

LEASE COMPARISON REPORT

Tenant Rights & Obligations Analysis

GREYSTAR

113 PAGES

The “Insane” Lease — December 2025

VS

GOLDTEX

49 PAGES

The “Not Insane” Lease — January 2025

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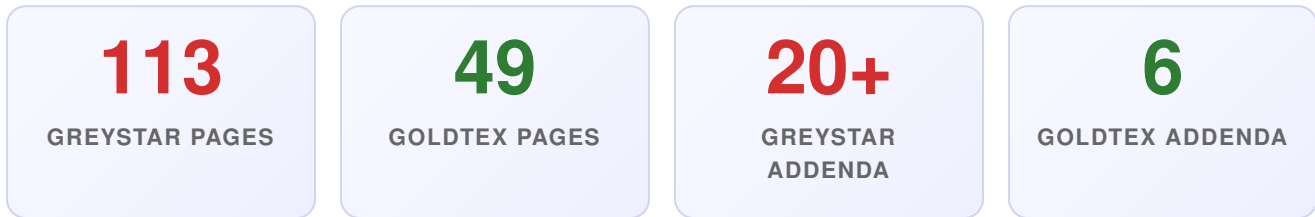
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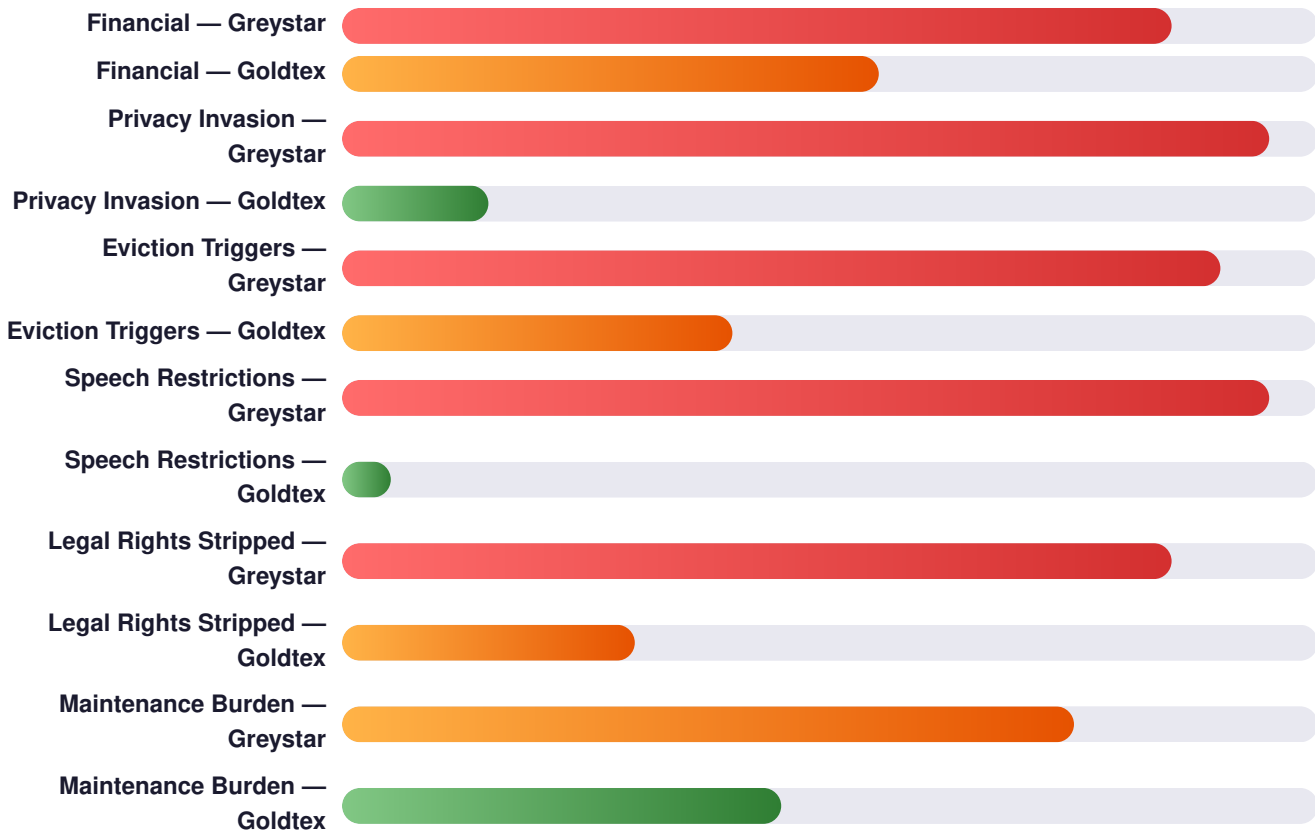
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Executive Summary

