**CONTRACT ANALYSIS ASSIGNMENT**

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The contract analyzed is a lease agreement for an apartment that I personally took part in. The contract is between the Courts Apartment Complex as the offeror and my roommates and me as the offeree. The lease contract has multiple clauses within it, such as acceptance, liability, and consideration. As much as this contract seems to be a standard lease, there are always clauses that must be analyzed.

In a contract, once an offer has been presented, the offeree must accept to the terms of the lease. The acceptance of an offer creates a binding agreement or a contract; all the other elements of a contract must be present. In this example, for acceptance, the lease asks for signatures signed by the offerees of the contract.

Another clause that appears in this contract is the agreement to make a contract at a future date. The clause states, no other contract may arise when the parties merely agree that at a future date they will consider making a contract or will make a contract on terms to be agreed on at that time, in such a case, neither party is under any obligation until the future contract is made. The lease states that the lease does not automatically renew and end on the ending date. If the tenant desires to remain in the premises beyond the ending date, tenant must execute a new lease. Landlord may, but is not obligated to enter a new lease with the tenant.

To make this lease valid, consideration must be given. Consideration is what each party gives up to the other in making their agreement for a consideration to exist. Something of value must be given or promised in return for the performance or promise of performance of the other in the case of the lease. The consideration here is the offeree paying rent for the offeror renting out the apartment to the offeree. Thus, there was a bargained-for exchange and consideration given for that exchange in the contract. It also makes the contract enforceable. Another payment that must be paid at the start of the lease is the security deposit. A form of compensation for damages, called monetary damages, is a sum of money that will compensate a party for any damages done. If the condition of the apartment is not held to the standards of the lease, the offeree will be charged for damages after moving out of the apartment. The damages will be charged to the security deposit, although, it is not limited to the amount in the deposit. If the agreement is up held, the full amount of the deposit is returned to the offeree.

The limitation of liability clause provision states that one of the parties is not liable for damages as stated in the lease. The limitation in liability that states neither landlord or manager are liable to the offeree or any guests of the offeree for personal injury or damage or loss of property. Hence, if the contract is accepted, the offeree takes all liabilities stated in the clause.

If the lease terms are accepted, there are possible impacts that both parties must be aware due to the clauses stated throughout the contract. The first impact is that both parties have now acquired liability; the offeree is now liable for rent and now must beware of all clauses agreed to in the contract. Since the lease states that the lease will not automatically be renewed, the offeree must notify the landlord of a new lease agreement. If the tenant does not do so, the landlord has the right to lease out the apartment to another party. On the other hand, the apartment complex must offer all the amenities and support the tenant stated in the contract. The same goes for monetary damages if the tenant does not take care of the apartment in the manner that the contract states. The landlord has the right to take monetary damages for those elements.

In conclusion, a contract is an agreement between parties based on the genuine acceptance of the contract that are supported by consideration, and in the form required by law. Each clause in the lease can have an impact on both parties, in a destructive or a constructive manner. Determined by the legal clauses stated with in the contract. The analysis of the lease agreement here contains all the elements that make and contract.