



SPECTRUM
REALTY SERVICES LLC



How To Create a Custom Lease Agreement

www.spectrumrealtyco.com  904.389.7311



The lease agreement is a legally binding document that protects your rental property and income. Real estate investors need a strong rental agreement before new tenants sign the lease—or they put their properties and revenue at risk.

What makes a “strong” lease? How can investors create a custom lease agreement that includes critical elements and terms? Isn’t a free online template good enough?

In this resource, we’ll answer those critical questions. Our experts have also put together the essential elements every property owner needs to consider when creating a lease to protect investments and build long-term success! Keep reading to learn everything you need to know about How to a Custom Lease Agreement.

Keep reading to learn everything you need to know about **How to Create a Custom Lease Agreement** (from a property manager’s perspective)!

What Makes a “Strong” Lease?

Simply put, a strong lease agreement is the support you need to collect the rent on time, manage renters, and enforce the rules. Without an airtight lease, rental property owners risk dealing with the effects of late rental payments (or nonpayment), rule violations, property damage, and lost income.

When a rental agreement is unclear, has gray areas, or leaves room for varying interpretations of rent payment due dates and other rules, investors struggle to legally hold renters accountable to the guidelines for living in a property. It can also be challenging to remove a tenant from the property if a difficult situation gets to that point.

A strong lease includes every critical element and term that clearly spells out the rules, as well as the consequences for violations. To protect your investments, make sure your lease follows the law, has no loopholes, and can be enforced when necessary.



Isn't a Free Template Good Enough?

You'll find plenty of them online. Search for “lease template” or “rental property lease,” and the results will guide you to free downloads that make it easy to start (and finish) a new lease for a rental property.

However, before you go down that road, most property managers don't recommend relying on a free template to protect rental properties. It's not that we want to create more work for busy landlords! It's that a free template rarely provides the protection you need to enforce the lease when something goes wrong. A generic template can also leave you with a lease that doesn't comply with all necessary laws to keep your investments out of legal trouble.

Starting with a downloaded template can be helpful when creating your first rental agreement—but don't stop there! Review the checklist below and work with property management experts to create an airtight lease that leaves no room for misinterpretation.

A Checklist For an Airtight Lease Agreement

When creating a lease, review this checklist to make sure your document delivers the protection you need to avoid confusion and conflict with tenants. Whether you create one rental agreement each year for one property or several leases for multiple rentals, this expert checklist can guide you through critical customization for each document.

Tenant names and contact information (include every tenant who will sign the lease)

- Note occupancy limits
-

Your name as the property owner

The property's address and legal description

- List appliances in the property
- Include your personal property that stays at the rental (tools, equipment, etc.)

The lease start and end dates

Utility details (and who is responsible for each one, either the tenant or owner)

- Electricity
 - Water
 - Trash
 - Gas
 - Landscaping and lawn care
 - Phone
 - Cable
 - Internet
-

Rent payment details

- The first payment due date
 - Monthly due date
 - How to pay
 - Details about when the rent is late
 - Late fees and when they apply to past-due payments
-

Other fees

- Pet fee
- Application fee
- Security deposit

House rules

- Do you allow pets?
 - Is smoking allowed?
 - Are there quiet hours?
 - What are the HOA rules (if applicable)?
 - How to report maintenance issues
 - Parking rules
 - Trash, recycling, and tenant maintenance responsibilities
 - Guest rules
 - Will you allow subletting?
 - Restrictions for illegal activity
-

Landlord responsibilities

- Outline when routine inspections will take place
 - Detail general maintenance responsibilities
 - Document routine procedures, including:
 - How to reach you
 - Timelines for responses (emergency vs. non-emergency)
 - Preventive maintenance schedules
 - How you'll deliver a notice for rental payment reminders or before entering the property
-

Pet policies

- Make it clear if you allow pets (or not)
 - Add pet criteria and policies
 - Include details about how to request a pet during the lease term or when signing a new lease
 - Consequences for having pets without permission or violating pet policies
-

Any legal terminology required by local, state, or federal laws

The signature lines (with places to note the date the document is signed)



We hope you find this checklist helpful! As you work through these necessary items and create a customized lease, reach out for help if it becomes overwhelming. While a thorough lease doesn't need to be lengthy, it must be thorough and comply with the law!

Before giving up on a lease that can deliver the best protection for your rental properties, touch base with our property management experts. Our team is here to help you create custom leases—and enforce them! We know that protecting your properties and maximizing returns starts with a thorough lease agreement, and our professionals are standing by to review and update rental agreements that help investors avoid income loss and bad resident situations.