The Greystar lease is a 113-page document containing 20+ standalone addenda layered on the same NAA base form. Compared to the 49-page Goldtex lease for the same apartment, it systematically strips tenant rights through speech restrictions, liability waivers, surveillance provisions, and dozens of independent "material breach" triggers. This report catalogs every significant difference.



Tenant Risk Exposure



Bottom Line

The Greystar lease is not merely aggressive — it is a rights-stripping apparatus that silences tenants, eliminates fundamental legal protections, creates financial traps, enables pervasive surveillance, and weaponizes 20+ addenda as independent eviction pretexts.

The 10 Most Alarming Provisions

1

Speech Suppression & Gag Order

CRITICAL

"You agree that you will not injure our reputation by making bad faith allegations against us to others."
— Greystar Lease, Section 19(k)

Why this matters: This provision weaponizes defamation-adjacent language to chill tenant speech. Complaining to a city inspector, posting a negative review, or warning fellow tenants about maintenance failures could all be characterized as "bad faith allegations" and used as a pretext for lease enforcement. It effectively creates a private gag order with no judicial oversight.

What Goldtex says: No equivalent provision. No speech restrictions of any kind.

2

Class Action Waiver (Survives Lease)

CRITICAL

"You expressly waive any right and/or ability to bring, represent, join, or otherwise maintain a Class Action, Class Arbitration, or any joint or consolidated actions of any kind."
— Greystar Lease, Class Action Waiver Addendum

Why this matters: Class actions are often the only economically viable way for tenants to challenge systemic abuses—illegal fees, habitability failures, discriminatory practices. This waiver survives lease termination, meaning even after you move out, you cannot join other former tenants in collective legal action. It isolates each tenant as a lone individual against a corporate landlord with unlimited legal resources.

What Goldtex says: No equivalent provision. No class action waiver.

3

Entry by Breaking a Window

CRITICAL

*"We may enter your apartment at any time...by breaking a window or other means when necessary."
— Greystar Lease, Section 28*

Why this matters: The lease authorizes forced entry—including physically breaking a window—across 22 different justifications. This goes far beyond any reasonable emergency-access provision and effectively nullifies the tenant's right to exclusive possession. The breadth of permitted reasons (including inspections, showings, and pest control) combined with the extreme means authorized creates a regime where no meaningful privacy boundary exists.

What Goldtex says: Entry limited to 5 reasons, requires 24-hour prior written notice, and authorizes no forced entry or break-in of any kind.

4

Image & Voice Rights Seizure

CRITICAL

*"Residents and guests grant Owner all rights to use these sound, still, or moving images in any and all media, now known or later devised, throughout the world, in perpetuity, for any purpose whatsoever, without any compensation."
— Greystar Community Policies, Section 28*

Why this matters: By signing the lease, tenants surrender their image, likeness, and voice for unlimited commercial exploitation—forever, worldwide, with no compensation. Your face could appear in marketing materials, social media ads, or corporate presentations. This applies to guests as well, meaning visitors who never signed anything supposedly lose their rights too. The "any purpose whatsoever" language has no limiting principle.

