



Florida International University

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Leasly

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Introduction

In today’s fast-paced rental and real estate markets, lease agreements are often dense, complex, and filled with legal jargon that can overwhelm even experienced renters or small business owners. To address this challenge, we introduce **Leasly** – an intelligent digital tool designed to simplify, summarize, and even revise lease documents. By combining natural language processing (NLP) with user-friendly AI interaction, this assistant empowers users to confidently navigate their lease agreements with clarity and ease. Whether it's understanding clauses, editing terms, or spotting key conditions, this tool acts as a personal legal assistant—minus the legal fees.

Conclusion:

The AI Lease Assistant represents a step toward democratizing access to legal comprehension. By combining smart document parsing, interactive conversation, and AI-driven editing tools, users gain unprecedented control and understanding over their lease agreements. This assistant reduces reliance on costly legal consultations and minimizes the risks of misunderstandings or hidden obligations. As leasing continues to be a common part of modern life, tools like this can bridge the gap between legal complexity and everyday clarity—bringing the future of document interaction closer to everyone.

Research

The foundation of this project lies in the intersection of **legal document processing** and **artificial intelligence**, particularly in the areas of **Natural Language Processing (NLP)** and **Large Language Models (LLMs)**.

We analyzed existing tools such as traditional contract analysis platforms, online legal document templates, and document summarization models. While these solutions offer partial support, they often require legal knowledge or fail to allow flexible document editing.

Our research focused on:

User pain points: Confusion over lease clauses, difficulty identifying critical terms, and lack of real-time guidance.

Model capabilities: Leveraging APIs from models like OpenAI’s GPT and fine-tuning them on lease-related datasets for better comprehension of legal syntax.

Interface design: Testing intuitive chat-based interactions that allow users to ask questions like “*What’s the penalty for early termination?*” or give commands like “*Rewrite clause 5 in simpler terms.*” Additionally, privacy and security were considered crucial, ensuring the tool handles sensitive information responsibly.

Additional Info:

To enhance accessibility and user engagement, our AI Lease Assistant integrates cutting-edge tools for *voice-based interaction and phone accessibility*:

Phonely

Phonely is a platform that allows users *to interact with AI tools via phone calls*. By integrating our assistant with Phonely, users can *call in and talk to the AI*, making it easy for those without internet access or those who prefer audio communication to ask lease-related questions on the go.

Eleven Labs

Eleven Labs provides *realistic, human-like text-to-speech (TTS)* capabilities. This allows our assistant to *read lease clauses aloud in a natural voice*, or deliver simplified explanations over phone or web. It’s especially helpful for users with visual impairments or those who prefer auditory learning.

Together, these tools make the AI Lease Assistant more *inclusive, multi-modal*, and *user-friendly*, offering both *spoken and written* interaction across devices.

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