

Residential Lease Agreement (Sample)

SAMPLE DOCUMENT; replace the fields in square brackets with your own details; remove clauses you do not need.

1. Parties

Landlord: [name / company], [address], [contact]

Tenant: [name], [ID no], [contact]

2. Premises

Address: [property address], [Block] / [Unit no]

Use: residential only; no other use without written consent.

3. Term

Start: [dd.mm.yyyy] · Term: [months] months.

Renewal and extension at the end of the term follow the applicable law.

4. Rent and Payment

Monthly rent: [amount] [currency].

Payment: by the [day]. of each month, by [bank transfer; IBAN].

Increase: per [index / rate basis], applied in line with the contract and the law.

5. Deposit

Amount: [amount]; handed over at the start of the lease.

Returned at the end of the lease after deducting damage and unpaid debts.

6. Charges

Service / common charges: borne by the [tenant / landlord].

Electricity, water, gas and internet contracts are registered to and paid by the tenant.

7. Use and Maintenance

The tenant uses the premises with care; routine upkeep lies with the tenant, structural repairs with the landlord.

No permanent alterations without the landlord's written consent.

8. Assignment and Subletting

The premises may not be assigned or sublet without the landlord's written consent.

9. Handover and Return

The premises are handed over and returned with the attached handover protocol.

10. Special Terms

[Additional terms agreed by the parties go here.]

Landlord

Full name: _____

Signature: _____

Date: _____

Tenant

Full name: _____

Signature: _____

Date: _____

This is a general sample, not legal advice. Mandatory provisions of the law in your country prevail over contract clauses; check current legislation and, where needed, a legal professional before signing.