What is a Lease?

A lease is a legal, binding agreement between you and your landlord. Leases last typically for one year. The lease describes all terms of the rental agreement between yourself and your landlord.

Standard Lease:

- **Sept 1**
- **Aug 31**

A standard lease must include:

- Name of all tenants
- Landlord contact information
- Address of the apartment
- The term of the lease
- Monthly rent amount and when it is due
- Repairs: Who to contact
- Subletting Conditions
- Utilities included/not included?

IN ADDITION:

The standard lease may also include an attachment form your landlord, known as an addendum.

These are "extra rules" that the landlord will apply to your apartment.

Before You Sign

Read the lease thoroughly!

Have questions, or want to better understand the terms of your lease?

Stop by

226 Curry Student Center
Call 617-373-8480 or email offcampus@neu.edu to set up an appointment!

OR

Tweet or Facebook Message us with any questions!

@nouffcampus

Off Campus Student Services

Know Your Rights...

- Housing Codes: The landlord must provide a safe and sanitary apartment.
- Fire Safety: Landlords are required to provide AND maintain smoke detectors in the apartments and common area of their building.
- Retaliation: Your landlord cannot evict you or raise your rent in response to you exercising your legal rights.
- Notice: Landlord, maintenance, or realtors must give reasonable notice before entering apartment

...and Responsibilities

- Provide correct information.
- Sign and keep a copy of the lease.
- Follow all terms in your lease.
- Write down and document any damages upon moving in.
- Pay your rent on time.
4 Important Tips

- Ask Questions!
- Don’t be afraid to request changes to the lease.
- Get everything in writing!
- Sign with a landlord and realtor you trust.
- Photograph any damages upon moving in.
- Remember, no more than 4 undergraduate students may live together in Boston!
- Know the difference between legal and illegal fees.

5 Red Flags

"Red Flags": if something feels off about the apartment or the landlord, follow your gut!
- Does your landlord respond quickly to your requests?
- Have you physically seen the apartment?
- Are they asking for more money than legally required to provide?

"As is" clause --> the apartment will be taken as is, in the present condition. Make sure to see the apartment before signing the lease.

6 Key Terms to Know

Co-signer (guarantor)
Person who can co-sign your lease for credit purposes.

Landlord
The owner of the apartment.

Lease
A legal contract between you and your landlord; usually for a 12 month period.

Property Manager
An individual or company hired by the landlord to handle day-to-day functioning of the property.

Realtor
A person who represents the landlord and shows the apartment; charges a realtor fee.

Security Deposit
A fee equal to one month’s rent held by the landlord. It can be refunded at the end of the lease if there are no damages.

Sublet
Renting a room within the apartment to cover the rent when one tenant is away (on co-op, for example).

Tenant
Person(s) renting the apartment.

Utilities
Extra expenses needed for the use of your apartment (examples, electricity, heat, gas, trash disposal, internet).

Are You a Lease Genius?

Expert Tips and Tricks