The gem of romance, the diamond is the symbol of marital happiness and good luck. Because it was believed to be the gem of harmony between man and woman, it has long been favored to grace the engagement ring.

The hardest of known substances, and certainly one of the most brilliant, the diamond has been described as "the fire that never burns out".



Sartor Hamann
Serving Lincoln Since 1905
1129 "O" STREET
Registered Jewelers American Gem Society

Europe— All in One Book!

SOFA publishes the only student travel book listing European Student Charter Flights, car plans, student trains, tours, hotels, restaurants, addresses, discounts, & more. (Over 200 pages)

Dear SOFA, Please send:
 The Official Student Travel Guide to Europe (& beyond!). I enclose \$2.50.
 Free information on individual student travel.

Name _____
Address _____
City _____ State _____ Zip _____

Mail to: SOFA, European Student Travel Center, 1560 Broadway, New York, NY 10036. (212 586-2080) 54

For tours to Eastern Europe, student hotels, riding & sailing camps, contact NBBS, 576 Fifth Avenue, New York, NY 10036 (212 765-7422).