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Professional Document Analysis Report

Sample: Residential Lease Agreement

260 words • TEXT document • Analyzed on 6/12/2025

Ø=Þáp Risk Assessment

& þ MODERATE RISK

Some terms require attention

Executive Summary

This document is a residential lease agreement for an apartment in Portland, OR, outlining the terms and conditions between the landlord, Sunset Properties LLC, and the tenant. It covers the lease duration, rent payment details, responsibilities for utilities, property use restrictions, maintenance obligations, deposit handling, termination conditions, and liability requirements.

Key Findings

Positive Terms

- Clear lease term with specific start and end dates
- Landlord responsible for major repairs and appliances
- Utilities provided by landlord include water, sewer, and trash collection

⚠ Requires Review

- Non-refundable cleaning fee included in the security deposit
- Tenant responsible for repairs under \$100
- Early termination fee equivalent to two months' rent

⚠ Red Flags

- Landlord may terminate immediately for any lease violation
- Holdover tenancy charged at 150% of monthly rent
- Tenant liable for all damages regardless of deposit amount

ØÜÖ Detailed Analysis

1. Lease Term

ØÜÖ LOW RISK

The lease is for one year starting January 1, 2025, and ending December 31, 2025. After this period, it continues month-to-month unless terminated.

2. Rent and Fees

Ø=ßá MODERATE RISK

Monthly rent is \$2,400, due on the 1st of each month. A late fee of \$150 applies if rent is more than 5 days late. A security deposit of \$2,400 is required, with a non-refundable cleaning fee of \$200. A pet deposit of \$500 per pet is needed, with a maximum of two pets allowed.

& þ C o n c e r n s :

- Non-refundable cleaning fee
- High late fee

3. Utilities and Services

Ø=ßá LOW RISK

The tenant is responsible for electricity, gas, internet, and cable, while the landlord provides water, sewer, and trash collection. Utilities must remain in the tenant's name.

4. Property Use and Restrictions

Ø=ßá MODERATE RISK

The property is for residential use only, with a maximum of two occupants. Smoking is prohibited, and no loud music or parties are allowed after 10 PM. Alterations require written consent, and subletting needs prior approval.

& þ Concerns:

- Strict no-smoking policy
- Subletting restrictions

5. Maintenance and Repairs

Ø=ßá MODERATE RISK

The tenant is responsible for repairs under \$100, while the landlord handles major repairs and appliances. A 48-hour notice is required for non-emergency entry, and tenants must report maintenance issues within 24 hours.

& þ Concerns:

- Tenant responsible for minor repairs

6. Deposit and Damages

Ø=Ý4 HIGH RISK

The security deposit covers damages beyond normal wear and tear. The landlord has 60 days to return the deposit after move-out. Tenants are liable for all damages, and professional cleaning is required upon move-out.

& þ C o n c e r n s :

- Tenant liable for all damages
- Professional cleaning requirement

7. Termination and Penalties

Ø=Ý4 HIGH RISK

A 60-day notice is required for termination. An early termination fee of two months' rent applies. Holdover tenancy incurs a charge of 150% of the monthly rent. Immediate termination is possible for any lease violation.

& þ C o n c e r n s :

- Immediate termination for any violation
- High holdover tenancy charge

8. Liability and Insurance

Ø=ßá MODERATE RISK

The tenant must have renter's insurance with a minimum coverage of \$100,000. The landlord is not liable for theft, damage, or injury on the property. Tenants are responsible for their guests' actions and damages.

& þ Concerns:

- High insurance requirement

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