What Goldtex says: No equivalent provision.

5

Habitability Waiver (Mixed Use)

CRITICAL

"Resident waives all claims for...constructive eviction, fitness and habitability, peaceful and quiet enjoyment, nuisance."

— Greystar Mixed Use Addendum, Section 6

Why this matters: This attempts to strip tenants of the implied warranty of habitability—one of the most fundamental tenant protections in American law. It purports to waive quiet enjoyment, constructive eviction, and nuisance claims related to 24/7 commercial operations in the building. In most jurisdictions, habitability waivers are unenforceable as a matter of public policy, yet their presence in the lease deters tenants who don't know their rights from ever asserting them.

What Goldtex says: No equivalent provision.

6

Mold Testing Gag Rule

MAJOR

"You must provide Owner with 72 hours advance written notice before conducting any mold testing...results obtained without proper notice shall not be admissible."

— Greystar Community Policies, Section 33

Why this matters: This provision creates a procedural trap designed to invalidate mold evidence. By requiring 72-hour advance notice, the landlord gains time to remediate or conceal conditions before testing occurs. The "not admissible" language attempts to contractually suppress evidence that could prove health hazards—a provision that has no basis in law but could intimidate tenants out of pursuing legitimate health claims.

What Goldtex says: No equivalent provision. No restrictions on tenant environmental testing.

7

Discourteous Communication = Eviction

MAJOR

*"Any discourteous communication directed toward management, staff, or their agents shall constitute a material breach of this lease agreement."
— Greystar Lease, Section 39*

Why this matters: "Discourteous" is entirely subjective and undefined. A frustrated email about a broken heater, a raised voice when reporting a water leak for the third time, or a pointed question about where your rent money is going could all be deemed "discourteous" at management's sole discretion. Classifying tone as a "material breach" means it can trigger eviction proceedings—transforming ordinary human frustration into grounds for losing your home.

What Goldtex says: No equivalent provision.

8

Arrest Without Conviction = Default

MAJOR

*"A default shall occur if...any resident or occupant is arrested for a felony offense."
— Greystar Lease, Section 32(5)*

Why this matters: This obliterates the presumption of innocence. A mere arrest—which requires no judicial finding, no evidence beyond an officer's discretion—triggers lease default and potential eviction. Charges may be dropped, cases dismissed, or defendants acquitted, but the tenant has already lost their home. This provision disproportionately impacts communities of color, who face higher arrest rates regardless of actual criminal conduct.

What Goldtex says: Requires an actual drug-free housing violation, not a mere arrest.

9

Food Disposal During Power Outage

MAJOR

"In the event of a power outage exceeding 24 hours, Owner may enter your apartment and dispose of all contents of your refrigerator and freezer. You waive all claims related to such disposal."

— Greystar Lease, Section 35

Why this matters: This grants the landlord the right to enter your home and destroy your property after just 24 hours without power—which the landlord may itself have failed to maintain. The blanket claims waiver means you cannot recover the cost of hundreds of dollars in groceries, medications requiring refrigeration, or other perishables. It also serves as yet another pretext for warrantless entry into your private space.

What Goldtex says: No equivalent provision.

10

Perpetual Data & Robocall Consent

MAJOR

"You consent to receive automated calls, texts, and pre-recorded messages at any number associated with your account...and consent to the sharing of your personal data with third-party marketing partners. This consent survives lease termination and transfer of property ownership."

— Greystar Lease, Section 37

Why this matters: This provision turns your lease signature into permanent marketing consent that follows you indefinitely. It survives not only your tenancy but even the sale of the building—meaning an unknown future owner inherits the right to robocall you and sell your data. It effectively circumvents the Telephone Consumer Protection Act (TCPA) by burying blanket consent in a housing contract you have no practical ability to negotiate.

