

HOUSING DECISIONS

Reading and Managing a Residential Lease

Detailed practice, calculation, decision-making, and assessment

GRADES 9-12	TIME 2 x 42 min	GROUPING I / pairs / whole	PRODUCT Brief
YOUR CHALLENGE Translate a fictional lease into plain language, build a payment calendar, calculate year-one cash flow, and plan documented responses to problems.			

Housing Choices Affect Both Money and Daily Life

A lease is a binding agreement that describes responsibilities of the tenant and owner. Students should read the full document, ask questions before signing, keep copies, follow notice rules, and seek qualified help when a legal issue is unclear.

Term	Student-friendly meaning
Lease	Agreement establishing rental rights and responsibilities.
Lease term	Beginning and ending period of the agreement.
Late term	Contract language describing consequences after a missed deadline.
Notice	Communication required in a stated form and time.
Addendum	Additional document that becomes part of the agreement.
Documentation	Records such as the lease, notices, receipts, photos, and messages.
CLASSROOM USE All people, employers, figures, brackets, and documents in this packet are fictional. Never place a real Social Security number, employer ID, bank number, or tax document in classroom work.	

Part 1 - Read the Fictional Lease Summary

Identify the parties, property, dates, amounts, and rules before evaluating the agreement.

Lease item	Fictional term	Plain-language meaning	Question
Term	September 1-August 31		
Rent	\$1,600 due on the 1st		
Late term	\$50 after the 5th		
Security deposit	\$1,600		
Utilities	Tenant: electric/internet; owner: heat/water		
Guests	More than 14 consecutive days needs written approval		

Which terms create a date, payment, or permission obligation?

Part 2 - Build a Lease Calendar

Turn the written terms into actions and reminders.

Event	Date / timing	Reminder date	Evidence to keep
Rent due	1st monthly		
Late-term threshold	After 5th		
Renter policy proof	Before move-in		
Renewal notice	60 days before end		
Move-out inspection request	Before move-out		

Choose reasonable reminder dates. Why should a calendar never replace reading the lease itself?

Part 3 - Calculate Lease-Year Cash Flow

Ignore interest and assume no late payments.

Item	Calculation	Amount
Twelve rent payments		
Security deposit		
Electric: \$85 x 12		
Internet: \$55 x 12		
Renter policy: \$18 x 12		
Year-one cash outflow		

Calculate the year-one outflow. Then separate recurring expense from potentially refundable deposit cash.

Part 4 - Choose a Documented Response

Use the lease and verified contact methods. Do not give legal advice.

Situation	First evidence	Safe communication	Next question
Heat not working			
Unexpected \$75 fee			
Roommate wants to move out early			
Owner says a verbal promise changed the lease			
Move-out damage disagreement			

For each situation, identify the lease section, photos/records, and written communication that may matter.

Part 5 - Write a Lease Readiness Memo

Explain what Jordan understands and what must be clarified before signing.

Readiness check	My evidence
Term/dates	
Rent/late terms	
Deposit	
Utilities	
Guest/roommate rules	
Renewal/move-out notices	
Problem documentation	
Questions before signing	

Write 150-200 words. Include at least five exact lease facts and a clear pause point for unresolved terms.
