

FixMyContract

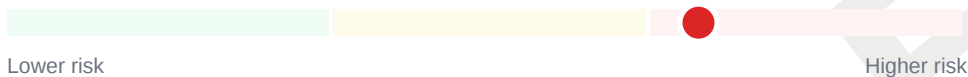
Contract Risk Report

Apartment Lease.pdf · PDFSample analysis
Informational — not legal advice

High risk — review carefully before you sign

This residential lease leans noticeably in the landlord's favor. The early-termination penalty, automatic renewal, and broad liability waiver are the clauses most worth negotiating before you sign.

Reviewed clause-by-clause · 5 findings across 5 categories

**2 critical****2 to review****1 in your favor**

● Critical — needs your attention

2

Against you High · Termination

Steep early-termination penalty

Half a year's rent is an unusually large exit fee, and "regardless of cause" removes the usual exceptions for job relocation, unsafe conditions, or landlord breach.

CLAUSE TEXT

The tenant shall pay a penalty equal to 50% of the remaining annual rent upon any early termination, regardless of cause.

ASK FOR

Negotiate a fixed 1–2 month fee and add carve-outs for relocation and uninhabitable conditions.

Against you High · Liability

Broad liability waiver

"Under any circumstances" attempts to waive liability even for the landlord's own negligence, which is often unenforceable but signals an aggressive contract.

CLAUSE TEXT

The landlord shall not be liable for any damage, injury, or loss to the tenant or their property under any circumstances.

ASK FOR

Limit the waiver so it excludes the landlord's negligence and willful misconduct.

● Worth reviewing

2

Against you Medium · Renewal

Automatic 12-month renewal

A 90-day window is easy to miss and locks you into another full year. Most tenant-friendly leases use 30 days.

CLAUSE TEXT

This agreement renews automatically for successive twelve (12) month terms unless written notice is given at least 90 days before expiry.

ASK FOR

Shorten the notice window to 30 days and set a calendar reminder before the deadline.

Neutral Low · Deposit

Security deposit return window

A 30-day return window is standard and reasonable. Deductions must still be itemised, which protects you.

CLAUSE TEXT

The security deposit, less any lawful deductions, shall be returned within 30 days of the tenant vacating the premises.

ASK FOR

Document the unit's condition with photos at move-in and move-out to support a full return.

● In your favor

1

In your favor Low · Maintenance

Maintenance responsibility is shared

This is in your favor — major systems are the landlord's responsibility, limiting your repair costs to minor wear and tear.

CLAUSE TEXT

The landlord shall maintain all structural, plumbing, electrical, and heating systems in good working order at their own expense.

ASK FOR

Keep written records of any repair requests so the obligation is easy to enforce.

See how your own contract reads

Upload a contract at fixmycontract.com/upload — 3 free analyses every month, no card.