

sample legal notice reply Study Guide

sample legal notice reply: A Complete Guide to Drafting an Effective Response

In the realm of legal proceedings, receiving a legal notice can be a stressful and daunting experience. It is crucial to respond appropriately and within the stipulated time to protect your rights and interests. A sample legal notice reply serves as a valuable template or guide to craft a comprehensive, precise, and legally sound response. This article delves into the importance of a legal notice reply, how to draft one effectively, and provides structured examples to assist individuals and businesses in managing legal notices efficiently.

Understanding the Legal Notice and Its Significance

What is a Legal Notice?

A legal notice is a formal communication issued by one party (the sender) to another (the recipient), typically outlining grievances, demands, or warnings related to legal rights. It acts as a precursor to litigation, providing an opportunity for the recipient to address or resolve the issue amicably.

Why is a Timely Response Important?

Responding promptly to a legal notice is vital because:

- It demonstrates your willingness to resolve the matter.
- It can prevent the escalation into legal proceedings.
- It provides an opportunity to present your side and evidence.
- It may influence the court's or authority's view of your conduct.

Key Components of a Sample Legal Notice Reply

A well-drafted legal notice reply should be clear, concise, and legally sound. Here are the essential components to include:

1. Heading and Reference Details

- Mention the notice reference number.
- Include the date of your reply.

- State your name, address, and contact details.

2. Acknowledgement of the Notice

- Confirm receipt of the legal notice.
- Mention the date when you received it.

3. Responding to Allegations

- Address each allegation or claim made in the notice.
- Provide your version of facts, clarifying misunderstandings or inaccuracies.
- Attach supporting evidence where applicable.

4. Denial or Admission of Claims

- Clearly state which claims you deny or accept.
- Avoid ambiguous language; be explicit.

5. Your Stand and Defense

- Present your legal position.
- Include relevant laws, clauses, or contractual provisions.
- Mention any counterclaims or defenses.

6. Proposed Resolution or Next Steps

- Offer a settlement if appropriate.
- Suggest amicable resolution measures.
- Specify a deadline for further communication.

7. Closing Statement and Signature

- Conclude professionally.
- Sign the reply and include your designation if applicable.

Step-by-Step Guide to Draft a Sample Legal Notice Reply

Step 1: Review the Legal Notice Thoroughly

- Understand every allegation and demand.
- Gather relevant documents, contracts, or correspondence.

Step 2: Decide Your Position

- Determine whether you agree, deny, or partially admit the claims.
- Consult legal counsel if necessary.

Step 3: Draft a Response Skeleton

- Use the key components as a framework.
- Be factual and avoid emotional language.

Step 4: Write the Draft

- Start with a formal salutation.
- Acknowledge receipt and state your position.
- Address each point methodically.
- Attach supporting documents.
- Conclude with a resolution proposal.

Step 5: Review and Edit

- Check for clarity, tone, and legal accuracy.
- Ensure there are no ambiguous or vague statements.
- Seek legal review if possible.

Step 6: Finalize and Send

- Use registered post or courier for delivery.
- Keep copies of the reply and proof of dispatch.

Sample Legal Notice Reply Template

Below is a simplified template that can be adapted based on specific circumstances:

[Your Name]

[Your Address]

[City, State, ZIP]

[Email Address]

[Phone Number]

[Date]

To,

[Name of the Sender]

[Address of the Sender]

Subject: Reply to Legal Notice Dated [Date]

Dear Sir/Madam,

Referring to your legal notice dated [date], received on [date], I acknowledge receipt of the same. I appreciate this opportunity to clarify my position regarding the issues raised.

- Acknowledgment of Notice:

I confirm that I have received your notice and have carefully reviewed the contents.

- Response to Allegations:

- Claim 1: [Summarize the allegation]

My Response: [Provide your clarification, denial, or explanation]

- Claim 2: [Summarize the next allegation]

My Response: [Provide your clarification, denial, or explanation]

(Repeat as necessary for all claims)

- Supporting Evidence:

Enclosed herewith are copies of relevant documents supporting my position, including [list documents].

- Denial of Claims:

I deny the allegations made in your notice on the following grounds: [briefly state grounds].

- Proposed Resolution:

To resolve this matter amicably, I am willing to [propose settlement or suggest discussion].

