

NOTICE

THE FOLLOWING DOCUMENT IS A MINIMUM GUIDELINE TO FORMULATE A TENANCY AGREEMENT TO SUIT YOUR INDIVIDUAL NEEDS.

NOTE IT IS NOT STATIC NOR SPECIFIC IN NATURE BUT PROVIDES YOU A GUIDELINE TO DESIGN A SIMILAR CONTRACT FOR YOUR TENANCY NEEDS.

THE DOCUMENT SHOULD NOT BE USED AS THE ONLY ACCEPTED TENANCY AGREEMENT PROVIDED BY THE COUNCIL AND SO, ALTERATIONS AND ADDITIONS TO TERMS AND CONDITIONS ARE ENCOURAGED TO TAILOR-MAKE A DOCUMENT FOR YOUR NEEDS.

ALL CONSUMERS (TENANTS) & LANDLORDS ARE ALIKE REQUESTED TO READ & UNDERSTAND THE DOCUMENT CAREFULLY BEFORE SIGNING.

TENANCY AGREEMENT

THIS AGREEMENT IS MADE THIS..... DAY OF 20.... BETWEEN (TENANT) AND (LANDLORD) WHEREBY THE LANDLORD HAS AGREED TO LET THE TENANT RENT THE PREMISES AT (LOCATION)

GENERAL TERMS & CONDITIONS

IT IS HEREBY AGREED AND DECLARED between the parties hereto as follows:-

1. THAT the foresaid tenancy shall commence on thisday of..... 20.....
2. THAT the tenant shall pay to the landlord rent at a rate set as \$..... in cash per month to become due and payable before theday of every month.
3. **THAT the rate of the house rent may change in future accordingly, depending on PIB's regulation on at the time. The landlord will deliver this with ninety (90) days prior written notice.**
4. THAT a deposit/bond of \$..... together with an advance rent payment for the first month of \$..... to be payable prior to occupying the house. Only the deposit /bond paid is refundable if no discrepancies prevail upon vacating the house, which includes electricity, water, telephone, cleanliness of house/compounds and damages.
5. **THAT the tenancy is for a period of months minimum and thereafter renewable from month to month*.**
6. THAT tenancy may be terminated at the will of the landlord or the tenant by 28 days notice given in writing. This period is subject to renewal on the discretion of the landlord upon mutual agreement in which event, a new contract can be signed.
7. THAT the tenant shall take proper care of the premises and of all fittings and fixtures or furniture belonging thereto and shall keep the grounds assigned to the premises in clear neat and tidy conditions.
8. THAT the tenant shall not permit or offer any part of the premises to be used for any other purpose or so as to cause annoyance or inconvenience or nuisance to the occupants of adjacent or nearby premises.
9. THAT the tenant shall not part with possession of the premises either wholly or in part or accommodate boarders, or without the previous written consent of the landlord permit the members of his family, that is his/her legal spouse and their children.
10. THAT the tenant shall not make or permit or cause any alterations or additions to the exterior or interior of the premises or to any plumbing and electrical apparatus and fixtures without the consent of the landlord.

11. THAT the tenant shall not keep on the premises or surrounding grounds any livestock including pets that may cause annoyance or nuisance to other occupants or neighbors.
12. THAT on vacating the house the tenant shall leave in each lighting fixture therein electric bulbs of good conditions and of the same quality and power and those bulbs provided by the landlord at the commencement of the tenancy. Clear all payable services such as water and electricity, cleanness of the house and compound.
13. THAT the tenants shall not interfere with the proper functioning of any sewerage or pipes provided for drainage.
14. THAT the landlord will not be responsible for any loss or damage to the tenants' furniture or other effects caused by fire or any other cause whatsoever.
15. THAT the tenant shall vacate the house at any time when directed to do so by the landlord by notice given in accordance with the clause 4 of this Agreement and shall comply with any directions given by the landlord in such notice.
16. THAT any notice, notification, demand or condition given, made or laid down by the landlord to the tenant pursuant to arising out of this tenancy shall be sufficient if signed by the landlord and delivered to the tenant.
17. THAT the property at all times remains the property of the landlord.
18. THAT legal civil action may also be pursued in circumstances where disputes arise.

OBLIGATIONS OF THE LANDLORD

19. THAT the landlord or any person authorized by him for this purpose may at all reasonable times enter the house for the purpose of inspection or effecting alteration repairs or additions or for any other legal purpose whatsoever.
20. THAT the landlord must seek prior permission before entering the premises.
21. THAT the landlord shall provide repairs and maintenance that is caused by reasonable wear and tear of the furniture and fixtures over a period of time, preferably based on the tenancy duration and fix any water leakages, pipe eruptions and other damages that is not caused by the tenant's negligence but is an effect of many months or years of using and occupying the premises.
22. THAT the landlord will give notice for any fixed duration of stay or notice of vacation thereafter.
23. THAT the landlord will refund bond money upon tenant satisfying all the terms and conditions upon vacation.
24. THAT the landlord can deny sub-letting if prior permission is not sought.

Note: there maybe specific terms and conditions of the landlord and tenant which maybe annexed to this Agreement and signed on all pages by both parties.

IN WITNESS

SIGNED for and on behalf of..... in the presence of:

Tenant's Signature:

Telephone:

Landlord's Signature:

Address:

Phone:

Witness's Signature:

Address:

Phone: