

Find the traps *before you sign.*

Leases hide the expensive stuff on page 19. Claude can read all 32 pages, list every fee, rule and penalty in plain English, and draft the questions to send your landlord.

What you need:

1. Claude (free plan works for most leases)
2. Your lease as a PDF, or photos of every page
3. 10 minutes before you sign

1 The trap-finder prompt

COPY THIS

Read this lease and list every clause that costs me money or limits me: fees, penalties, late charges, who pays for repairs and utilities, guest rules, pet rules, early-exit terms, deposit deductions and automatic renewals. For each one give the page number, a one-line plain-English summary, and a rating: normal, unusual, or red flag.

2 The "is this normal?" pass

COPY THIS

For each clause you marked unusual or red flag, explain what a typical lease in [your city / province / state] usually says instead, and what I could reasonably ask to change. Say clearly when you're not sure about local rules.

3 Draft the push-back email

COPY THIS

Write a short, friendly email to my landlord asking about the red-flag clauses before I sign. Number the questions, propose a fair alternative for each, and keep it under 150 words. Don't send anything; I'll review it.

4 Before you sign

- Get any change in writing (an amended lease or signed addendum)
- Photograph the unit on move-in day, with dates
- Check your local tenant board: some clauses aren't enforceable at all

This is not legal advice. Claude helps you read and ask better questions; for anything serious, check your local tenant board or a lawyer.

Read page 19.

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