



# **UNDERSTANDING LEASE AGREEMENTS: EVERYTHING YOU NEED TO KNOW**

# ABSTRACT

A lease agreement is more than just a rental document it defines the entire relationship between a landlord and a tenant. This guide breaks down the essential elements of a lease, explains key rights and responsibilities, and highlights common clauses tenants should understand before signing. Designed to simplify legal jargon, it provides practical insights to help readers make informed and confident leasing decisions.

# INTRODUCTION

Lease agreements play a central role in renting a residential or commercial property. Yet, many tenants sign these documents without fully understanding the terms, conditions, or obligations involved. This often leads to confusion or disputes later in the tenancy.

This guide offers a clear, beginner-friendly overview of what a lease agreement includes, why it matters, and how it protects both parties. By outlining important clauses, potential red flags, and essential legal considerations, readers can navigate the leasing process with clarity and confidence.

## I. Complete Guide to Renting

### What Is a Lease?

Leases are a cornerstone of property rental agreements, defining the relationship between the tenant (lessee) and the landlord (lessor). These legally binding contracts outline the conditions under which one party agrees to rent a property from another. In exchange, the lessee is granted access to the property, while the lessor receives regular payments for a specified duration. If either party fails to meet the obligations, legal consequences may arise. A lease is a form of incorporeal right.



## Understanding a Lease

Leases are legal and binding contracts that set forth the terms of rental agreements in real estate and real and personal property. The contract specifies the amount of rent, the duration of the lease, the responsibilities of both parties and the consequences of breaching the agreement. For example, a residential lease typically includes:

- The property address
- Landlord and tenant responsibilities
- The rent amount
- Security deposit
- Rent due date
- Consequences for breach of contract
- Lease duration
- Pet policies

Not all leases are designed the same, but they have some common features. These include the rent amount, the due date of rent, and the expiration date of the lease.

The landlord requires the tenant to sign the lease, thereby agreeing to its terms before occupying the property.

Most residential leases are standard, with the same terms for all tenants. Leases for commercial properties, on the other hand, are usually negotiated in accordance with the specific lessee and typically run from one to 10 years. Larger tenants often have longer, complex lease agreements.

## Special Considerations

The consequences of breaking leases range from mild to damaging, depending on the circumstances under which they are broken. A tenant who breaks a lease without prior negotiation with the landlord faces a civil lawsuit, a derogatory mark on their credit report, or both. As a result of breaking a lease, a tenant may encounter problems renting a new residence and other issues associated with having negative entries on a credit report.



Tenants who need to break their leases must often negotiate with their landlords or seek legal counsel. In some cases, giving a certain amount of notice or forfeiting the security deposit allows tenants to break their leases with no further consequences.

Some leases have early termination clauses that allow tenants to terminate the contracts under specific conditions (job-related relocation, divorce-induced hardship) or when their landlords do not fulfill their contractual obligations. For example, a tenant may terminate a lease if the landlord does not make timely repairs to the property.

The terms of a lease cannot violate state or federal law. So a clause that allows a landlord to enter the premises at any time without notice or one that, via court action, grants a landlord to recover more than statutory limits allow is not enforceable.

## Protected Groups

Certain groups of people have more leeway in ending leases early. Chief among these are members of the military. Under the Servicemembers Civil Relief Act, they can break their leases if they receive active-duty orders, requiring them to relocate for more than 90 days.<sup>23</sup>

Many states allow domestic violence victims to break leases without negative consequences. The abuse must have been fairly recent (typically within the last year) and the tenant usually should show some form of proof, such as a court order of protection or a police report documenting the violence.

Some states allow renters, especially older adults, to terminate a lease early due to disability, health conditions, or medical crises that make living in the current home untenable. A letter from a local doctor, hospital, or other medical professional attesting to the health condition is usually required.

## Types of Leases

Beyond residential leases, tenants who lease commercial properties have a variety of lease types available, all of which are structured to assign more responsibility on the tenant and provide greater up-front profit for the landlord.

Some commercial leases require the tenant to pay rent plus the landlord's operational costs, while others require tenants to pay rent plus property taxes and insurance. The four most common types of commercial real estate leases include:

- **Single-Net Leases:** In this kind of lease, the tenant is responsible for paying property taxes.
- **Double-Net Leases:** These leases make a tenant responsible for property taxes and insurance.

