

How to read a lease 101

Rhode Island



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What this guide contains

Reading a lease can be daunting, whether you're a first-time tenant or a seasoned renter. Understanding the terms and conditions laid out in your lease is crucial for establishing a solid foundation for your time as a renter—ensuring you have a clear understanding of the rights, obligations, and expectations that govern the relationship between the landlord and tenant. This guide aims to alleviate the anxiety associated with reading a lease, providing you with the knowledge and confidence needed to navigate through it.

The Basics: Terms to Know

Term	Meaning
Lessor/Landlord	The party (individual or entity) that grants the lease and owns the property.
Lessee/Tenant	The party (individual or entity) that takes possession of the property through a lease agreement.
Security Deposit	A refundable sum of money paid by the tenant to the landlord to cover potential damages or unpaid rent. Usually returned at the end of the lease, provided that no damages occur.
Utilities	Services such as water, electricity, gas, and garbage disposal that may or may not be included in the rent.