

Lease Review Checklist

Who this is for: Renters who want a clear, manual checklist before signing a lease.

Start with the basics

- Correct names, unit number, and address
- Lease start and end dates
- Rent amount, due date, and payment method
- Security deposit amount and return timeline (if stated)

Fees and costs to confirm

- Late fees and when they apply
- Utility responsibilities
- Pet fees or monthly pet rent
- Parking, storage, or amenity fees

Clauses to pay attention to

- Entry notice rules
- Repair responsibilities
- Subletting or roommate rules
- Automatic renewal terms

This is an educational resource. Laws vary by state.

Plain-language red flags (examples)

- Waiving rights or giving up habitability protections
- Unlimited landlord entry without notice
- Non-refundable deposit labeled as a deposit
- Tenant responsible for major building repairs
- One-sided attorney fee clauses

Questions to ask (not advice)

- How are repairs requested and tracked?
- What is the notice window for entry?
- What is the process to end or renew the lease?
- What fees can change during the lease term?

How to keep a clean record

- Ask for answers in writing
- Save emails, texts, and documents
- Keep a copy of the signed lease

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Final review before signing

- Every blank is filled in
- All promises are written into the lease
- You understand the move-out notice period
- You know where to send written requests
- You have a copy of building rules

Quick organization tip

- Create one folder for lease, photos, receipts, and messages
- Name files by date so they are easy to find later

If something feels unclear, pause and ask for clarification.

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