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Document Analysis Report

Analysis Report

Document: Sample: Residential Lease Agreement

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Overall Risk Assessment

Moderate Risk

Executive Summary

This Residential Lease Agreement outlines the terms and conditions for renting an apartment at 456 Oak Avenue, Apartment 2B, Portland, OR. It specifies the responsibilities of both the landlord and tenant regarding rent, utilities, property use, maintenance, and termination of the lease.

Key Findings

' Positive Terms

- Clear lease term with month-to-month option after initial period
- Landlord responsible for major repairs and appliances
- Landlord provides essential utilities like water and trash collection

& Requires Review

- Non-refundable cleaning fee included in the security deposit
- High late fee and early termination fee
- Tenant responsible for minor repairs under \$100

& 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

Detailed Analysis

1. Lease Term

LOW

The lease starts on January 1, 2025, and ends on December 31, 2025. After this period, it continues month-to-month unless terminated.

2. Rent and Fees

MODERATE

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 \$200 non-refundable cleaning fee. A pet deposit of \$500 per pet is also required.

Concerns:

- High late fee
- Non-refundable cleaning fee

3. Utilities and Services

LOW

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

LOW

The property is for residential use only, with a maximum of 2 occupants. Smoking and loud music are prohibited, and subletting requires approval.

5. Maintenance and Repairs

MODERATE

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

Concerns:

- Tenant responsible for minor repairs

6. Deposit and Damages

HIGH

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

Concerns:

- Tenant liable for all damages
- Professional cleaning required

7. Termination and Penalties

HIGH

A 60-day notice is required for termination. An early termination fee equals 2 months' rent. Holdover tenancy is charged at 150% of the monthly rent. The landlord can terminate the lease immediately for any violation.

Concerns:

- Immediate termination for any violation
- High holdover tenancy charge

8. Liability and Insurance

MODERATE

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. The tenant is responsible for guest actions.

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