

Renewing a Rental Agreement

CEFR B2 Roleplay



1. Warm-up Discussion:

1. Have you ever rented a property? What was your experience like?
2. What are some important terms to consider when renewing a rental agreement?
3. How would you approach your landlord if you wanted to negotiate the terms of your rental agreement?
4. What factors might influence your decision to renew or not renew a rental agreement?
5. How important is it to review the terms and conditions of a rental agreement before signing?
6. What would you do if you disagreed with a clause in the rental agreement?

2. Example Conversation: Renewing a Rental Agreement

Tenant (Student A): Good afternoon, Mr. Smith. I wanted to talk to you about renewing my rental agreement.

Landlord (Student B): Good afternoon. Yes, your current lease is expiring soon. Are you interested in renewing it for another year?

Tenant: I am interested, but I was hoping we could discuss a few details before finalizing the renewal.

Landlord: Of course. What would you like to talk about?

Tenant: First, I wanted to discuss the rent. I've noticed that the market rate in the area hasn't increased much, so I was wondering if it's possible to keep the rent the same as it is now.

Landlord: I understand your concern. However, there have been some maintenance costs and property taxes have gone up, so I was considering a small increase.

Tenant: I see. Would you be open to a smaller increase than originally planned? I really enjoy living here and would like to stay, but the rent is a significant part of my budget.

Landlord: I appreciate your loyalty as a tenant. I think we can come to a compromise. How about a 3% increase instead of the 5% I had in mind?

Tenant: That sounds reasonable. Thank you for being flexible. I also wanted to ask if we could include a clause about minor repairs being handled by you or your maintenance team.

Landlord: That's something we can discuss. Normally, tenants are responsible for minor repairs, but if you've had specific issues, I'm willing to consider it.

Tenant: I've had a couple of small things come up, like a leaky faucet, and it would be helpful to have support for those.

Landlord: Let's agree that I'll handle repairs that cost over a certain amount, say \$50, and anything below that will be your responsibility.

Tenant: That seems fair. Lastly, I was wondering if I could have the option to renew for two years instead of just one.

Landlord: A two-year renewal is fine with me, and we can lock in the rent increase we just discussed for both years.

Tenant: Great! I'm happy with that arrangement. Thank you for working with me on this.

Landlord: You're welcome. I'll prepare the new agreement with the updated terms, and we can sign it this week.

Tenant: Perfect. I'll be ready to sign once it's prepared.

3. Background:

The roleplay involves a tenant who is interested in renewing their rental agreement and a landlord who is open to discussing the terms. The tenant wants to negotiate a few details, including the rent amount, responsibility for repairs, and the length of the renewal. The landlord is willing to negotiate and find a mutually agreeable solution.

4. Instructions:

- **Instructions for Student A (the tenant):**

You are currently renting a property and want to renew your rental agreement. Your task is to discuss the renewal with your landlord, including negotiating the rent, repair responsibilities, and the length of the agreement. You should aim to reach a compromise that works for both parties.

- **Instructions for Student B (the landlord):**

You are the landlord of a property where the tenant's lease is about to expire. The tenant wants to renew the lease, but they also want to discuss a few details. Your task is to listen to the tenant's requests, negotiate the terms, and find a fair agreement that benefits both you and the tenant.

5. Vocabulary List:

Rental agreement, lease, renewal, negotiate, rent, maintenance, clause, landlord, tenant, compromise.