

Our office is going to move abroad!

READING

LEVEL
Intermediate

NUMBER
EN_BE_2643R

LANGUAGE
English

lingoda

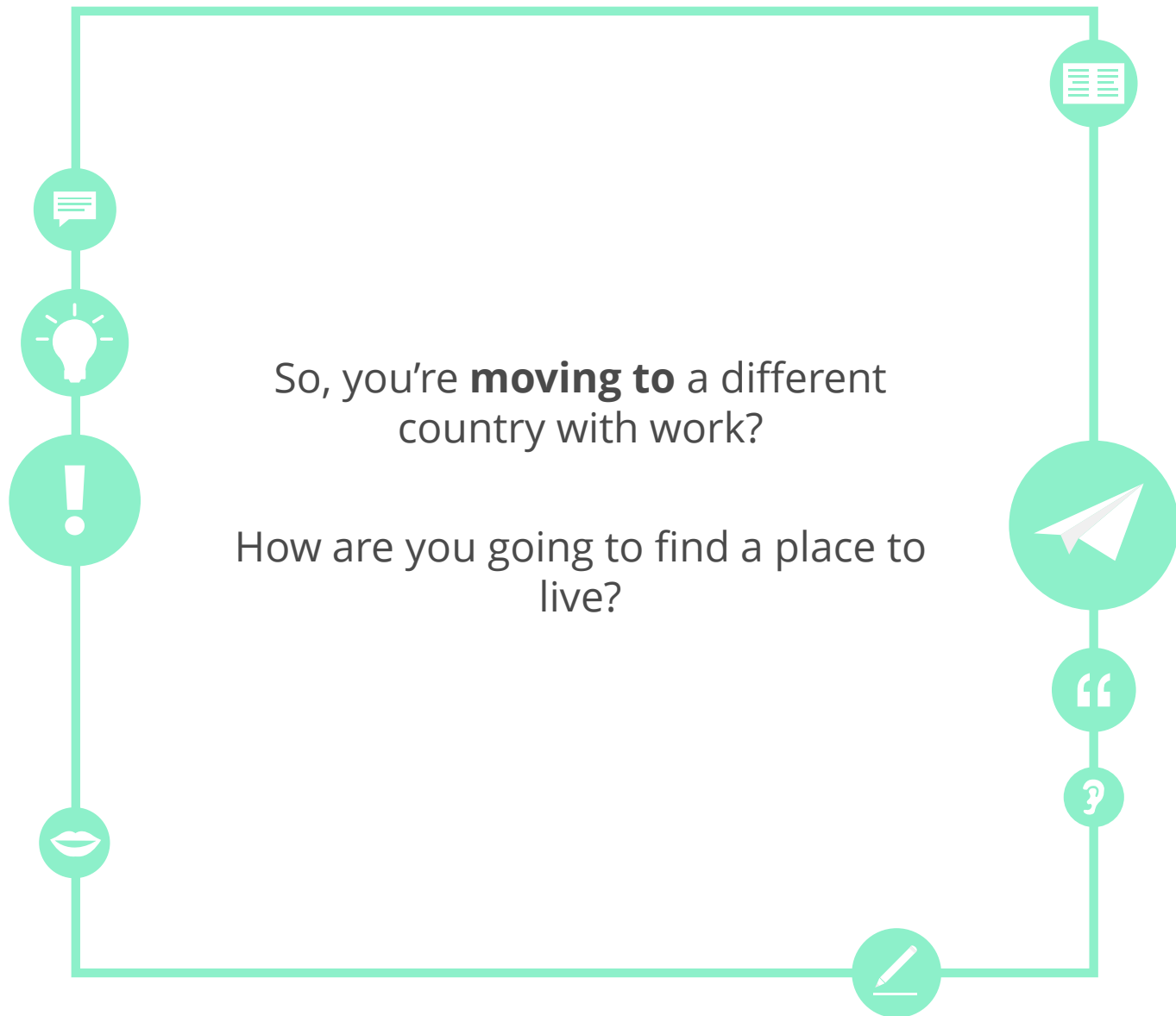




Goals

- Can understand a short text about an office move abroad.
- Can read and understand a simple rental contract.







Vocabulary review

contract

term

to move into

parties

damage deposit

furnished

utilities

rent

to give away



to pack up



Example sentences



I paid a big **damage deposit** when I **moved into** the new flat as it's furnished.

The **contract** includes the **term** and the **parties** to the agreement.