- Triple-Net Leases: Tenants who sign these leases pay property taxes, insurance, and maintenance costs.
- Gross Leases: Tenants pay rent while the landlord is responsible for other costs.

## How Do Leases Work?

Leases are generally legally binding contracts between the lessor and the lessee. They involve a piece of property rented out by the owner (lessor) to the tenant (lessee). Leases can be verbal agreements but are usually drawn up in writing. Both parties agree to the terms of the lease, including the rental amount, length of time for the contract, as well as any consequences that may result if either party doesn't uphold the terms and conditions of the contract.

### What Benefits Do Leases Provide for Landlords and Tenants?

A lease benefits both parties by providing a clear framework for the rental relationship. For landlords, a lease ensures regular income and protects their property. For tenants, a lease offers legal assurance regarding their rights to occupy the property and provides transparency on their responsibilities. It also outlines the penalties for breaking the lease, ensuring both parties understand the consequences of non-compliance.

## Can You Break a Lease?

Breaking a lease should be a last resort, as there may be legal or financial consequences. Tenants may be required to pay penalties or the remaining balance on the lease. Breaking the lease can sometimes negatively impact a tenant's credit score. Landlords may also face challenges if they break the lease, including providing alternate accommodations or dealing with legal disputes.



However, tenants and landlords can often resolve issues amicably through communication. If either party faces circumstances that necessitate breaking the lease, it's advisable to negotiate the terms and explore options to avoid unnecessary penalties.

Leases play a pivotal role in establishing clear, enforceable rental agreements. Both landlords and tenants benefit from having a defined framework for the rental process. While breaking a lease can lead to negative consequences, certain groups are protected by law, allowing for more flexibility. Whether you are renting residential or commercial property, understanding your lease terms and responsibilities is crucial to maintaining a successful rental arrangement.

## **II. Starting a tenancy**

As a tenant you have rights under the Residential Tenancies Act 2010 and Residential Tenancies Regulation 2019. This factsheet outlines the law in NSW about starting a tenancy – including the form of the residential tenancies agreement, what information you can expect the landlord or agent to provide, what costs you can be asked to pay, and the rules about the condition report.

When starting a tenancy, also keep a look out for **scammers** who try to trick people – see Tips: Avoiding rental scams.

## What is a residential tenancy agreement?

A residential tenancy agreement is a contract. It sets out the tenant's and landlord's rights and obligations. It is also commonly known as a **lease**.

Tenancy agreements are usually in written form. They can also be oral (e.g. a conversation with the landlord), or partly written – partly oral. All agreements must follow the Residential Tenancies Act 2010 ('the Act').

A landlord should provide the tenancy agreement in writing. If not, then during the first 6 months of the tenancy, they cannot increase the rent and cannot end the tenancy without a legally specified reason.

There are two types of agreement:

- fixed term – for a specified period (e.g. 12 months)
- periodic – ongoing, no fixed term is specified

At the end of the fixed-term, a residential tenancy agreement automatically becomes periodic (ongoing), unless it is ended by one of the parties.

## Tenancy agreements in share housing

If you rent part of the premises from another tenant, it is in your interest to have a written tenancy agreement with them. See Factsheet: Share Housing and Factsheet: Transfer and sub-letting.



### Before signing a tenancy agreement

A landlord/agent **must state a fixed amount of rent in the advertisement or offer** for the rental property. Any attempt to solicit a higher amount than the advertised amount is prohibited.

If a landlord decides to enter into a tenancy agreement with you, they (or their agent) must not knowingly hide any of these 'material facts' from you:

- the premises have been subject to serious flooding or bushfire in the last 5 years
- the premises have significant health/safety risks that are not apparent on inspection
- the premises have been the scene of a serious violent crime in the last 5 years
- council waste services will be different from others in the council area
- you cannot get a free residential parking permit (in an area where only paid parking is available)
- the premises have a driveway or walkway that others can legally use
- the premises was the scene of a drug offence under the Drug Misuse and Trafficking Act 1985 in the last 2 years
- the premises is listed on the Loose-fill Asbestos Insulation (LFAI) Register maintained under the Home Building Act 1989

- if you are renting in a strata scheme – any scheduled repairs to common property during your fixed term

If your rented home is in a building where the building's external combustible cladding needs rectification, the landlord/agent must tell you if any of the following have been issued:

- fire safety order / notice of intention to issue a fire safety order
- a building rectification order or notice of intention to issue a building rectification order
- a development application or complying development certificate application for rectification of the building

The landlord (or their agent, if the agent is aware) must also tell you if either of the following apply:

- they propose to sell the premises (if they have prepared a contract for sale of the premises)
- a mortgagee has started court proceedings to enforce a mortgage over the premises

### Landlord's information statement

A landlord must sign an acknowledgment on the tenancy agreement that they have read and understood the contents of the NSW Fair Trading landlord information statement which sets out the landlord's rights and obligations under the law.

