

MODEL LEASE LANGUAGE

Spell Out Your Access Rights

Here's model language that includes information on tenant's key and lock responsibilities, and tells when owners can enter tenants' apartments. Speak with your attorney before adding this language to your future leases.

ACCESS TO APARTMENT

Tenant shall, prior to taking possession, deposit with Owner a duplicate set of all keys to enter the apartment. Whenever Tenant changes any locks in the apartment, Tenant must simultaneously deposit with Owner a duplicate set of all new keys. Tenant shall not change any locks without obtaining Owner's prior written consent.

Owner and Owner's agents, employees, and workmen shall be permitted at any time during the term of this lease to enter the apartment at reasonable hours for the purpose of inspection, for making repairs or improvements Owner deems necessary or desirable, or for the purpose of gaining access to other parts of the building when deemed necessary by Owner.

If any emergency arises and Tenant is not personally present to permit such entry into the apartment, Owner, Owner's agents, employees, or workmen may immediately enter by means of a key or, if necessary, by force without being liable for damages for such entry.

At reasonable hours during the term of this lease, Owner may enter the apartment for the purpose of showing it to prospective purchasers as well as existing or prospective lenders. During the last four (4) months of this lease, Owner may enter the apartment to show to possible new tenants.