- Legal Position:

My response is based on the following legal grounds: [brief mention of laws, contracts, or rights].

- Conclusion:

I request you to reconsider your claims and refrain from initiating any legal proceedings. I am open to discussing this matter further to reach an amicable resolution.

Thank you for your understanding.

Yours sincerely,

[Your Name]

[Signature]

(Enclosures: [List of documents])

Legal and Tactical Tips for a Responsive Legal Notice Reply

- Be Prompt: Respond within the deadline specified in the notice.
- Stay Professional: Maintain a respectful and formal tone.
- Avoid Admissions: Do not admit to facts that are false or unverified.
- Consult a Lawyer: Especially if the matter is complex or involves significant legal rights.
- Keep Records: Save copies of all correspondence and evidence.
- Use Proper Channels: Send the reply through registered post or another verifiable method.

Common Mistakes to Avoid in a Legal Notice Reply

- Ignoring the Notice: Failing to respond can be construed unfavorably.
- Delaying Response: Late replies can weaken your position.
- Vague Language: Ambiguity can lead to further complications.
- Providing False Information: Always be truthful; falsehoods can be legally damaging.
- Overly Aggressive Tone: Maintain professionalism to avoid escalation.

Conclusion

A sample legal notice reply is an essential document that can significantly influence the outcome of a legal dispute. Proper drafting ensures your rights are protected, misunderstandings are minimized, and opportunities for resolution are maximized. Whether you are denying claims, clarifying facts, or proposing settlement, adhering to a structured and professional approach is key. Always consider consulting legal professionals for tailored advice, but use the guidance and templates provided here as a solid foundation to craft your response effectively.

Keywords: sample legal notice reply, legal notice response, how to reply to legal notice, legal notice reply format, legal notice response template, legal communication, legal dispute resolution

Sample Legal Notice Reply: A Comprehensive Guide to Drafting an Effective Response

Navigating the legal landscape can be daunting, especially when confronted with a sample legal notice reply. A well-drafted response not only clarifies your position but also demonstrates your seriousness and understanding of the legal process. Whether you're responding to a notice related to a contractual dispute, a property matter, or any other legal concern, knowing how to craft an appropriate reply is crucial. This guide provides a detailed breakdown of what a sample legal notice reply should include, how to structure it, and best practices to ensure your response is both

professional and legally sound.

Understanding the Purpose of a Legal Notice Reply

Before diving into the drafting process, it's essential to understand why replying to a legal notice matters:

- Legal Acknowledgment: It serves as your formal acknowledgment of the notice received.
- Defense or Clarification: It provides an opportunity to present your side or clarify misunderstandings.
- Record Keeping: It creates a documented trail of communication, which can be useful in future proceedings.
- Potential Resolution: A well-crafted reply can lead to amicable settlement or dispute resolution without court intervention.

Key Elements of a Sample Legal Notice Reply

A typical legal notice reply should be clear, concise, and structured. Here are the core components to include:

- Heading and Reference Details

Start with a proper heading, including:

- Your name, address, and contact details.
- Date of the reply.
- Reference number or subject line, if applicable.
- Address the notice to the sender, including their name, designation, and address.

- Salutation

Use a respectful salutation such as "Dear Sir/Madam" or "Respected Sir/Madam."

- Introduction

Briefly acknowledge receipt of the legal notice:

"I, [Your Name], hereby acknowledge receipt of your legal notice dated [Date], addressed to me concerning [brief mention of the subject]."

- Responding to Allegations or Claims

This section is the core of your reply. It involves:

- Point-by-Point Response: Address each allegation or claim made in the notice.
- Admission or Denial: Clearly state whether you admit, deny, or dispute each point.
- Supporting Evidence: Mention any evidence or documents that support your stance.
- Explanation or Defense

Provide your explanation or defense for the situation:

- Clarify any misunderstandings.
- Present facts and circumstances that justify your position.
- Include relevant legal references, if necessary.
- Offer for Settlement or Resolution

If appropriate, propose a settlement or suggest an amicable resolution:

"I am willing to resolve this matter amicably and propose the following..."

- Conclusion and Next Steps

Summarize your stance and indicate your willingness for further communication or legal proceedings:

"I trust this clarifies my position. Should you require any further information, please contact me."

- Signature and Verification

End with your signature, name, and designation (if applicable). Consider attaching a verification statement affirming the truthfulness of your reply.

