



## 3ID Legal Assistance Office Newsletter Volume 12, May/June 2025

***“SOLDIER FIRST, LAWYER ALWAYS”***



Welcome back to the latest edition of the 3ID Legal Assistance Newsletter! This edition of the Legal Assistance Newsletter provides basic guidance regarding terms that you should look for when signing a new lease.

*By: Mr. Nick Hayes, Legal Intern*

### **What should you look for?**

- **Lease Duration:** Ensure the lease clearly states the start and end dates, and whether it automatically renews or converts to a month-to-month arrangement.
- **Termination Clause:** Look for provisions that explain how you or the landlord may terminate the lease, including what notice period is required and if there are associated fees upon termination.
- **Force Majeure:** These clauses address unexpected events, like natural disasters, and more, that may impact your ability to fulfill your lease terms.
- **Military Clauses:** Seek out provisions that reference your rights as a Servicemember. In Georgia, protections for Servicemembers in lease agreements can be found here at the [Official Code of Georgia 44-7-11](#), or you can visit the Legal Assistance Office for more information papers!

### **What should you do when signing a new lease?**

- **Conduct research and educate yourself!**
  - Review Georgia's landlord-tenant laws, available in **Title 44, Chapter 7** of the [Official Code of Georgia](#).
  - Do not rely solely on a verbal assurance from the landlord or others.
  - Visit the local Housing Division for any area-specific guidance!
- **Get it in writing!**
  - Always document your communications with your landlord. Email is preferred, but text messages or other platforms may suffice if the conversations are saved.
  - If you have a phone conversation, follow up with an email summarizing the discussion, or ask the landlord to do so. Even when their system says to call—follow up in writing after you call!
- **Inspect the property!**
  - Carefully inspect the property before signing. If issues are visible and not addressed beforehand, signing the lease may be considered acceptance of those issues.
  - Inspect the unit you will occupy during your lease, not just the staged unit used for tours.
  - Take pictures and document the condition in which you receive your unit!

If you have inquiries or would like to schedule an appointment with one of our attorneys, please fill out a request form on our website or stop by one of our office locations.

*Disclaimer: These materials have been prepared for general informational purposes only and are not legal advice. This information is not intended to create an attorney-client relationship, and receipt of it does not constitute an attorney-client relationship. Reference any private services does not imply DoD endorsement.*

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