What Goldtex says: No equivalent provision.

Financial Traps & Hidden Costs

TOPIC	GREYSTAR	GOLDTEX	SEVERITY
Early Termination	Re-renting charge up to 100% of rent; does NOT release from future rent — you pay the fee AND keep paying	2 months' rent + deposit = clean break; released from future rent	CRITICAL
Payment Application Trap	Landlord applies payments to old debts first, not current rent — triggers late fees	Not addressed	MAJOR
Collection Agency Fees	Passed to tenant after just 10 days from demand letter	Not present	MAJOR
Move-Out Deductions	20+ categories including burned-out light bulbs, "trips to open apartment," stickers, scratches	Standard: unpaid rent, damage, cleaning, keys	CRITICAL
Utility Billing	Allocation formulas that "may or may not reflect actual consumption"; blank admin fees; can add charges with 30 days' notice	Clear sub-metered billing	MAJOR
Payment Methods	Electronic only — no cash, no checks	Check or online	MODERATE
Pet Deposits	Non-refundable until ALL residents leave; DNA breed testing at tenant expense	\$300 refundable minus damages	MAJOR
Buy-Out Compliance	Any procedural failure voids buy-out entirely — tenant owes full remaining rent	N/A	CRITICAL
Insurance Kickback	Affiliated insurer (CAS) receives commissions; auto-enrollment at \$14.50/mo	Auto-enrollment at \$35/mo (higher but no disclosed kickback)	MODERATE
Smoking Cascading Liability	If your smoking causes others to vacate, you pay THEIR lost rental income	No such provision	MAJOR
Bed Bug Cascading Liability	Liable for neighboring units' treatment costs AND their lost rental income	Tenant pays own unit treatment only	MAJOR

The Payment Application Trap Explained

When the landlord applies your rent payment to old disputed charges first (Sec 44), your current rent shows as unpaid. This triggers late fees, which compound, leading to a default and potential eviction — all from paying your rent on time but having an unrelated disputed charge.

The Buy-Out Catch-22

The Greystar buy-out agreement (Sec 7) requires perfect compliance with every procedural step. Miss any one, and the buy-out is “voided automatically” — all money paid becomes part of your security deposit, and you owe full remaining rent plus reletting fees for the entire lease term.

Privacy, Surveillance & Data Rights

TOPIC	GREYSTAR (113-PAGE LEASE)	GOLDTEX (49-PAGE LEASE)	SEVERITY
Common Area Cameras	Cameras installed throughout common areas; explicitly stated they are "not intended to protect" tenants; no obligation to share footage with residents	Not mentioned	MAJOR
Image/Voice Rights	Blanket license granted to landlord for all media capturing tenant's image or voice, for any purpose, with no compensation, in perpetuity	Not present	CRITICAL
Personal Data Sharing	Authorized to share tenant personal data with third-party marketers; consent survives both lease termination AND property sale	Not addressed	MAJOR
Robocall/Text Consent	Tenant consents to autodialed calls, text messages, and prerecorded voice messages; consent survives lease termination	Not addressed	MAJOR
Disclosure of Info	Landlord may disclose tenant information for undefined "business purposes"	Not addressed	MODERATE
Mold Testing	Tenant must give 72-hour written notice before testing; landlord representative must be present; test results inadmissible without proper notice	No restriction on tenant testing	CRITICAL
Entry Rights	22 enumerated reasons for entry; entry permitted by breaking window; after-the-fact notice deemed sufficient	5 reasons for entry; 24-hour prior written notice required	CRITICAL
Smart Locks/Access	Landlord controls all access devices; may install, replace, or reprogram without tenant consent	Physical keys only	MODERATE
Food Disposal	Landlord may enter unit and dispose of all refrigerator contents after a 24-hour power outage	Not present	MAJOR
Garage Inspection	May enter garages and storerooms with only after-the-fact notice to tenant	Not addressed	MODERATE

The Surveillance Paradox

Greystar installs cameras throughout common areas but explicitly tells tenants the cameras are **NOT** for their protection, refuses to share footage, and simultaneously claims unlimited rights to use recorded images of tenants for any commercial purpose without compensation.