Sample Structure of a Legal Notice Reply

Here's a simplified outline of how your reply can be structured:

[Your Name]

[Your Address]

[Date]

To,

[Name of the Notice Issuer]

[Address]

Subject: Reply to Legal Notice Dated [Date]

Respected Sir/Madam,

Introduction:

I, [Your Name], am writing this letter in response to the legal notice dated [Date], received on [Date], regarding [Subject].

Response to Allegations:

- Claim/Allegation 1: [State your response, admit or deny, with supporting facts.]
- Claim/Allegation 2: [Repeat as necessary.]

Defense or Explanation:

[Provide detailed explanation, context, or evidence supporting your position.]

Settlement Proposal (if any):

[Suggest amicable resolution, if appropriate.]

Conclusion:

I trust this clarifies my stance. I am open to discussions and further correspondence to resolve this matter amicably.

Sincerely,

[Your Signature]

[Your Name]

[Your Contact Details]

Best Practices for Drafting a Legal Notice Reply

To ensure your reply is impactful and legally valid, keep the following tips in mind:

- Be Professional and Respectful: Maintain a courteous tone throughout.
- Be Clear and Precise: Avoid ambiguity; state your points clearly.
- Stick to Facts: Do not make exaggerated or false claims.
- Consult a Lawyer: For complex issues, get legal advice before drafting or sending your reply.
- Use Formal Language: Avoid slang or casual language.
- Attach Supporting Documents: Enclose copies of relevant evidence or documents.
- Keep Copies: Maintain copies of your reply and all related correspondence for future reference.

Common Mistakes to Avoid

While drafting a sample legal notice reply, be cautious of these pitfalls:

- Ignoring the Notice: Failing to respond can be construed as acceptance or negligence.
- Delaying Response: Timely reply is often legally required; delayed responses may weaken your position.
- Admitting Unnecessarily: Do not admit to claims without understanding the full implications.
- Providing Incomplete Information: Omissions can be exploited; be thorough.
- Using Informal Language: This may undermine your credibility.

When to Seek Legal Assistance

While generic templates can be helpful, legal notices can be complex and context-specific. Consider

consulting a legal professional if:

- The notice involves significant claims or monetary demands.
- The dispute involves complex contractual or property issues.
- You're unsure about the legal implications of your response.
- The notice is part of ongoing litigation or arbitration.

Final Thoughts

A sample legal notice reply is not just a formality but a crucial document that can influence the outcome of a dispute. Crafting an effective response requires clarity, professionalism, and an understanding of your legal rights and obligations. By following the structured approach outlined in this guide, you can ensure your reply is comprehensive, respectful, and legally sound. Remember, when in doubt, always seek expert legal advice to protect your interests and avoid unintended consequences.

Disclaimer: This article is for informational purposes only and does not constitute legal advice. For specific legal issues, consult a qualified attorney.

Question What should be included in a sample legal notice reply? A sample legal notice reply should include the respondent's details, a reference to the original notice, a clear statement of the respondent's position or defenses, and any supporting evidence or documents, all drafted in a formal and respectful tone. **Answer** How can I draft an effective legal notice reply for a property dispute? An effective reply should clearly state your ownership rights or claims, address each allegation made in the notice with supporting facts, and include relevant legal provisions. Consulting a lawyer can ensure the reply is comprehensive and legally sound. Is it necessary to consult a lawyer before replying to a legal notice? Yes, consulting a lawyer is highly recommended to ensure that your reply is accurate, legally appropriate, and protects your interests. A lawyer can help you draft a well-structured response that minimizes potential liabilities. Can a sample legal notice reply be used as a template for different cases? While sample legal notice replies can serve as useful references, it is advisable to customize them according to the specific facts and legal issues of each case to ensure relevance and effectiveness. What is the typical deadline for replying to a legal notice? The deadline for replying to a legal notice is usually mentioned in the notice itself, commonly ranging from 7 to 15 days. It is important to respond within this timeframe to avoid legal complications or adverse inferences.