Real estate agents signing this acknowledgement must first obtain a written statement from the landlord that the landlord has read and understood their rights and obligations as set out in the information statement.



Social housing providers (including Homes NSW, community housing providers and the Aboriginal Housing Office) are exempt from signing this acknowledgment.

### On signing a tenancy agreement

The landlord/agent must give you a NSW Fair Trading tenant information statement. If you are renting in a strata scheme, they must give you a copy of the strata by-laws within 7 days, and inform you if a strata renewal committee is currently established for the scheme.

### Landlord's/agent's contact details

Before or when you sign the tenancy agreement, the landlord/agent must give you these contact details in writing (or include them in the tenancy agreement):

- the name, phone number and business address of the landlord's agent (if any) and the name and phone number or other contact details of the landlord, or
- (if there is no agent) the business or residential address and phone number of the landlord, or
- (if the landlord is a corporation) the name and business address of the corporation.

A landlord/agent can only ask applicants to pay:

- a holding fee
- rent in advance
- a bond

Get a detailed written receipt for any payments you make. A landlord/agent cannot ask you to pay for:

- a background check
- preparing a written residential tenancy agreement

## Holding fees

A landlord/agent may ask you to pay a holding fee on approval of your application for a tenancy. The most they can ask for is one week's rent. The landlord/agent can hold only one fee at a time. On receiving a holding fee, they can't enter into an agreement with another prospective tenant for 7 days (or longer, if you both agree).

Upon signing the tenancy agreement, the fee goes toward the rent from the first day of your tenancy. The landlord/agent must refund the fee if:

- they decline to enter into the tenancy agreement, or
- you refuse to enter into the tenancy agreement because the landlord/agent made any false or misleading statement, or they failed to tell you any 'material facts' (listed above).

If you otherwise decide not to enter into the tenancy agreement, the landlord/agent can keep the fee.

## Rent in advance

You must pay rent in advance. If you do not pay rent by the due date, you are in breach of your tenancy agreement. See Factsheet: Overdue Rent. In NSW you do not have to pay more than 2 weeks rent in advance. Each time you pay rent you should pay at least 2 weeks in advance (or more if you choose). Your rent in advance will then diminish until you next pay rent. In other words, you do not need to be 2 weeks in front at all times, only on the due date. The landlord/agent must provide a fee-free and accessible option for paying your rent. This must include bank transfer and the Australian government's Centrepay. See more in Factsheet: Rent payment.

The landlord cannot demand further rent until it falls due and cannot ask for a post-dated cheque.

A common way tenants can find themselves with overdue rent is when they choose to pay rent monthly. If you calculate the monthly payment at 4 weeks worth of rent your rent payment may be incorrect. You can use our Rent Converter tool to check the way your rent has been calculated, and compare daily/weekly/monthly amounts etc. If in any doubt, confirm the exact monthly figure with the landlord or real estate agent in writing.

## Bond

The bond is money you pay at the start as security in case you don't follow the terms of the tenancy agreement.

- The bond must not be more than an amount of 4 weeks rent.
- The landlord/agent must deposit the bond with NSW Fair Trading.
- The landlord/agent must give you the option of using the voluntary NSW Fair Trading Rental Bonds Online, however they cannot require you to use this system.
- The bond must only be in the form of money.
- The landlord/agent must take only one bond for a tenancy agreement.
- The landlord/agent must not require that you pay a bond to them before you sign a tenancy agreement.

## Financial help

The Rentstart Bond Loan scheme helps disadvantaged tenants in the private rental market with money for bond and rent in advance – Apply for housing assistance (NSW government). See also Resource: Financial assistance for renters.



### The condition report

The landlord/agent must fill in a condition report and provide this to you when you move in. The report describes the condition of the premises. The landlord/agent must give you 2 copies – one for you to keep and one for you to return to them. You must complete your condition report and return one copy to the landlord or agent within 7 days of moving in.