Utilities are not included in the **rent**.

He **packed up** his flat in two days and didn't **give away** any furniture.





Reading

Mark had been working as an engineer at a multinational company for three years. One day while he was at the office he got an email from his colleague. 'Our office is going to move to Thailand!' It was great news for him because he really liked the idea of living in Bangkok. What an adventure!

As the day approached, he had to think about where he was going to live and what to do with his current room. He was renting a double room in a shared house in east London. Fortunately, he did not have to give many things away.



Reading

He just packed up his clothes, books and some other personal belongings and was ready to move out.

His company offered to find accommodation for him to share with two other flatmates. Although he did not want to spend a lot on rent, he figured that living alone in Bangkok was actually cheaper than sharing in London.





True or False?

	TRUE	FALSE	DOESN'T SAY
1. Mark has worked as an architect at a multinational company for three years.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. His office is going to move to Thailand.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. He rented a single room in a shared house in East-London.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. He had to give away his flat screen TV.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The company did not offer to find accommodation for him.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. He found out that living alone in Bangkok was cheaper than sharing in London.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Discuss

Answer the following questions as a group.



1. Have you ever moved abroad for work before?

2. Would you like to move to Thailand? Why or why not?

3. Where else would you like to move to?



Imagine you...

... are Mark and you have just received the news you are moving to Thailand. Call your best friend and share the good news with them. Act out the situation with a partner!

- Talk about what you are going to do with your room.
- Also mention what you will need to look for in Thailand!





Reading

He decided to look for a flat on his own and he found a lovely advertisement:

Fully furnished 38m2 flat with one bedroom in central Bangkok.

Rent: \$400/month + utilities (gas, electricity, water).

One month damage deposit is necessary.

Call: +66-2-2134568.





Reading

He made a phone call to the estate agent's immediately:

Mark: Good afternoon, my name is Mark Adams. I am interested in the 38m2 flat. Is it still available?

Agent: Good afternoon. Yes, it is. You could see it on. Sa..riday.

Mark: Sorry, I didn't catch that, could you repeat that, please?

Agent: You can see it on Friday at 5pm.

Mark: Perfect, thank you.



Matching

Read the descriptions and find the words in the text.

1. This includes gas, water, electricity.
2. A regular amount paid to a landlord for a place to live.
3. With furniture.
4. Another word for an apartment.
5. An amount of money taken and held by the landlord before moving in.



Writing

Write a short rental ad for an apartment in your city. Use the text and the answers from the previous exercise to help you.

furnished

unfurnished

utilities

rent

flat

damage deposit



Speaking



**Have you
ever rented
a flat
before?**



Reading

Shortly after he arrived in Bangkok, Mark went to visit the flat. He loved it and decided he wanted to rent it right away.

A couple of days later he met with the estate agent and the landlady. The agent had prepared a rental agreement so the two parties could sign it. But, Mark had some questions and wanted to negotiate a couple of things.

Mark: So the contract says 'The rent is due on the 1st day of every month'. It would be better for me to pay on the 10th. Would it be possible to change that?

Landlady: Yes, it would. If that is more suitable for you.



Reading

Mark: Also, 'The term of the agreement shall be for 1 year, beginning on 8th April 2019 and the end of the contract is on 7th April 2020'. How flexible can you be on that?

Landlady: We can extend the length of the contract if we both agree.

Mark: That's great. I am happy to sign the contract.

Mark signed the contract and the agent handed him the keys. He moved in that very same evening, ready to start his new life in Thailand!



Writing a rental agreement

What are four basic things that are listed in a rental agreement? Use the boxes below to help you.

Who?
What?

How much?
How long?



A blank sheet of lined paper with a spiral binding on the left side, intended for writing the answer to the question above.



Here is a part of Mark's rental agreement

Complete it using the words below:
term / property / rent / parties

1. _____ in this agreement are *Kim Porter* hereinafter called Landlady and *Mark Adams* hereinafter called Tenant.
2. _____: Landlady hereby lets the following apartment to Tenant for the terms of this Agreement: *Apartment 1604, Henri Dunant Rd, Bangkok*.
3. _____ shall be for six months, beginning on *8th April, 2019* and ending on *9th April 2020*.
4. _____: shall be *\$400* due on the first day of each month.





