Need a outline- sample below:Please include all information listed for the facts. Citations and all need I've included a sample memorandum

**Sample Outline #1**

**Title: Frederick Douglass**

**Thesis**: Frederick Douglass played a crucial role in securing the abolition of slavery and equality of African-American rights through his actions, ideas, and efforts as a lecturer, author/publisher, and politician.

I.Introduction

A.Thesis

B.Roles/Arguments

II.Douglass as Lecturer

A.History as slave and acquisition of education

1)He “experienced slavery”

2)Literacy allowed expression

B.Early lectures, including initial speech before Garrison

1)Success of initial speech

2)Goals for future speeches

C.Effect of lectures on society

1)Open eyes

2)Encourage activism

III.Douglass as Author/Publisher

A.*Narrative*’s success and effect

1)Springboard for paper

B.Goals/hopes for paper

C.Garrison set-back and significance

D.Significance of Paper

IV.Douglass as Politician

A.Key trait for success

B.Goal of political activism

C.Efforts for Republican party

1)Significance of efforts

D.Black soldier enlistment crusade

E.Joining of Republican party

1)Significance of efforts

V.Conclusion

A.Summarize arguments and efforts

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Draft needed sample below

Sample memorandum below:

**MEMORANDUM- sample**

TO: Donna Mandl

FROM: Student

RE: Mr. Slumlord Rental Case

DATE: October 28, 2007

**Issue**

Issue 1: Whether Mr. Slumlord will be held liable for holding an amount of 3 months rent for a security deposit for Ms. Tennant’s apartment?

Issue 2: Whether Mr. Slumlord will be held liable for making the necessary repairs to the heat and rodent infestation in Ms. Tennant’s apartment?

**Brief Answer**

Issue 1: Yes. Mr. Slumlord will be held liable for holding an excessive security deposit. He is holding three months worth and legally he’s only allowed to hold up to two months.

Issue 2: Yes and No. Mr. Slumlord will be held liable for making the necessary repairs to the heat in Ms. Tennant’s apartment because it is required by Maryland law. Mr. Slumlord will not be held liable for the rodent infestation because Ms. Tennant is the only tenant with this type of complaint.

**Facts**

First, Mr. Slumlord is withholding 3 months rent as a security deposit on Ms. Tennant’s apartment, and Ms. Tennant claims she was advised by a paralegal friend that this was against the law.Second, Ms. Tennant claims the heat in her apartment is not working properly and as it is now approaching the fall, she is demanding it be fixed.Third, Ms. Tennant claims that the apartment is infested with rodents; however, no other tenants in her building (there are 12 apartments in Ms. Tennant’s building, which is entirely owned by Mr. Slumlord) have made any such complaints. The lease agreement specifically disclaims any responsibility of Mr. Slumlord to make any repairs on the premises.

**Analysis**

Security Deposit

According to Maryland law, “ a landlord may not impose a security deposit in excess of the equivalent of two month’s rent per dwelling unit, regardless of the number of tenants. “ Md. Code. Ann., Real Prop. §8-203 (2007). Mr. Slumlord will be held liable for charging an excessive security deposit. He is holding three months rent for the security deposit and he’s legally only allowed to hold two months worth of rent. This statute also states that if a landlord imposes an excessive security deposit, “the tenant may recover up to threefold the extra amount charged, plus reasonable attorney’s fees.” Md. Code. Ann., Real Prop. §8-203 (2007). This case is similar to Camer v. Lupinacci, 96 Md. App. 118, 623 A.2d 726 (1992).

In Camer, the appellees’ landlord demanded payment of a security deposit that was equivalent to three months rent, and that this violated Maryland law. Id., at 120, 623 A.2d at 727. The court held that the appellant required a security deposit that exceeded the amount allowed by statute and the appellees’ were entitled to a summary judgment. Id., at 122, 623 A.2d at 728. The court also held that the appellees’ were entitled to treble damages from the appellant. Id.,at 120, 623 A.2d at 727. Treble damages are “damages that, by statute, are three times the amount that the fact-finder determines is owed.” Black’s Law Dictionary 335 (8th ed., West 2005). Like the Camer case, Mr. Slumlord has charged Ms. Tennant three months rent for her security deposit. Since this goes against Maryland law, Ms. Tennant has the right to recover damages. She can recover treble damages from Mr. Slumlord as long as she brings action during her tenancy in the apartment complex or within two years after the termination of her lease. Md. Ann. Code. Real Prop. § 8-203 (2007).

