

Essential Terms:

Real Estate & Landlord-Tenant

Covenant:	A promise or formal agreement included in a lease or deed that requires one party to either do or not do a specific action.
Deed:	The legal document used to formally transfer property ownership from one owner to another.
Disclosure:	A legally required notice given to the buyer or tenant about a property's known condition, defects, or hazards.
Easement:	The legal right to use another person's property for a limited, specific purpose (like utility access or a shared driveway).
Encumbrance:	A non-ownership claim, lien, or restriction that affects a property's marketability or use.
Escrow:	The holding of funds, a deed, or documents by a neutral third party (the escrow agent) until all specific conditions are successfully met.
Fixtures:	Items that are permanently attached to the property (like cabinets or lighting) and are legally considered part of that property.
Habability:	The minimum legal standard that requires a rental unit to be safe, clean, and fit for human living.
Judgment for Possession:	The court's decision (the verdict) stating that the landlord has legally won the case and is entitled to regain control of the property.
Lien:	A financial claim against a property that must be paid off before the property can be sold or refinanced.
Mitigation of Damages:	The legal duty of a landlord to try to re-rent a vacant unit after a tenant breaks the lease, in order to minimize the financial loss owed by the original tenant.
Notice to Quit:	A formal, written warning given by a landlord to a tenant that terminates the tenancy, usually demanding the tenant either fix a violation or move out by a specific date.
Quiet Enjoyment:	A tenant's right to peaceful and private possession of the property without unreasonable interference from the landlord.

Tenancy / Leasehold:	The legal right to exclusively occupy and use a property under the terms of a lease agreement.
Title:	The legal right to claim ownership of property, including the right to use or sell it.
Warrant for Removal (Writ of Possession):	The final court order issued after the Judgment for Possession, which grants the Sheriff or Court Officer the power to enforce the judgment (removal of the tenant from the property).

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