

What To Know Before You Rent

Lease Agreements

- The *lease agreement lays out all the rules, policies, and guidelines of the owner.*
- The lease agreement may be a lease with specific time frame or a month-to-month agreement.
- **This is the governing document from the beginning of the lease until the end of the lease.**
- **Month-to-month agreement**— A month-to-month agreement means that you will live in the unit and pay rent on a monthly basis. The termination and expectations for notice are the main differences.

Reminders:

- Inspect the unit prior to renting OR signing any documentation.
- Always document the condition of the rental unit at the beginning AND the end of a rental period using a Move-In and Move-Out form.
- Read **the ENTIRE** lease agreement **BEFORE** you sign it.
- **PRIOR TO SIGNING** the lease agreement (which starts the rental relationship), you **MUST** verify that all amount(s) are disclosed and the amount(s) **MUST** match what was discussed and provided during the **PRE-LEASE** period.
- **If any amounts differ, you may request ANY monies exchanged PRIOR to the full lease execution.** It is important to note, this **MUST** be done within five (5) **BUSINESS** days after you received the lease. The lease **MUST** be unsigned to request this return of funds. The landlord must then return the monies exchanged for this transaction to you within five (5) **BUSINESS** days after the day on which the landlord receives your written demand.
- Any communication between the lessee and the lessor **MUST** be documented to show the amounts, dates and the request. Helpful for both parties to make sure that both parties are in compliance.
- Because the agreement is a contract, you are bound by the law to comply with it. **If there is something in the lease that you don't understand, ask for clarification. If there is something you do not like, don't sign it.** It's better to take a loss on the application money you put down than it is to be miserable in your rental or face eviction because you didn't comply with the agreement.