

RESIDENTIAL RENTAL AGREEMENT

This Agreement is made on _____ between:

(1) _____, of _____ (the "Landlord"); and

(2) _____, of _____ (the "Tenant").

1. The Property

The Landlord lets to the Tenant the residential property at _____ (the "Property"), together with the furniture and fittings listed in the attached inventory, if any.

2. Term

The tenancy is for _____ months, beginning on _____ and ending on _____.

If the Tenant stays on with the Landlord's consent after that date, the tenancy continues from month to month on the same terms until either party ends it under clause 11.

3. Rent

The rent is _____ a month, payable in advance on or before the _____ day of each month by _____. If the rent is more than _____ days late, the Tenant shall pay a late charge of _____.

4. Deposit

The Tenant has paid the Landlord a security deposit of _____. The Landlord shall return it within _____ days after the tenancy ends and the Tenant has left, less any unpaid rent and the reasonable cost of repairing damage beyond fair wear and tear. The Landlord shall give the Tenant a written list of any deductions.

5. Utilities and Charges

The Tenant shall pay for electricity, gas, water, telephone and internet used at the Property during the tenancy, except: _____, which the Landlord shall pay.

6. Use of the Property

The Tenant shall use the Property only as a private home for the Tenant and the following people: _____. The Tenant shall not carry on a business there, cause a nuisance to neighbours, or use the Property for anything unlawful.

7. Care and Repairs

The Tenant shall keep the Property clean and in good order, and tell the Landlord promptly of any damage or defect. The Landlord shall keep the structure, roof, wiring, plumbing and installations supplied with the Property in repair. The Tenant shall pay for damage caused by the Tenant, the Tenant's household or visitors.

8. Alterations

The Tenant shall not make alterations, change the locks or redecorate without the Landlord's written consent.

9. Subletting

The Tenant shall not sublet or share the Property, or transfer the tenancy, without the Landlord's written consent.

10. Access

The Landlord may enter the Property to inspect it, carry out repairs or show it to a new tenant or buyer, after giving the Tenant at least _____ hours' notice, and at any time in an emergency.

11. Ending the Tenancy

Either party may end the tenancy at or after the end of the term by giving the other _____ days' written notice. The Landlord may end it earlier by written notice if the rent is unpaid for _____ days or the Tenant seriously breaks this Agreement and does not put it right within _____ days of being asked to. At the end of the tenancy the Tenant shall return the Property and all keys, in the condition it was in at the start, fair wear and tear excepted.

12. Governing Law

This Agreement is governed by the laws of _____. Where the law of that place gives a tenant or a landlord a right that cannot be given up by agreement, that right applies in place of anything in this Agreement that conflicts with it.

The Landlord

Signature: _____

Name: _____

Date: _____

The Tenant

Signature: _____

Name: _____

Date: _____

Witness 1 — Name: _____ Signature: _____

Witness 2 — Name: _____ Signature: _____