

Lease Agreements

The relationship between the Landlord and Tenant is defined by the Lease Agreement. A lease agreement will define the names and addresses of the landlord and tenant, the date the lease was signed, a description of the leased premises, the term of the lease, the date of commencement of the term, and all rights of extension or renewal, the rent, what is and is not included in rent.

In many residential leases, the tenant pays rent, and for renter's insurance, and possibly also utilities, and the landlord pays for real estate taxes and insurance. On the other end of the spectrum, many commercial leases are "triple net," meaning, all rent is net to the landlord, and the landlord pays no costs, and the tenant pays for utilities, real estate taxes, insurance, and maintenance, in addition to rent.

A good lease agreement should also make it clear what causes a tenant to be in default, and what will happen if a tenant is in default.

Leases with a term of seven years or more should be recorded (see NHRS 477:7 and 477:7-a).

Whether you are a landlord or a tenant, and whatever the kind of lease, you need to be sure the lease accurately reflects the agreement discussed, and that it protects your interests.

The attorneys with Bielagus Law Offices PLLC have years of experience in all aspects of lease agreements.

Please do not hesitate to contact us with any questions. We can be reached at:

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