Speaking

**Mark negotiated the moving out day in his agreement. What did he say?
What other phrases do you know to use for negotiation?**





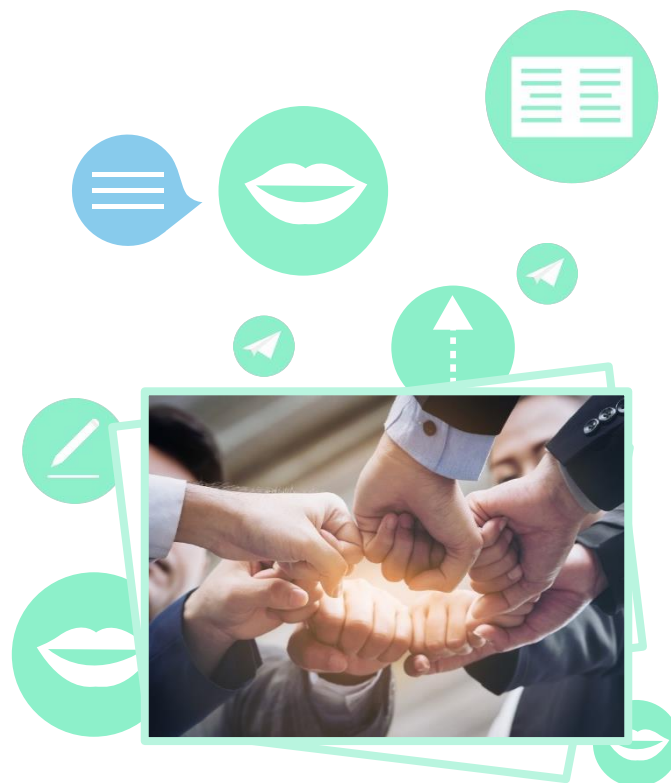
Look at the quote below

What do you think it means?
Do you agree with it or not? Why?

“

Let us never **negotiate** out of fear. But let
us never fear to **negotiate**.

”

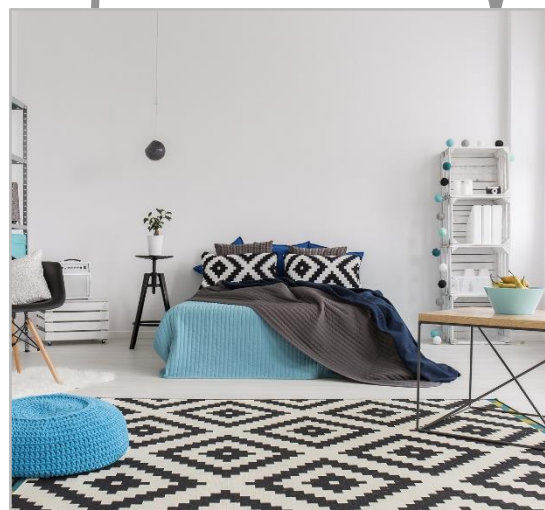




Imagine you are...

...also moving to another country for work. What kind of place would you like to rent? What is important for you when you sign a rental agreement? Use the pink box to help you!

- Location
- Price
- Size
- Flatmates
- Length of contact
- Pets





Answer key

Exercise 1, p.8

1. F
2. T
3. F
4. Doesn't say
5. F
6. T

Exercise 2, p.13

1. utilities
2. rent
3. furnished
4. flat
5. damage deposit

Exercise 3, p.19

1. Parties
2. Property
3. Term
4. Rent



Reflect on the goals

Go back to the second slide of the lesson and check if you have achieved all the goals of the lesson.

yes

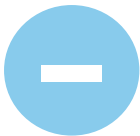
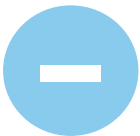
no





Reflect on this lesson

Think about everything you have seen in this lesson.
What were the most difficult activities or words? The easiest?



If you have time, go over
the most difficult slides again





Unscramble the sentences

A

is due on

every month.

the 1st day of

The rent

C

the same evening.

from the hotel

He took his suitcases

and moved in

B

double room in

a shared-house

in East London.

He rented a

D

and he decided

Mark loved

the flat

to rent it.



Homework writing activity

Imagine that Mark did not like the flat and he did not sign the contract. Find the perfect flat. Write an advertisement to help him.

○	Flat for rent:
○	
○	
○	
○	
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○	
○	
○	
○	
○	



Homework answer key

Exercise 1, p.27

- A) The rent is due on the 1st day of every month.
- B) He took his suitcases from the hotel and moved in the same evening.
- C) He rented a double room in a shared-house in East London.
- D) Mark loved the flat and he decided to rent it.



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