



Lease Review Checklist

Review these key items before signing your next rental agreement.

☒ Basic Terms

- Rent amount is clearly stated
- Rent due date and grace period listed
- Accepted payment methods (check, ACH, portal, etc.)

☒ Security Deposit

- Amount of deposit required
- Conditions for refund are explained
- Timeline for return after move-out is specified
- Itemized deductions policy included

☒ Lease Duration & Renewal

- Lease length (month-to-month, 12-month, etc.) is correct
- Renewal terms are clearly stated
- Rent increase policy explained

☒ Maintenance & Repairs

- Landlord's responsibility for major repairs is outlined
- Tenant responsibilities (light bulbs, minor fixes) are clear
- Procedure for requesting repairs is included



☒ **Utilities & Fees**

- Which utilities are included (water, gas, electric, trash, internet)
 - Average cost of tenant-paid utilities provided
 - Extra fees listed (parking, storage, pet rent, amenity fees)
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☒ **Guests & Subletting**

- Guest policy is explained (limits, timeframes)
 - Subletting rules included
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☒ **Pets**

- Pets allowed or not allowed
 - Pet deposits, monthly pet rent, and restrictions outlined
 - Service/ESA animals covered correctly (no fees allowed by law)
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☒ **Alterations & Personalization**

- Rules on painting, shelving, or other changes explained
 - Policy for restoring the unit at move-out included
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☒ **Early Termination & Breaking Lease**

- Policy for ending lease early is written
- Fees or penalties for breaking lease are clear



☒ **Landlord's Right to Enter**

- Notice required before entry (24–48 hours, except emergencies)
 - Allowed reasons for entry are explained
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☒ **Other Protections**

- Renters insurance requirements listed
 - Fair housing statement included
 - Signatures and dates from both landlord and tenant
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💡 Pro Tip from Marilyn Archer:

Always ask for a copy of the lease in advance. Take the time to review line by line, and don't be afraid to ask questions before signing. This checklist is your tool to protect yourself.