



What to Know Before You Sign Your Lease

Standard Industry Lease: NAA Blue Moon Lease

What it is: A standardized lease created by the National Apartment Association (NAA), used widely by professional property managers.

Why it matters: Predictable format, vetted legal language, widely accepted in landlord-tenant disputes.

Where to focus:

- Community-specific addenda or inserts
- Rules around fees, pets, utilities, guest policies, and parking
- Any unusual clauses flagged or edited by the management company

Custom Leases: Proceed with Caution

Not NAA Blue Moon?

- That means a landlord paid an attorney to draft a custom lease.
- Custom leases may contain one-sided language or burdensome clauses.
- You'll need to read every section carefully—and don't be afraid to ask for clarification or legal help.

Red Flags to Watch For

- ☐ Waiving your right to sue
- ☐ Automatic renewal clauses
- ☐ Excessive penalties or fees
- ☐ Language that contradicts verbal promises

Final Tips Before You Sign

- ✓ Ask: "Is this an NAA lease?"
- ✓ Read the whole thing—yes, even the boring parts
- ✓ Clarify anything confusing in writing
- ✓ Save a digital and printed copy of your lease

***IF you see something SAY something -
don't hesitate to ASK Noon :-)***

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