

Before You Sign a Lease...

Your lease is a legally binding contract.

ALWAYS READ IT VERY CAREFULLY!!!!

Look for the following before signing a lease:

- How long is the term of the lease? Is it automatically renewed?
- What is the deposit? Under what conditions do I get the deposit back from the landlord?
- When do I have to give notice if I plan to vacate?
- Can I get out of my lease if...I have a roommate and don't like them anymore? ...I got a job in another town? ...I'm called for military service?

Your Responsibilities as a Tenant:

- Inspect the home before you move in and report items that need attention.
- Pay rent in full by the due date.
- Keep the home clean and in the condition it was in when you rented it.
- Do not let anyone use the property for criminal activity.

In case of fire, vandalism, or theft, **renter's insurance** covers the loss of your personal belongings for a reasonable cost. **Your landlord's insurance policy will not cover you!**

The Landlord/Tenant Law outlines what is expected of you and what is your landlord's responsibility. The Law can be found at the Arkansas Attorney General's website.

More information on leasing rights is available through Arkansas Legal Services Partnership at www.arlegalservices.org or 1-800-9LAW AID.