In other words: *we are watching you, but not for your benefit — and we own what we see.*

Speech Suppression & Legal Rights

Reputational Injury Prohibition

CRITICAL

Greystar Sec 19(k): "Injuring our reputation by making bad faith allegations against us to others" is listed as prohibited conduct — in the same section as violence, criminal activity, and drug dealing.

This could cover negative online reviews, complaints to neighbors, or reports to media about living conditions.

A negative Yelp review about slow maintenance could theoretically constitute a lease violation equivalent to dealing drugs.

Goldtex: No equivalent provision. Tenants retain normal speech rights.

Bad Faith Government Complaints

CRITICAL

Greystar Sec 32(8): Making an "invalid complaint" to a government agency or utility company triggers **DEFAULT** under the lease.

This could chill tenants from reporting building code violations, filing health department complaints, or contacting utility regulators — since any complaint later deemed "invalid" becomes grounds for eviction.

A tenant who reports a suspected gas leak that turns out to be a false alarm could face lease default.

Goldtex: No equivalent provision.

Mandatory Courtesy

MAJOR

Greystar Community Policies Sec 39: "Discourteous...communication or conduct" directed at staff is defined as a "**material breach**" of the lease.

A tenant expressing frustration about a maintenance delay, raising their voice on the phone, or sending a curt email could theoretically be evicted for discourtesy.

Telling the front desk "this is ridiculous, I've been waiting three weeks for a repair" could constitute a material breach.

Goldtex: No equivalent provision.

Class Action Waiver

CRITICAL

Greystar: An entire standalone addendum dedicated to waiving class action rights. The language is absolute:

"You expressly waive any right and/or ability to bring, represent, join, or otherwise maintain a Class Action."

This waiver **SURVIVES LEASE TERMINATION** — meaning even after a tenant moves out, they cannot join a class action against Greystar for conduct that occurred during tenancy.

Goldtex: No class action waiver. Tenants retain full legal remedies.

The Chilling Effect

Taken together, these provisions create a comprehensive system of silence:

- ✗ Cannot complain to the landlord — "discourteous communication" is a material breach
- ✗ Cannot complain to the government — a "bad faith" complaint triggers default
- ✗ Cannot complain publicly — "reputational injury" is prohibited conduct
- ✗ Cannot band together legally — class action rights are expressly waived

The only "safe" option left for a tenant is **silence**. Every avenue of redress — private, public, governmental, and legal — has been contractually foreclosed. This is not a lease; it is a gag order with rent attached.

Rules, Restrictions & Eviction Triggers

Things That Can Get You Evicted (Greystar Only)

The following actions — many of which are perfectly legal, constitutionally protected, or medically necessary — are each independently classified as "material breaches" that trigger eviction proceedings under the Greystar lease:

- ✗ Being **arrested** (not convicted) for a felony — mere accusation is sufficient
- ✗ Smoking anywhere — including **inside your own apartment** or on your balcony
- ✗ Using **medical marijuana** (despite PA legalization in 2016)
- ✗ Being "discourteous" in communication with management
- ✗ Making a "bad faith" complaint to the government
- ✗ Having an **unauthorized overnight guest** without prior written consent
- ✗ Listing your apartment on Airbnb (even without actually renting it)
- ✗ Having a dog whose breed the landlord deems restricted (at "sole and absolute discretion")
- ✗ Throwing anything off the roof deck (first offense)
- ✗ Failing to pick up pet waste
- ✗ Having "unsightly" furniture on your balcony
- ✗ Hanging unauthorized window coverings
- ✗ Having a dirty car in the parking lot — "unkempt" vehicles towed without notice

The Meta-Clause

Section 37.I states: *"All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion."*

This means every subjective judgment across all 113 pages has **no reasonableness standard**. What counts as "discourteous"? What makes furniture "unsightly"? What constitutes an "unkempt" car? The landlord decides — with zero obligation to be reasonable, consistent, or fair.