Related keywords: Legal notice response, reply to legal notice, legal notice reply format, legal notice reply template, legal notice reply sample, legal notice response letter, legal notice reply example, legal notice reply email, legal notice reply document, legal notice reply draft

ENTERING A RENTAL PROPERTY NOTICE FORM

Entering a rental property notice form is a crucial step for tenants and landlords alike when it comes to ending or modifying a lease agreement. Properly completing and submitting this form ensures that both parties are protected legally and that the transition occurs smoothly. Whether you're a tenant planning to vacate or a landlord needing to initiate eviction or other notices, understanding the ins and outs of this process can save time, prevent disputes, and promote clear communication. This comprehensive guide will walk you through the importance of the notice form, how to fill it out correctly, legal considerations, and best practices for a seamless experience.

Understanding the Importance of a Rental Property Notice Form

What Is a Rental Property Notice Form?

A rental property notice form is a formal document used by tenants or landlords to communicate intentions regarding the rental agreement. Common purposes include:

- Giving notice of intent to vacate the property
- Notifying of lease violations
- Initiating eviction procedures
- Requesting repairs or maintenance
- Modifying lease terms

This form serves as an official record, ensuring that both parties have documented proof of communication, which can be vital in legal or dispute scenarios.

Why Is It Essential?

- Legal Compliance: Most jurisdictions require written notices to terminate or modify a lease.
- Protection of Rights: Proper notices protect tenants from wrongful eviction and landlords from unintentional legal violations.
- Clear Communication: Ensures both parties are on the same page regarding expectations and timelines.
- Record Keeping: Acts as evidence if disputes arise in the future.

Types of Rental Property Notice Forms

Common Notice Forms

Different situations call for specific forms:

- Notice to Vacate: Tenant informs landlord of intent to leave.
- Notice of Lease Termination: Landlord or tenant terminates the lease agreement.
- Notice of Entry: Landlord notifies tenant of upcoming inspections or repairs.
- Notice of Rent Increase: Landlord informs tenant of upcoming rent change.
- Notice of Lease Violation: Landlord notifies tenant of breach of lease.

Legal Requirements Vary by Jurisdiction

Always review local laws, as notice periods and content requirements differ across states, provinces, or countries.

Steps to Properly Fill Out a Rental Property Notice Form

1. Review Local Laws and Lease Agreement

Before filling out the form:

- Check the required notice period (e.g., 30, 60, or 90 days).
- Confirm specific notice content mandated by law.
- Review lease terms for any special provisions regarding notices.

2. Obtain the Correct Notice Form

- Use a standardized template or form provided by your jurisdiction or property management.
- Ensure the form is current and legally valid.

3. Fill in Accurate Personal and Property Details

Provide clear, correct information:

- Tenant's full name and contact details
- Landlord or property manager's name and contact info
- Rental property address
- Lease start date and end date (if applicable)

4. Specify the Purpose of the Notice

Clearly state the reason:

- For tenants: "Notice of Intent to Vacate" or "Notice of Lease Termination"
- For landlords: "Notice of Rent Increase" or "Notice of Entry"

5. Indicate the Notice Period

State the date when the notice is issued and the effective date of the action:

- For example, "This notice is given on [date], with the intent to vacate on [date, respecting the required notice period]."

6. Include Additional Details or Requests

Depending on the purpose:

- For vacate notices: request for a move-out inspection
- For maintenance notices: specify issues or dates preferred
- For rent increases: specify new rent amount and effective date

7. Sign and Date the Form

Ensure the form is signed by the appropriate party:

- Tenant's signature for vacate notices
- Landlord's signature for formal notices
- Date of signing

8. Keep Copies and Send Properly

- Make copies for your records.
- Send via certified mail, email, or hand-delivery with acknowledgment of receipt, depending on local laws.

Legal Considerations When Using a Rental Property Notice Form

Compliance with Laws and Regulations

- Ensure the notice adheres to local statutes regarding notice periods and content.
- Use legally recognized formats or templates.

Timing and Delivery

- Deliver notices within the required timeframe.
- Use methods that provide proof of delivery.

Reasons for Notice

- Be clear and honest about the purpose.
- Avoid ambiguous language that could lead to misunderstandings.

Potential Consequences of Improper Notices

- Invalid notices may delay processes or result in legal disputes.
- Wrongful eviction or lease termination can lead to penalties.

Best Practices for Entering a Rental Property Notice Form

1. Be Clear and Concise

- Use straightforward language.
- Clearly state the intent and relevant dates.

2. Follow Legal Notice Periods

- Respect the minimum notice period mandated by law.
- Provide timely notices to avoid penalties.

