

# RESIDENTIAL LEASE AGREEMENT (Example with Red Flags)

1. Rent & Fees: Tenant agrees to pay base rent plus any additional fees determined solely by Landlord at any time, without notice.
2. Security Deposit: A security deposit equal to three months' rent is required and is non-refundable for any reason.
3. Repairs & Maintenance: Tenant is responsible for all repairs, including structural, plumbing, electrical, and appliance failures, regardless of cause.
4. Entry by Landlord: Landlord may enter the premises at any time, without notice or reason.
5. Termination: Landlord may terminate this lease at any time, for any reason, with 3 days' notice. Tenant may not terminate early under any circumstances.
6. Rent Increases: Rent may be increased at any time during the lease term, at Landlord's discretion.
7. Legal Rights: Tenant waives the right to sue Landlord, join class actions, or withhold rent for habitability issues.