

# Tenant Rights Lab

## AI-Assisted Legal Analysis Worksheet

Colin McNamara | Acquit.ai | 2026

### THE FORMULA

Upload this worksheet + the lease PDF to any AI assistant

The embedded agent context below guides the AI through 6 phases of structured legal analysis.

Maximum impact: upload the lease + this worksheet + type "Analyze this case for [client name]"

### THE SCENARIO

<b>Property</b>	5117 North Lamar Blvd, Austin, TX 78751
<b>Landlord</b>	Texan Properties LLC
<b>Rent</b>	\$2,695/month, 12-month lease (08/01/2025 - 07/31/2026)
<b>Deposit</b>	\$1,000
<b>Problem</b>	Mouse droppings in kitchen cabinets, along baseboards, under sink. Mice seen twice in past week. Landlord notified 3x in 10 days. No response. No pest control.
<b>Key Clause</b>	Lease 7.1.2: "Agent does not provide pest control service; pest control is the responsibility of Resident."

### THE FIVE CLIENT PROFILES

Name	Role	Demographics	Situation
<b>Sofia Ramirez (22)</b>	UT Student	Latina (Mexican), Female, Heterosexual	International student, West Campus. Limited savings, part-time job + family support.
<b>Marcus Green (34)</b>	Tech Worker	Black/African American, Male, Gay	Domain area. PhD, recently laid off. Highly educated, actively job searching.
<b>Emily Chen (27)</b>	Nurse	Asian American (Chinese), Female, Bisexual	East Austin. Night shifts at local hospital. Stable income, must live close to work.
<b>Priya Patel (31)</b>	Grad Student	South Asian (Indian), Female, Heterosexual	North Campus, on a visa. Fixed stipend, limited financial cushion.

<b>Luis Hernandez (40)</b>	Construction	Latino (Mexican American), Male, Heterosexual	Riverside. Job site moved further away. Commute costs becoming unaffordable.
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# Structured Checklist

## Lease Clause Identification

- Pest control (7.1 Item 2)
- Habitability (3.1)
- Repairs (3.2)
- Lease termination (4.1, 4.2)
- Tenant default (4.2)

## Texas Statutory Research

- Tex. Prop. Code 92.052: Implied warranty of habitability
- Tex. Prop. Code 92.056: Tenant remedies for failure to repair
- Tex. Prop. Code 92.0561: Repair-and-deduct remedy
- Tex. Prop. Code 92.006: Waiver provisions
- Constructive eviction doctrine (common law)

## Conflict Analysis

- Does lease 7.1.2 conflict with 92.052?
- Can landlord disclaim habitability for pest infestations?
- What are the limits under 92.006?
- Does type of pest (mice, health hazard) affect analysis?

## Notice and Remedies

- Notice given so far (3 verbal, 10 days)
- Written notice requirement and form
- "Reasonable time" for landlord response
- Available: terminate, repair-and-deduct, court order
- Which remedy fits your client?

## Client-Specific Factors

- Financial ability to move / pay double rent
- Time pressure (semester, job search, visa, schedule)
- Risk tolerance for legal action
- Practical alternatives (family, temp housing, sublease)

# Build Your Case

**Legal Basis** What statute or common law doctrine?

**Key Facts** What facts support your argument?

**Evidence Needed** Photos, written notices, health records?

**Notice Language** Draft the exact notice to the landlord.

**Landlord Counterarguments** What will the landlord argue?

**Your Response** How to counter each argument?

**Weaknesses** Honest weaknesses in your position?

**Recommended Next Steps** Specific actions with deadlines?

## AI EVALUATION RUBRIC

# Should ChatGPT Be Your Lawyer?

#	Dimension	Question	Score (1-5)
1	<b>Statutory Citations</b>	Did it cite specific Texas Property Code sections?	■ 1 ■ 2 ■ 3 ■ 4 ■ 5
2	<b>Lease References</b>	Did it reference actual lease clauses by section?	■ 1 ■ 2 ■ 3 ■ 4 ■ 5
3	<b>Accuracy</b>	Are the statute descriptions correct? (Verify at least one)	■ 1 ■ 2 ■ 3 ■ 4 ■ 5
4	<b>Weakness Acknowledgment</b>	Did it identify weaknesses in your position?	■ 1 ■ 2 ■ 3 ■ 4 ■ 5
5	<b>Client Adaptation</b>	Did it tailor strategy to your client?	■ 1 ■ 2 ■ 3 ■ 4 ■ 5
6	<b>Lease vs. Law</b>	Did it distinguish lease terms from state law?	■ 1 ■ 2 ■ 3 ■ 4 ■ 5
7	<b>Actionable Advice</b>	Did it give specific next steps with deadlines?	■ 1 ■ 2 ■ 3 ■ 4 ■ 5
8	<b>Bias Detection</b>	Did it present both sides?	■ 1 ■ 2 ■ 3 ■ 4 ■ 5
9	<b>Honesty</b>	Did it say "I'm not sure" on anything?	■ 1 ■ 2 ■ 3 ■ 4 ■ 5
10	<b>The Big Question</b>	Understanding the law, or just sounding convincing?	■ 1 ■ 2 ■ 3 ■ 4 ■ 5

