Lease Clauses to Read Twice Before Signing

Start by reading these 12 clauses twice. If anything is unclear, ask before you sign. For legal advice, you need a lawyer.

1. **Automatic renewal** ☐
   Does the lease renew on its own, and how much notice stops it?
2. **Early termination** ☐
   What does it cost to leave early, and is there a notice period?
3. **Rent increases** ☐
   When and how much notice is needed, and are there limits?
4. **Late fees** ☐
   The amount, the due date and any grace period.
5. **Landlord entry** ☐
   How much notice before someone enters your home?
6. **Repairs and maintenance** ☐
   Who fixes what, and how do you report problems?
7. **Subletting and assignment** ☐
   Whether you can sublet or transfer the lease.
8. **Guests and roommates** ☐
   Limits on who can live with you or stay over.
9. **Pets** ☐
   Rules, deposits, monthly fees and size or breed limits.
10. **Security deposit terms** ☐
    The amount, where it's held and the return deadline.
11. **Utilities** ☐
    Which you pay, which are included and who the account is under.
12. **Move-out requirements** ☐
    Notice, cleaning, key return and the final inspection.

General information, not legal advice. Rules differ by state and city, so check your local tenant rules.