If the landlord/agent does not give you a condition report, write a detailed report on the condition of the premises yourself, include photos, and have a witness sign and date it.

### Completing the report

Inspect the premises and complete the report carefully. The report will be used as evidence if the landlord/agent disputes the return of your bond at the end of the tenancy. It is also a good idea to take photographs at the start (and the end) of the tenancy, and store them in a safe place.

If the landlord/agent tells you they will do cleaning, repairs, additions or other work, write details in the section 'Landlord's promise to undertake work'.

## **III. The Five Laws Every Landlord Should Know**



Property investing can be a great long-term investment. For the most part, landlording can be an easy and enjoyable process if you use the proper tools, screen applicants to find the best tenants and are educated about the rental market. Every landlord hopes they have a problem-free rental property with the best renters who they won't have to evict.

However, at the same time, you need to protect yourself, your property and your tenants by being fully educated about different laws both locally and nationally. Knowing your rights as well as your duties as a landlord is extremely important. Keeping up with important changes in the real estate industry, especially the laws and regulations where your rental properties are located, will set you apart and help you stay afloat in the industry. For both new and experienced landlords, here are five laws you must know:

## 1. Fair Housing Act

Born during the Civil Rights Movement of the 1960s, this is arguably the most well known and most important law landlords need to be aware of. From Department of Housing and Urban Development itself, "Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. Additional

protections apply to federally-assisted housing.” Overall, it prohibits discrimination in housing based on race, color, national origin, religion, sex, familial status and disability.

## **2. Fair Credit Reporting Act**

Screening potential tenants is one of the best things you can do as a landlord. This includes running a full background check to verify that they have no criminal background and that they have a good credit score to make sure they are able to pay rent on time. For landlords, the Fair Credit Reporting Act means if you reject a tenant based on the credit report you reviewed, you must send them an adverse action letter notifying them that they have been rejected because of it and also provide the address of the reporting agency.



### 3. The Lead Disclosure Rule

On housing built before 1978, landlords are required to disclose known information on lead-based paint as well as lead-based hazards. This is to protect families and individuals from lead paint, dust and soil, all of which can be toxic materials. While most homes are more up to date and lead paint isn't used in housing anymore, if you have an older property, you will most likely be asked questions about lead paint, and you need to be educated. It is important you know the answers as well as follow the law if you do have a property that qualifies for the lead disclosure rule.

## 4. Landlord-Tenant Laws

Every state has specific landlord-tenant rights, and many are different from one state to the next. Landlord-tenant laws are the basic governing relationship, rights and responsibilities of both landlords and tenants in a residential rental agreement. There are statutes that cover each party separately. It is vital that landlords are familiar with the rental laws where they are located, especially for what they can/cannot include on a lease.

## 5. Eviction Rules And Procedures

Every state has different evictions rules and procedures, so you will need to make sure you read the specific provisions for your state. However, it is good to know as a baseline that you can't just automatically evict a tenant; most have specific notices before court proceedings. Some require mediation before court is even an option.

While these are only five laws landlords should be aware of, don't forget to do your research on others, as well as your local statutes and regulations. Being as prepared as possible when it comes to landlording will help you avoid legal challenges and save money. Ultimately, being educated as a landlord can only benefit you, your rental property and your business as a whole.

# **IV. Your responsibilities as a tenant of Homes NSW**

As a tenant, there are some responsibilities you will need to follow to maintain your tenancy.

Your responsibilities include:

## Following your tenancy agreement

Your tenancy agreement is a legal document that lays out the rights and responsibilities for both you and for Homes NSW. Tenants and Homes NSW both have to follow the tenancy agreement and with the legislation that guides it. That legislation is the **Residential Tenancies Act 2010**.



As the tenant, you are responsible not just for yourself, but also for anyone living in your household. You're also responsible for any visitors to your home. If the behaviour of your visitors or the people in your household does not follow the rules of your tenancy agreement, you risk losing your tenancy.

### Making your payments on time

You need to:

- meet all your payment responsibilities, including paying your rent and water usage charges on time
- pay any money you still owe from previous tenancies with Homes NSW
- meet your rental bond payment responsibilities and make your payments on time if you are required to pay a rental bond
- pay your electricity and gas usage.

