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:**

- 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 from 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@northeastern.edu to set up an appointment!

**OR**

Tweet or Facebook Message us with any questions!

@nuoffcampus

Off Campus Student Services

**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.
- Remember, no more than 4 undergraduate students may live together in Boston!
- Know the difference between legal and illegal fees.

**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?

**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).

**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.

**Are You a Lease Genius?**

Expert Tips and Tricks