3. Keep Documentation

- Save copies of all notices sent.
- Record delivery method and confirmation.

4. Communicate Professionally

- Maintain respectful tone.
- Address all parties politely.

5. Seek Legal Advice if Necessary

- Consult a legal professional for complex situations or if unsure about legal requirements.

Common Mistakes to Avoid When Filling Out a Rental Property Notice Form

- Failing to provide adequate notice period.
- Using outdated or unofficial forms.
- Sending notices through untraceable methods.
- Leaving out essential details like dates or signatures.
- Ignoring legal requirements specific to the jurisdiction.

Conclusion

Entering a rental property notice form correctly is vital to ensuring a smooth transition, legal compliance, and the preservation of rights for both tenants and landlords. By understanding the purpose of the form, following proper procedures, and adhering to legal standards, you can prevent misunderstandings and legal disputes. Always stay informed about local laws, use official templates, and maintain clear communication throughout the process. Properly handled, a rental property notice form becomes a tool for respectful, transparent, and efficient management of lease agreements.

Entering a rental property notice form is a critical step in the landlord-tenant relationship, serving as a formal communication channel that ensures clarity, legality, and professionalism. Whether you're a tenant planning to move out or a landlord preparing to reclaim a property, understanding the nuances of the notice form is essential for a smooth transition. This article explores the purpose, components, legal considerations, best practices, and common pitfalls associated with entering a rental property notice form, providing a comprehensive guide for both parties involved.

Understanding the Purpose of a Rental Property Notice Form

Legal Requirement and Documentation

A rental property notice form acts as an official document that records the intent to end or modify a tenancy agreement. It serves multiple purposes:

- Legal Compliance: Many jurisdictions mandate written notices to prevent disputes and ensure both parties adhere to local laws.
- Proof of Intent: It provides tangible evidence of the tenant's or landlord's intention to terminate or alter the tenancy, which can be crucial if legal proceedings arise.
- Clarity and Communication: It minimizes misunderstandings by formalizing the notice, clearly stating the reasons, timeline, and other relevant details.

Types of Notices and Their Contexts

Different situations necessitate different types of notices:

- Notice to Vacate (by Tenant): Typically provided when a tenant plans to move out at the end of a lease term or earlier.
- Notice of Termination (by Landlord): Used when a landlord wishes to end the tenancy, often for specific reasons like property sale or renovation.
- Renewal or Non-Renewal Notices: Communicate the intent to either renew the lease or not.
- Other Notices: Such as rent increase notices, breach notices, or notices related to repairs.

Key Components of a Rental Property Notice Form

Creating or reviewing a notice form requires understanding its essential elements to ensure it is complete, clear, and enforceable.

1. Parties' Details

- Tenant's Name and Address: Full legal name and current address of the tenant.
- Landlord's or Property Manager's Details: Including name, contact information, and address.

2. Property Details

- Rental Property Address: Clearly specify the exact location.
- Lease Details: Start date, lease term, and any relevant tenancy references.

3. Notice Date and Effective Date

- Submission Date: When the notice is issued.
- Effective Date of Termination: The date when the tenancy officially ends or changes, adhering to notice period requirements.

4. Reason for Notice (Optional but Recommended)

While not always legally required, specifying reasons (e.g., end of lease, breach, or sale) can clarify intent and reduce disputes.

5. Notice Period

- The length of notice required varies based on jurisdiction, lease type, and reason for termination.
- Common periods include 30, 60, or 90 days.

6. Signature and Date

- The form must be signed by the notifying party.
- Include date of signing to validate the document.

7. Additional Clauses or Attachments

- Details about move-out procedures, inspection rights, or deposit refunds.
- Attachments like a copy of the lease agreement or relevant legal notices.

Legal Considerations When Entering a Notice Form

Understanding Local Laws and Regulations

Laws governing rental notices vary widely depending on jurisdiction. For example:

- Notice Periods: Some areas require 30 days, others 60 or more, depending on the reason and tenancy length.
- Form Requirements: Certain regions may specify the format or mandatory language for notices.
- Delivery Methods: Laws may dictate how notices must be delivered?by mail, electronic communication, or personal delivery.

Timing and Validity

- Notices must be issued within specific timeframes relative to the desired move-out date.
- Ensure notice is sent before the deadline and using an approved method to avoid invalidation.