### Taking care of your property and living in your property yourself

You need to:

- clean and maintain your property to a reasonable standard, including the gardens
- make sure you, the members of your household and your visitors do not damage the property
- make sure you personally are living in the property. It is not enough just to pay rent for the property. Homes NSW properties are a scarce resource and we need to ensure we are providing for people most in need
- notify us as soon as possible if any repairs are needed
- ask us for permission before making changes to your property such as installing an air conditioner or making building changes to the house and yard
- look after the security of the property, including advising Homes NSW if there are any issues with your smoke alarms.

## Living peacefully

When you live as part of a community and as a Homes NSW tenant, you have certain responsibilities for your behaviour and how you look after your home. You need to:

- ensure your family and visitors behave in an acceptable manner
- cooperate with neighbours and, if possible, settle any disputes by talking with them directly
- maintain a good community spirit by respecting your community's right to peace
- check with us that your pet is suitable for your home is not a nuisance to neighbours
- treat all our staff fairly and respectfully when you are communicating with us.

## Changing or ending your tenancy

You need to:

- tell us within 28 days about any change in your circumstances, such as:
  - employment
  - the number of people in your household
  - income changes for yourself or any household members
- tell us if you are moving:
  - within 14 days (if you are on a fixed-term tenancy)
  - within 21 days (if you are not on a fixed-term tenancy)
  - when you can do so safely if you are experiencing domestic and family violence. If you are not the perpetrator, you can end your tenancy immediately.
- make sure when you're moving out that:
  - the property is left as you found it
  - all outstanding payments are paid

- you hand the keys in to your local Homes NSW office
- cooperate with us if it becomes necessary for us to move you to another property (like if the property you're in is being sold or redeveloped).

### If your tenancy is terminated by the NSW Civil and Administrative Tribunal (NCAT)



If your tenancy is terminated by the NSW Civil and Administrative Tribunal (NCAT), you must:

- comply with the orders
- hand the keys back
- leave the property as you found it.

## **V. How To Deal With Bond Cleaning Disputes As A Tenant?**

Let's be clear, moving out of a rental property can be stressful. You have boxes to pack, utilities to transfer, not to mention a dozen other things to do. But nothing causes you more stress than a dispute about your bond. After normal wear and tear, one of the common reasons tenants lose part or all of their bond is a dispute about cleaning. It doesn't matter if you have cleaned every surface, scrubbed your floors and vacuumed every nook and cranny, your landlord or agent can still find something concerning. That's why knowing how to handle a meticulous end of lease cleaning Sydney or the potential disputes that can arise once you've vacated the property is important.

Bond cleaning is not just cleaning a place. Bond cleaning is cleaning a place so that it is returned to the state it was in when you entered the property (minus normal wear and tear). If you are feeling uncertain or overwhelmed with what to do when a disagreement arises, do not panic. This article will provide some easy and practical steps to deal with cleaning disputes sensibly and fairly, and protect your bond. Ensure you carefully read cleaning clauses and other laws in advance to make a well informed decision.

## 1. Understand What's Expected in Bond Cleaning

Before you vacate and move your belongings out of your rental property, looking at what your landlord or real estate agent requires is important. In Sydney, end of lease cleaning is not just a quick clean, you are expected to do a thorough tidy and clean out of the property inside and outside. This bond dispute for tenants includes areas you would not usually clean, such as window boards, windows, lights, interiors of cupboards, walls, carpets, ovens, around vanity, hoses, established site cleaning, and others.



You should refer to your tenancy agreement and look for clauses related to cleaning of the rental property. Most tenancy agreements have a section that states that the tenant is responsible for returning the property in a reasonably clean condition. However, what is “reasonable” to the agent or landlord may be subjective. Therefore, understanding the standard of end of lease cleaning in Sydney will be the first step to preventing a dispute later.

## 2. Document Everything Before You Move Out

One of the most effective ways to protect yourself is by taking photos or videos of the property before leaving. Do this after you’ve completed your cleaning. Focus on areas that usually point to disputes, like the kitchen, bathrooms, and carpets.

Make sure the images are time stamped. These visual records can support your case if the landlord claims certain areas weren’t cleaned. It is also a good idea to keep copies of receipts if you hire professional cleaners.

## 3. Hire a Reputable Cleaning Service

If you are unsure about meeting the cleaning standards, investing in professional end of lease cleaning Sydney is wise. Many disputes happen when tenants attempt to clean

the property but miss key areas. A professional cleaner will know what real estate agents typically look for during inspections.

