

COMMON LEASE TERMS IN DWELLING LEASES

Arrears: overdue rent

Assign: transfer the unexpired portion of the lease

Cause of action: specific situation that may become cause for lawsuit

Civil: non-criminal matter

Covenant: a promise

Default: to lose by omission to perform a legal obligation

Demised Premises: the place of rent

Enjoyment: possession or occupancy of land

Enure/Inure: to take effect

Eviction: depriving a person of occupancy

Goods and Chattels: personal property

Grace Period: the amount of time past a due date when no legal penalties apply

Indemnify: to free from any responsibility or liability

Lease: a type of legal agreement establishing a tenant-landlord relationship

Lessee: the tenant

Lessor: the landlord

Liability: responsibility

Notice to Vacate: notification from the landlord ordering the tenant to leave the premises

Parties to a Lease: those who agree to the provisions of the lease

Possession: lawful occupancy and use of property and land

Term of Lease: the length of time that a lease shall be in effect

Waiver: agreeing to give up something you are entitled to