

Kwila Properties - Lease Signing Checklist (PNG)

[] Read the full lease agreement

Ensure you understand every clause, especially payment terms, maintenance responsibilities, and restrictions.

[] Confirm all additional costs

Ask for a breakdown of utilities, security fees, generator usage, and compound maintenance charges.

[] Review early termination terms

Make sure you're not locked into penalties. Look for break clauses and conditions for ending the lease.

[] Conduct a move-in inspection

Take dated photographs and record all visible wear and tear. Attach this to your lease agreement.

[] Get the lease legally reviewed

Have a property lawyer or knowledgeable local review the lease, especially for long-term or high-value rentals.

[] Put all verbal agreements in writing

Verbal promises about furniture, repairs, or lease extensions should be added as signed addendums.

[] Confirm bond and refund rules

Know how much bond is required, how it will be held, and under what conditions it's refundable.

[] Evaluate the neighborhood properly

Check the area at different times - day and night - for safety, noise, and amenities.