

LANDLORD/TENANT RIGHTS AND RESPONSIBILITIES

The Rights and Responsibilities of both Landlords and Tenants have been defined by the South Carolina Landlord Tenant Residential Act. This law describes the responsibilities of both landlords and tenants and provides remedies for both parties when the other fails to live up to their responsibilities. The following lists some of the pertinent information contained in the Landlord Tenant Residential Act:

1. When signing rental agreements, be sure you know and understand what you are signing. Always read over the entire lease before signing anything.
2. Be sure that any oral maintenance agreements are put in writing in the lease.
3. If anything is being deleted or added to the existing lease, it should be initialed by both the landlord and the tenant.
4. Always follow up any oral conversations with a landlord in writing. It can be an informal friendly note, just something to let the landlord know something is "in writing" regarding your conversation.
5. In most situations, with or without a lease, both the tenant and the landlord are required to give 30 day notices in writing.
6. Deposits are normally charged (usually one month's rent) and there needs to be a designated time frame that the landlord has to return the deposit to the tenant, or provide evidence as to why all or only a portion of the deposit was not returned. The tenant is responsible for providing a forwarding address to the landlord.
7. Both landlord and tenant need to do a careful inspection and inventory of the property upon move-in. Any damage or necessary repairs need to be recorded.
8. When you are having a conflict with a landlord or tenant, remember to keep the lines of communication open. Always remain tactful.

All information taken from the Off Campus Housing Services Web site, which can be found at www.sa.sc.edu/rhuu/ochssproplisting.htm.

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