Necessary Repairs

Mr. Slumlord has also refused to repair Ms. Tennant’s heat and rodent infestation problem. A landlord has a duty to repair any condition or defect that poses a threat to the life, health, or safety of his tenants. Md. Ann. Code., Real Prop. §8-211 (2007). These conditions include: lack of electricity, light, heat or running water, lack of adequate sewage disposal, the existence of any structural defect that poses a serious threat to physical safety, rodent infestation of two or more apartments, and the existence of any condition that causes a health or fire hazard to the apartment complex. Id., at § 8-211. The case Stevan v. Brown (54 Md. App. 235, 458 A.2d 466 (1983), reflects this statute.

In Stevan, the appellants filed a complaint with the landlord in regards to the lack of heat and other conditions that prevented them from successfully carrying out their business. The court ruled that the lack of heat and other essentials were necessities that a landlord should provide in order for a tenant to carry out their business. Id., 458 A.2d at 466. The court also stated that if the behavior of a landlord is, “ so serious as to amount to the deprivation of ‘the essence of what the landlord is to provide,’ then the landlord will be liable to the tenant”. Id., at 248, 458 A.2d at 474. Like the landlord in Stevan, Mr. Slumlord is liable to fix the heat in Ms. Tennant’s apartment. She still has the right to have adequate heating during the fall and winter months according to Maryland law. A lack of heat can deprive Ms. Tennant from a healthy and safe living environment as well.

On the issue of rodent infestation, Mr. Slumlord will not be held liable. Ms. Tennant is the only tenant out of 12 apartments that has brought a complaint about the infestation. Maryland law requires that at least two or more tenants in the same apartment complex must bring an infestation complaint to Mr. Slumlord before he becomes responsible for terminating the rodents. Md. Code. Ann., Real Prop. §8-211 (2007). If Ms. Tennant can prove that another tenant in her complex has an infestation, she can rightfully bring a complaint to Mr. Slumlord.

One of the requirements under §8-211 is that the tenant give the landlord proper notice either by certified mail, actual notice of the conditions, or by a written statement from an appropriate government agency. Md. Code. Ann., Real Prop. §8-211 (2007). Ms. Tennant has already given actual notice of the problems to Mr. Slumlord. If after a reasonable time, Mr. Slumlord still hasn’t repaired Ms. Tennant’s apartment, she can bring an action of rent escrow to pay rent to the court because of the problems with her apartment, or she can stop paying her rent and use those problems to assert an affirmative defense to an action for distress for rent. Md. Code. Ann., Real Prop. §8-211 (2007). If Ms. Tennant decides to do this, Mr. Slumlord will ultimately be responsible for making the necessary repairs to her apartment.

The clause in the lease releasing Mr. Slumlord from making any repairs on the premises of the apartment complex is void under Maryland law. Md. Code. Ann., Real Prop. §8-208. The statute says that any provision in a lease that has the tenant waive their rights or remedies that are supplied by applicable law is prohibited. In the case of Forrest v. P & L Real Estate Inv. Co., the court explains that, “…all landlords be deemed to give an implied warranty for fitness of human habitation ‘in any written or oral lease or agreement for rental of a dwelling intended for human habitation.’” Forrest v. P & L Real Estate Inv. Co., 134 Md. App. 371, 389, 759 A.2d 1187 (2000). The court goes on to say that, “ according to this implied warranty, all landlords warrant that ‘the premises shall not have any conditions which endanger the sanitation, lack of heat, lack of running water, or lack of electricity.’” Id., at 394, 759 A.2d at 1200.

Ms. Tennant can disregard the clause included in her lease as to those items of habitability. Mr. Slumlord is responsible for making her apartment suitable for human habitation. She did not waive her rights in this matter. In conjunction with Md. Code. Ann., Real Prop. §8-211, Ms. Tennant has every right under the law to expect Mr. Slumlord to be held liable for making the necessary repairs. A landlord is supposed to do whatever is necessary to “keep the premises in a fit and habitable condition,” and provide tenants with required items such as running water and heat. 49 Am. Jur. 2d Landlord and Tenant §456 (2007).

**Conclusion**

Mr. Slumlord will be held liable on the issue of charging Ms. Tennant an excessive amount for a security deposit. He charged three months rent, and he is only legally allowed to take a maximum of two months rent. As a result, Ms. Tennant can recover treble damages and attorney’s fees against Mr. Slumlord on this matter. She also can bring an action of rent escrow to the court in order to get him to fix her apartment. In addition to these facts, Mr. Slumlord is required by Maryland law to repair her heat because it is a necessity to make the apartment habitable. At this time, he will not be held liable for the rodent infestation in Ms. Tennant’s apartment. She is the only tenant with this type of complaint, and Maryland law requires that at least 2 apartments in the same complex be infested before a landlord becomes liable for repairs.