Worse still: Community Policies can be *"added to, amended or repealed at any time"* — meaning each new rule created after you sign becomes a new eviction trigger you never agreed to.

Comparative Rules Table

RULE AREA	GREYSTAR (113 PAGES)	GOLDTEX (49 PAGES)
Guest Policy	Written consent required for ANY overnight guest	7 days without permission
Smoking	Total ban everywhere including inside unit and balcony; eviction + continued rent obligation + liability for other tenants' losses	Allowed inside unit
Pets	Breed bans at sole discretion, mandatory DNA testing at tenant cost, removal on single complaint, no reasonableness standard	AKC temperament test, \$300 deposit, 10 days written notice before removal
Subletting	Dedicated prohibition addendum; even listing is a breach; personal liability for unauthorized occupants' actions	\$350 fee, possible with landlord permission
Parking	"Unkempt" car = towed without notice, 10mph speed limit, no vehicle repairs permitted	No detailed parking rules
Packages	25lb / 2'x2'x2' size limit, 48-hour pickup window, can refuse any delivery, no obligation to notify you	No restrictions
Decorations	No flags, no indoor furniture on patio, uniform window coverings required, no hanging bikes	No alterations (standard clause)
Improvements	Any improvement you make automatically becomes landlord's property	Standard no-alteration clause

Termination & Default

Greystar's lease contains **20+ addenda**, each independently creating "material breach" grounds for eviction. The cumulative effect is a web of obligations so dense that perfect compliance is functionally impossible — any single misstep across any addendum is sufficient to initiate termination proceedings.

Three additional mechanisms make termination uniquely punitive:

- ✗ **Future lease cancellation:** If you breach the current lease, Greystar can void any future lease you've already signed — even before the new term starts. You lose your housing pipeline with no recourse.
- ✗ **No release on early termination:** Paying the early termination fee does NOT release you from future rent obligations. The fee is explicitly designated "not a release."
- ✗ **Re-renting as punishment, not relief:** The re-renting charge is explicitly stated to be "not a release" from your obligations — meaning you remain liable for the full remaining term even after they re-rent your unit.

Maintenance, Habitability & Repairs

Repair Request Gauntlet

Greystar's repair procedure is not a policy—it is a multi-step obstacle course designed to exhaust tenants before repairs ever happen. Here is the full sequence a tenant must navigate:

Greystar: The 6-Step Repair Gauntlet

CRITICAL

1. **Step 1: Submit Written Request via Online Portal**

Oral requests explicitly do not count—even if management verbally acknowledges the problem to your face. If you told the front desk your ceiling is leaking and they said "we'll get someone out there," that conversation legally never happened.

2. **Step 2: ALL Rent Must Be Current**

Your repair rights do not activate until every dollar of rent and fees is paid in full. Owe a disputed \$15 trash-valet fee? No repairs for you.

3. **Step 3: Wait "A Reasonable Time"**

Undefined. At landlord's sole discretion. Could be days, weeks, or months. There is no outer limit specified in the lease.

4. **Step 4: Send ANOTHER Written Notice**

If the problem is not repaired after your undefined "reasonable" wait, you must send a second written notice—this time explicitly stating your intent to terminate the lease.

5. **Step 5: Wait 7 MORE Days**

After the second notice, you must wait an additional seven days before any action can be taken.

6. **Step 6: Only THEN Can You Terminate**

After completing all five preceding steps perfectly, you may finally terminate your lease. Miss any step? Start over.

Meanwhile: "Rent will not abate" during the entire process. You pay full rent for a unit with a broken heater, flooding bathroom, or malfunctioning lock for the entire weeks-to-months this gauntlet takes to complete.

