

Students warned of fall housing rush, contracts

By MARK VITEZNIK
Of the Emerald

As spring term rapidly draws to a close, the mad rush for off-campus housing for next fall will soon be well underway. The scramble to see who gets what and for how much is an annual spring-summer event in Eugene, and one that will not end until Sept. 28. But Lois Hill, director of Off-Campus Housing, warns "If you aren't picky about what you live in, you can wait until September. Otherwise, you had better have made arrangements by July."

Although many students are tempted to sign leases at first glance, Hill warns that there are several things to keep in mind before you sign the dotted line.

Hill said, too often, students don't take the time to simply read the contract before signing it. "If you don't understand something in the contract, ask about it. If it does not make sense to you, rewrite it or cross it out, making sure that both parties initial the change."

Verbal agreements can also cause problems. "When any verbal agreement to improve the apartment arises, like fixing the stove, the future renter should get the agreement in writing, including a date specifying when the work will be completed."

Hill also cautions students that "with a

lease of term agreement, the landlord cannot evict you or raise your rent, but you also must stay in the room until the agreement runs out."

Regarding the contract itself, students should make sure that all the blanks are either filled in or crossed out and that the landlord gives you a copy of the lease right away.

A common practice in Eugene, which Hill advises against, is giving advance deposits. "Often times students will make a deposit on a room before leaving for the summer. When they return, they may find that their room has been given to someone with a bigger deposit, and they're out of a room." Hill suggests that "before leaving for the summer, students pay the first month's rent and sign something to insure that their room will be there next fall when they return."

The best suggestion Hill has for students is to know the law. "OSPIRG has a renter's handbook which explains what is and is not legal in the state of Oregon." Students can pick the handbook up at the Oregon Student Public Interest Research Group office in Suite One of the EMU.

Finally, Hill adds that if a student suspects something is not right with his lease, he should contact the University's Legal Aid Service or Off-Campus Housing. What was said in Rome holds true today: "Let the buyer beware."

MEDCO recruiting interns

Students aid businesses

By JOHN MITCHELL
Of the Emerald

Oregon's minority businesses will receive management advice this summer from University business students. The Metropolitan Economic Development Corporation (MEDCO) soon will be recruiting students to help in their program of providing a wide range of management services for minority businesses.

Harvey Rice, MEDCO president, and representatives from various financial institutions will be on campus Tuesday to discuss requirements and services of the program with MBA consultants, a private, non-profit corporation formed by University graduate students.

The program is provided at no cost to qualified minority businesses through a contract with the Office of Minority Enterprises (OMBE), U.S. Department of Commerce. Under terms of the contract, MEDCO will offer management services and technical assistance, business packaging, advice on loan applications and assistance in procuring business contracts to minority persons who want to start a new business or strengthen an existing one. MEDCO defines minority businesses as those owned by Black Americans, Native Americans, Asian Americans, Chicanos and Eskimos.

Rice believes that in addition to providing high quality, low-cost business research and analysis for Northwest businesses,

DEQ needs info volunteers

The Department of Environmental Quality (DEQ) is looking for faculty and student volunteers to gather information for environmental research projects.

Student involvement on the projects is encouraged. A faculty sponsor is required to meet with DEQ staff, initiate the project

and provide primary supervision during the project. A DEQ staff person coordinating the project will serve as the primary project advisor.

students will gain experience, income and business exposure. "Student interns will gain valuable, practical experience through involvement in this program," explained Rice. "I'm told that many of the students we will be working with have aspirations of starting their own businesses one day; what better way to expand their experiences than to guide others through the process?"

Under the OMBE contract, MEDCO will serve 100 clients, 70 from the Portland metropolitan area and 30 from the Willamette Valley area of Marion, Polk, Linn, Benton and Lane Counties. Clients who wish services will be chosen on the basis of feasibility of the venture, technical skills, available capital and personal credibility.

Student interns, under the supervision of MEDCO staff, will assist clients with market studies, sales plans, operational plans, financial projections, accounting, break-even analysis and owner-operator evaluation.

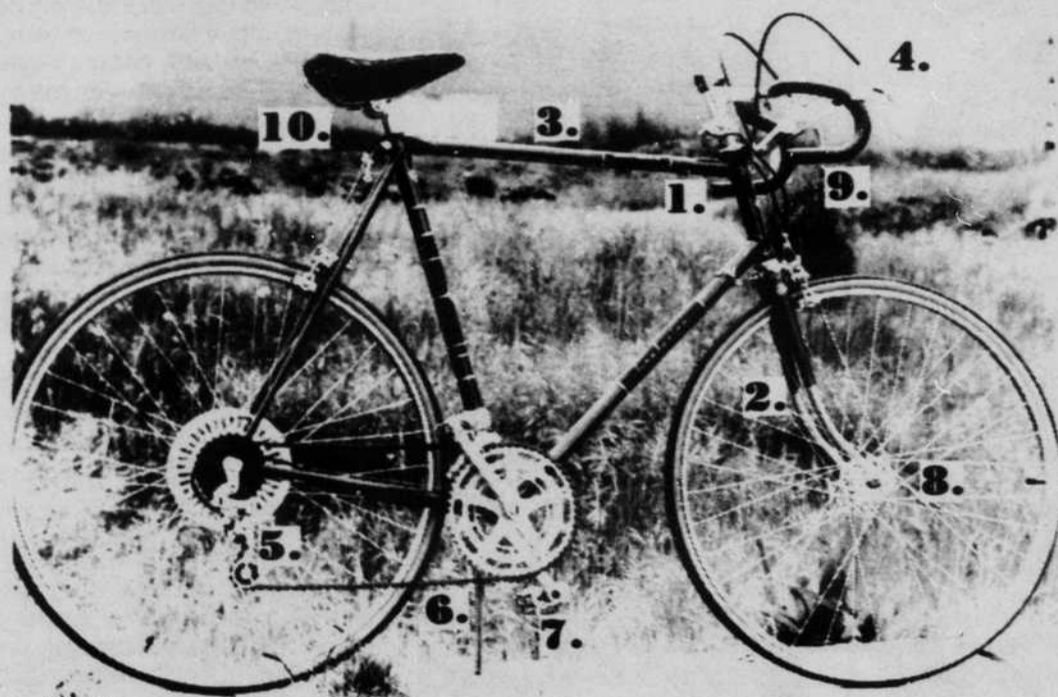
"Student contributions will be used in a 'real world' situation and clearly documented in the business package used by the client," said Rice.

Studies and plans prepared by the minority business person with the aid of the student intern will be reviewed by MEDCO project staff, which includes a management consultant, a financial analyst and a procurement specialist. This team will then develop an individual plan of assistance for each client, depending upon need.

Volunteers interested in any of the applied research areas may contact Aaron Novick, dean of the graduate school, 125 Chapman Hall.

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