Legal Consequences of Improper Notices

Failure to provide proper notice can:

- Delay eviction proceedings.
- Lead to legal penalties.
- Result in disputes over deposit refunds or damages.

Tenant and Landlord Rights

Both parties should be aware of their rights:

- Tenants can challenge notices if procedures are not followed.
- Landlords must ensure notices are compliant to enforce their rights legally.

Best Practices for Entering a Rental Property Notice Form

For Tenants

- Review Lease Terms: Confirm the required notice period and format.
- Use Written Notices: Always opt for written communication, whether via email, letter, or official form.
- Be Clear and Concise: State your intent explicitly, including move-out date.
- Maintain Copies: Keep copies of sent notices and any correspondence.
- Provide Adequate Notice: Respect the required notice period to avoid penalties.

For Landlords

- Use Standardized Forms: Employ official notice templates to ensure compliance.
- Document Delivery: Use certified mail or other traceable methods.
- Include All Necessary Details: Avoid ambiguity by providing comprehensive information.
- Respect Tenant Rights: Ensure notices are issued within legal timeframes.
- Follow Up: Confirm receipt and clarify any questions.

Electronic vs. Traditional Notices

With technological advances, electronic notices are increasingly accepted, but:

- Verify legal acceptability in your jurisdiction.
- Follow best practices for digital communication, such as read receipts.

Common Pitfalls and How to Avoid Them

1. Ambiguous Language

Vague statements can lead to disputes. Always specify dates, reasons, and intentions clearly.

2. Incorrect Notice Periods

Failing to adhere to legal notice periods can invalidate the notice. Double-check local laws.

3. Improper Delivery Methods

Not following proper delivery procedures may render notices invalid. Using certified mail or hand delivery is recommended.

4. Missing Signatures or Dates

An unsigned or undated notice may not hold legally. Always sign and date the document.

5. Ignoring Local Laws

Laws vary; ignorance can lead to legal complications. Consult legal advice if unsure.

Conclusion: Ensuring a Smooth Transition Through Proper Notice

Submission

Entering a rental property notice form is more than just filling out a template; it is a legal act that requires attention to detail, adherence to laws, and clear communication. Properly drafted and delivered notices help prevent disputes, facilitate smooth transitions, and uphold the rights of both tenants and landlords. Whether you are ending a lease as a tenant or initiating termination as a landlord, investing time in understanding the components, legal frameworks, and best practices surrounding notice forms is essential for a professional and hassle-free process. Ultimately, a well-executed notice form fosters transparency, reduces conflict, and sets the foundation for a respectful landlord-tenant relationship.

Question What information should be included in a rental property notice form when giving notice to the landlord? The notice should include your full name, address of the rental property, the date of notice, the intended move-out date, and your signature. Additional details like reason for moving and contact information can also be helpful. How much notice is typically required when submitting a rental property notice form? The required notice period varies by location and lease agreement, but generally it ranges from 30 to 60 days. Check local laws and your lease terms to determine the exact requirement. Can I submit a rental property notice form electronically? Yes, many landlords accept notices electronically via email or online tenant portals. However, it's advisable to confirm with your landlord or property management before submitting electronically. Is a written rental property notice form legally necessary or can I give verbal notice? Most jurisdictions and lease agreements require a written notice to ensure there's a formal record. Verbal notices are generally not sufficient and may not be legally binding. What should I do after submitting the rental property notice form? Keep a copy of the completed notice for your records, confirm receipt with your landlord, and follow any additional instructions regarding move-out procedures or inspections. Can I customize a rental property notice form to suit my situation? Yes, you can personalize a standard notice form to include specific details relevant to your situation, but ensure all required legal information and notice periods are clearly stated. What are common reasons for submitting a rental property notice form? Common reasons include relocating for work or personal reasons, ending a lease at the term's end, or moving into a different housing arrangement. The form serves as formal communication of your intent to vacate. Are there any penalties for not providing proper notice using a rental property notice form? Failing to provide proper notice can result in financial penalties, such as losing your security deposit, or legal liabilities. Always adhere to local laws and lease terms when submitting your notice.

Related keywords: rental property notice, move-in checklist, lease agreement, tenant rights, landlord notice, property inspection, rental application, notice to vacate, security deposit, rental terms

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