

Litigation Avoidance Checklist

- Verify the Legal Formation/Current Standing of Any Tenant Entity
- Check References/Review Financials; Obtain Personal Guarantees From One or More Principals of Tenant
- Get As Large A Security Deposit As Possible (Especially if Financials Are Weak)
- Make Sure Lease Has Strong Tenant Default/Landlord Remedy Provisions
- Make Sure Lease Provides that Holdover Tenants are Automatically Tenants at Sufferance
- Coordinate with Property Manager In Advance on Construction Issues and Other Special Lease Provisions



Check Existing Leases for Renewal Rights, First Refusal Rights, Exclusive Use Provisions and Restrictive Covenants

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NOTE: This site includes a summary of certain legal issues facing landlords today. This site does not, and is not intended to, give legal advice. Reference should be made to full text of the statutes, regulations and legal documents for complete analysis. Consultation with competent counsel is strongly recommended.

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