Goldtex: The Repair Process

MODERATE

"Landlord will make repairs required by law with reasonable promptness after receipt of written notice."

One sentence. Done. No portal requirement. No rent-current precondition. No double-notice system. No seven-day waiting period after the waiting period. Written notice, then repair.

Habitability Waivers

PROVISION	GREYSTAR	GOLDTEX
"As-Is" Disclaimer	Explicit disclaimer of ALL implied warranties of habitability, fitness, and suitability—except those required by Pennsylvania statutes that cannot be waived	Simple "as-is" acceptance of the unit's condition at move-in
Mixed-Use Waiver	Waives habitability, constructive eviction, quiet enjoyment, and nuisance claims for 24/7 commercial noise, odors, vibration, and foot traffic from retail/restaurant operations in the building	None
Construction Waiver	Waives right to withhold rent, terminate, or claim constructive eviction during any construction or renovation—regardless of duration, noise level, or impact on livability	Limited to delayed move-in scenarios; rent is abated during delays
Force Majeure	Landlord can unilaterally terminate ALL leases due to "extraordinary causes"; tenant has no reciprocal right to terminate under the same circumstances	Lease terminates if unit is destroyed by extraordinary cause; both parties released
Move-In Inspection Deadline	48-hour deadline to document all defects; anything not reported within 48 hours is deemed to be in perfect condition, and tenant is liable for it at move-out	1-week deadline to report defects

Pest Control & Mold

Bed Bug Cascading Liability

CRITICAL

Greystar (Bed Bug Addendum, Sec. 8)

If bed bugs are found in your unit and deemed to have originated there, you are liable for:

- ✗ Treatment costs for your unit
- ✗ Treatment costs for ALL neighboring units affected
- ✗ Lost rental income from vacant neighboring units during treatment
- ✗ Relocation costs for displaced neighbors
- ✗ Any property damage claims from other residents

A single bed bug sighting could cascade into thousands of dollars in liability for units you have never entered and neighbors you have never met.

Goldtex

- ✓ Tenant responsible for treatment of own unit only
- ✓ Philadelphia municipal code (PM-309.5) places primary remediation obligation on landlord
- ✓ Landlord must address infestations within 30 days of notice per city code

Mold Testing Restrictions

MAJOR

Greystar (Community Policies, Sec. 33)

- ✗ 72-hour advance written notice required before ANY environmental testing
- ✗ Landlord representative must be present during all testing
- ✗ Results obtained without proper notice are declared "not admissible in any legal proceedings"

The effect: The 72-hour notice window gives the landlord time to remediate, conceal, or prepare a legal defense before testing ever occurs. The "not admissible" clause attempts to contractually suppress evidence of health hazards—creating a catch-22 where the landlord controls the conditions under which their own failures can be documented.

Goldtex

- ✓ No restriction on independent environmental testing
- ✓ No notice requirement before testing
- ✓ No landlord presence required
- ✓ No contractual suppression of test results

Temperature & Emergency Definitions

Narrow Emergency Thresholds

MAJOR

Greystar defines "emergency" maintenance narrowly by temperature threshold:

- ✗ No heat is only an emergency below 60°F
- ✗ No AC is only an emergency above 85°F

The gap: Between those thresholds—for example, 62°F in your apartment in January, or 83°F in August—your broken HVAC is classified as a routine maintenance request, not an emergency. It enters the standard repair gauntlet described above: online portal submission, undefined "reasonable time" wait, and no rent abatement. You could spend days in a 62°F apartment in winter with no expedited response obligation from the landlord.

Goldtex: No narrow temperature-based emergency definitions. Does not attempt to contractually redefine what constitutes an emergency by setting arbitrary thresholds that exclude obviously uncomfortable and potentially unhealthy conditions.