Choose a cleaning service that offers a “bond back guarantee.” If the landlord is not satisfied, they will return to fix any missed areas at no extra cost. It adds an extra layer of protection and reduces the chances of a dispute.

#### 4. Be Present During the Final Inspection

Try to attend the final cleaning inspection with the landlord or property manager. This gives you a chance to address any concerns in real time. For example, if they think the oven is not clean enough, you can discuss it on the spot or offer to arrange a touch up.

Being present also shows that you are responsible and cooperative. Being there can help resolve minor issues before they become formal disputes.

#### 5. Communicate Clearly and Professionally

Do not panic or react emotionally if a dispute arises after you vacate. Remain calm and respond professionally. When responding to your landlord, ask what specific things were not cleaned to their satisfaction. If possible, request photo evidence.

Landlords often use old photos or generalising comments, so asking for details is fine. Sometimes, resolving things professionally and amicably takes a little dialogue. If you contracted a professional end of lease cleaning company in Sydney, contacting the company and sharing what the landlord claimed is also a good idea. Most reputable professional companies should be happy to send someone back to rectify any issues.

#### 6. Know Your Rights as a Tenant

Tenants in Sydney are protected by the Residential Tenancies Act 2010 (NSW). If you believe the landlord unreasonably withholds your bond, you have every right to dispute the claim.



Losing a dispute with NSW Fair Trading or applying to the NCAT (NSW Civil and Administrative Tribunal) is an option. These groups can independently review your documentation to determine if the landlord's deductions were reasonable.

If things escalate to this stage, having accurate documents, receipts of transfer full bond refund, and communication evidence will benefit your case.

## 7. Use the Condition Report Wisely

You would have completed a condition report at the start of your tenancy. This document outlines the state of the property when you moved in. It becomes incredibly valuable at the end of your lease.

The initial property condition report records everything from the ceiling, walls, and floors to the state of kitchen appliances, bathroom fixtures and fittings. As a responsible tenant, refer to this report and prepare a customised cleaning checklist to impress your fussy landlord. This even helps professionals like bond cleaning Sydney to conduct a meticulous service with perfection.

They clean according to the property condition report, covering all nooks and crannies. Ensure you compare the current condition of the property with the one described in the original report. You shouldn't be held responsible if something was damaged or unclean when you moved in. You can use this report as evidence to counter any unfair claims.

Tip: Click photos and videos as evidence before signing a lease agreement. Sign the copy of the condition report after thoroughly inspecting the property.

## 8. Avoid Common Cleaning Mistakes

To reduce the chances of disputes, be aware of areas that tenants commonly overlook:

- Inside the oven and range hood
- Behind and under furniture (if furnished)
- Air vents and ceiling fans
- Window sills and tracks
- Grout lines in the bathroom

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Even if the rest of the house is spotless, missed areas like these can give landlords a reason to raise issues against your rental bond.

## 9. Plan and Don't Rush the Cleaning

One of the tenant's biggest mistakes is leaving the cleaning until the last minute. Moving out is hectic, and trying to do a detailed clean while packing can lead to rushed results. Do proper research and choose the best company within your estimated budget and specific requirements.

Ideally, schedule your end of lease cleaning in Sydney a day before your final move. This gives you time to double check everything and fix anything missed without pressure.

## 10. Seek Help If the Situation Escalates

If you've tried everything and the landlord refuses to return your bond unfairly, don't hesitate to seek outside help. Services like Tenants Union NSW can provide advice, and NSW Fair Trading can mediate.

Sometimes, knowing your rights and showing the landlord you're aware of them can bring the situation to a close.



Dealing with bond cleaning disputes can feel overwhelming, especially when you have done your best to leave the property clean. But with clear communication, proper documentation, and professional end of lease cleaning in Sydney, you can significantly reduce the chances of conflict. Always stay calm, know your rights, and act promptly. These steps give you the best chance of securing a smooth exit and returning your bond without unnecessary stress.

## CONCLUSION

Understanding a lease agreement is the first step toward a smooth and secure rental experience. When tenants know what they are agreeing to, they can avoid unexpected issues and maintain a healthier landlord-tenant relationship. By reviewing terms carefully, asking questions, and staying informed, anyone can enter a lease with confidence and protect their rights throughout the tenancy.

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