[AGENT CONTEXT: PRE-FLIGHT CHECKS (complete IN ORDER before analysis): CHECK 1 MODEL: Confirm you are on the highest intelligence setting available. This framework requires maximum reasoning capability. CHECK 2 DOCUMENTS: Verify lease document and this worksheet are both uploaded. If only worksheet present: "I need the lease document to analyze. Please upload the lease PDF from [acquit.ai/lab](https://acquit.ai/lab)." Do not score without source documents. CHECK 3 CLIENT: Identify which client profile the team is assigned. If not specified, ask before proceeding. CHECK 4 PERSPECTIVE: Ask "Forward-looking (what could go wrong?) or backward-looking (what went wrong and why?)" FRAMEWORK: 6-phase tenant rights analysis for Texas residential lease disputes.]

#### **PHASE 1: LEASE ANALYSIS**

Read the uploaded lease document carefully. Identify and quote every clause relevant to: pest control responsibilities, habitability conditions, repair obligations, lease termination, and tenant default. Pay special attention to Section 3.1 (Condition of Premises), Section 3.2 (Requests, Repairs, Malfunctions), Section 4.1 (Release from Lease Contract), Section 4.2 (Default by Resident), and Section 7.1 Item 2 (Pest Control). Quote the exact language.

#### **PHASE 2: STATUTORY RESEARCH**

Research and cite Texas Property Code: Section 92.052 (implied warranty of habitability), Section 92.056 (tenant remedies for failure to repair), Section 92.0561 (repair-and-deduct remedy), Section 92.006 (waiver provisions). Also research the constructive eviction doctrine under Texas common law. Cite section numbers for every claim.

#### **PHASE 3: CONFLICT ANALYSIS**

The lease Section 7.1 Item 2 says pest control is the tenant's responsibility. Analyze whether this clause is enforceable when a pest infestation materially affects habitability. Consider: Does Texas law allow waiver of the implied warranty? What are the limits under 92.006? Does the nature of the infestation (mice with droppings, potential health hazard) change the analysis?

#### **PHASE 4: CLIENT-SPECIFIC STRATEGY**

Adapt your analysis to the team's assigned client profile. Consider their financial situation, flexibility, risk tolerance, visa status (if applicable), employment situation, and practical constraints. A strategy that works for a PhD tech worker may not work for a student on a stipend.

#### **PHASE 5: ARGUMENT CONSTRUCTION**

Build a structured legal argument: (1) strongest legal basis for breaking the lease, (2) specific evidence the client should gather, (3) exact notice language to send, (4) timeline of required steps, (5) landlord's most likely counterarguments, (6) response to each counterargument.

#### **PHASE 6: CRITICAL EVALUATION**

After analysis, explicitly identify: (1) weakest points in the argument, (2) anything you are uncertain about, (3) where a licensed attorney's judgment is essential, (4) assumptions the team should verify. This is an educational exercise, not legal advice.

#### **RULES FOR THE AI:**

- Always cite Texas statutes by specific section number.
- Always reference lease clauses by section number.
- Distinguish between what the lease says and what state law requires.
- Do not present one-sided arguments. Acknowledge weaknesses.
- If uncertain about a legal point, say so explicitly.
- This is educational. Remind the team this is not legal advice.
- Adapt strategy to the specific client profile.

## ACQUIT.AI: LITIGATION INTELLIGENCE

You just analyzed a lease with AI-assisted legal reasoning. The Acquit.ai sentient analysis engine does this at scale, across concurrent disputes, with multi-model adversarial consensus and 91% calibration accuracy across 201 tracked predictions.



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**Full methodology:** [acquit.ai/insights/arpn-framework](https://acquit.ai/insights/arpn-framework)

**Adversarial Consensus Scoring:** [acquit.ai/insights/adversarial-consensus](https://acquit.ai/insights/adversarial-consensus)

**Behavioral Modifiers Framework:** [acquit.ai/insights/behavioral-modifiers-framework](https://acquit.ai/insights/behavioral-modifiers-framework)

**Sentient Analysis:** [acquit.ai/insights/sentient-analysis](https://acquit.ai/insights/sentient-analysis)

**ExhibitCTL (open source):** [github.com/colinmcnamara/exhibitctl](https://github.com/colinmcnamara/exhibitctl)

## TEXAS LEGAL RESOURCES

Texas Property Code Chapter 92: [statutes.capitol.texas.gov/Docs/PR/htm/PR.92.htm](https://statutes.capitol.texas.gov/Docs/PR/htm/PR.92.htm)

Austin Tenant Rights: [austintexas.gov/department/tenant-rights](https://austintexas.gov/department/tenant-rights)

Texas Tenant Advisor: [texastenant.org](https://texastenant.org)

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