Side-by-Side Comparison Matrix

CATEGORY	GREYSTAR	GOLDTEX	WINNER
Pages/Length	113	49	Goldtex
Addenda Count	20+	6	Goldtex
Entry Reasons	22 (break-in authorized)	5 (24hr notice)	Goldtex
Entry Notice	After-the-fact for most	24 hours prior	Goldtex
Late Fee	Flat \$50	10% of rent (~\$199)	Greystar
Security Deposit	\$500	\$1,000 + \$300 pet	Greystar
Holdover Penalty	25% premium	50% premium + consequential damages	Greystar
Early Termination	Fee + still liable for remaining rent	Fee = clean break	Goldtex
Class Action	Waived (survives termination)	Preserved	Goldtex
Jury Trial	Waived	Waived	Tie
Speech Rights	3 separate restrictions	None	Goldtex
Smoking	Total ban everywhere + cascading liability	Allowed in unit	Goldtex
Guest Policy	Written consent for any overnight	7 days allowed	Goldtex
Camera/ Surveillance	Pervasive, no tenant access	None mentioned	Goldtex
Image Rights	Seized for any purpose	Not addressed	Goldtex
Data Sharing	Perpetual, survives lease	Not addressed	Goldtex
Mold Testing	72hr notice, inadmissible without	No restriction	Goldtex
Repair Process	Multi-step gauntlet, rent must be current	Simple written notice	Goldtex
Move-In Inspection	48 hours	1 week	Goldtex
Habitability Waiver	Explicit mixed-use waiver	None	Goldtex
Auto-Renewal	Flexible	12-month trap if miss 15-day window	Greystar

CATEGORY	GREYSTAR	GOLDTEX	WINNER
Abandonment	Multi-factor test	7-day absence = abandonment	Greystar
VAWA Documentation	Comprehensive	Not separately documented	Greystar

Areas Where Goldtex Is Worse

In Fairness to Greystar

No lease is perfect. Goldtex has several provisions that are objectively worse than Greystar's equivalent terms. Intellectual honesty requires acknowledging these areas where Greystar offers the better deal.

TOPIC	GOLDTEX (WORSE)	GREYSTAR (BETTER)
Holdover Penalty	50% surcharge + unlimited consequential damages	25% premium
Late Fee	10% of rent (~\$199)	Flat \$50
Auto-Renewal Trap	Miss 15-day window = locked into 12-month renewal	More flexible
Abandonment	7-day absence without notice = abandonment	Multi-factor test required
Returned Check Fee	\$75	\$25
Insurance Cost	Auto-enrollment at \$35/month	Auto-enrollment at \$14.50/month

Final Verdict

The Greystar lease is not a lease. It is a 113-page compliance trap.

It systematically (1) silences tenants through gag orders and speech restrictions, (2) eliminates fundamental legal protections through habitability waivers and class action waivers, (3) creates financial traps through payment application tricks and non-releasing termination fees, (4) enables pervasive surveillance while disclaiming any duty to protect, and (5) weaponizes 20+ addenda as independent eviction pretexts — any one of which can be triggered at the landlord’s “sole and absolute discretion.”

The Goldtex lease is a standard, somewhat aggressive Pennsylvania apartment lease. It has a few provisions that are worse than Greystar (notably the 50% holdover penalty and 10% late fee), but it fundamentally respects the tenant’s right to speak, to privacy, to legal recourse, and to habitable conditions. The Greystar lease does not.

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CATEGORIES WHERE
GREYSTAR IS WORSE

6

CATEGORIES WHERE
GOLDTEX IS WORSE

3

CATEGORIES THAT ARE TIED

This analysis was prepared on May 9, 2026 using 7 AI research agents that independently reviewed all 113 pages of the Greystar lease and all 49 pages of the Goldtex lease. Both leases are for the same property: 315 N 12th St, Unit 0806, Philadelphia, PA 19107. This report is for informational purposes only and does not constitute legal advice.