

RENTAL AGREEMENT

Residential tenancy • [City, Country]

This Rental Agreement is made on [DD Month YYYY] at [City] between:

[Landlord Full Name], holding [CNIC / ID / Passport No.], residing at [Landlord Address] (the "Landlord"); and
[Tenant Full Name], holding [CNIC / ID / Passport No.], whose permanent address is [Tenant Address] (the "Tenant").

The Landlord agrees to let, and the Tenant agrees to rent, the property below on the following terms.

1. Property

[House / Flat no.], [Street], [Area], [City] (the "Property"), consisting of [x] bedrooms, x bathrooms, kitchen and parking], with the fixtures and fittings listed in clause 10.

2. Term

The tenancy starts on [Start Date] and runs for [11 months / 1 year], ending on [End Date]. It may be renewed by written agreement of both parties.

3. Rent

Monthly rent is [amount and currency], payable in advance by the [5th] day of each month by [bank transfer / cash against a signed receipt / cheque].

On renewal the rent will increase by [10]%, unless the parties agree otherwise in writing.

4. Security deposit

The Tenant has paid a refundable security deposit of [amount], equal to [x] months' rent. The Landlord will return it within [30] days of the Tenant moving out, less any unpaid rent, unpaid bills and the cost of repairing damage beyond normal wear and tear.

5. Utilities and charges

The Tenant will pay electricity, gas, water, internet and [maintenance charges] for the tenancy period. [Property tax / building charges] will be paid by the Landlord.

6. Use of the property

The Property will be used only as a private residence for the Tenant [and family]. The Tenant will not sublet it, make structural changes or use it for any unlawful purpose without the Landlord's written consent.

7. Maintenance and repairs

The Tenant will keep the Property clean and in good condition and pay for minor repairs under [amount]. Major repairs (structure, roof, main plumbing and wiring) are the Landlord's responsibility.

8. Inspection

The Landlord may inspect the Property at a reasonable time after giving the Tenant [24 hours'] notice.

9. Notice and ending the tenancy

Either party may end this agreement by giving [one month's] written notice. If the Tenant does not pay rent for [two] months or breaks these terms, the Landlord may end the agreement in line with local law.

When the tenancy ends, the Tenant will hand back the Property and all keys in the condition received, apart from normal wear and tear.

10. Fixtures and fittings

[List what comes with the Property, e.g. 3 ceiling fans, 2 air conditioners, kitchen cabinets, water heater, curtains, 4 sets of keys].

11. Governing law

This agreement is governed by the laws of [Country / State]. Any dispute will first be settled by discussion and, failing that, by the courts of [City].

IN WITNESS WHEREOF, the parties have signed this agreement on the date first written above.

LANDLORD

Signature: _____

Name: [Landlord Full Name]

Date: _____

TENANT

Signature: _____

Name: [Tenant Full Name]

Date: _____

WITNESS 1

Signature: _____

Name: _____

ID no.: _____

WITNESS 2

Signature: _____

Name: _____

ID no.: _____

This template is a general starting point, not legal advice. Laws differ by country and state; have the final agreement checked by a lawyer before signing.