

Sample of tenancy agreement

An agreement entered into between _____ hereinafter referred to as the 'Lessee' on the one part and _____ on the other part hereinafter referred to as the 'Lessor', where under Lessor is hereby granting on lease to the Lessee who accepts the tenement namely: _____ 'tale quale' (as seen) and furnished as per attached inventory, under the following terms and conditions:

a) The duration of the lease is for _____ as from _____ to _____ at the rent of _____ per month, payable _____ in advance.

b) The electric light, water, gas, cable television, telephone bills and rentals as well as the consumption thereof shall be borne by the said Lessee. If in default these services are suspended then lessee are to pay all relative reconnection charges.

c) The Lessee is precluded from sub-letting the property or from assigning the lease to third parties without written consent of the Lessor.

d) A deposit _____ is being paid herewith by the Lessee/s to guarantee the payment at the end of the tenancy of compensation for damages and on the fittings, furniture or the other article contained therein.

e) The lessee/s undertakes to keep the premises and its contents clean and in good condition and shall surrender them in good condition at the end of the tenancy. The cleaning of baths, sinks, drains and damage to geyser as well as ordinary minor repairs in water, gas and electricity installation, up to €_____ for every repair, are to borne by the Lessee. Major repairs shall be the responsibility of the Lessor unless caused through fault or negligence of the lessee.

f) The Lessee shall not be allowed to keep dogs, cats or any other pets in the above-mentioned premises without the Lessor's consent, provided that no damages result from such pets including scratches to doors, banisters and staining to floors.

g) Lessee binds him/herself not to effect any structural alterations to the premises and he/she further binds him/herself without the Lessor's consent.

h) Before vacating the leased premises. Lessee undertakes to leave the floor of the property clean and tidy the washing of the linen, covers and cleaning of carpets or to the payment of a charge of €_____ to cover these services.

i) The lessee binds him/herself to allow the lessor to check the inventory whenever Lessor deems this necessary, by prior appointment, at reasonable times.

j) Lessor reserves the right to demand entry for the above purpose at reasonable times.

k) It is being declared for all intents and purposes by both parties to this agreement that:-

i. Water, Electricity and Telephone meters were read on ____/____/____ readings being:-

Water _____ Electricity _____ Telephone _____

ii. Number of keys handed to Lessee:

Flat/House entrance: _____	Letterbox: _____
Garage (key/remote): _____	Lift: _____
Roof: _____	Alarm: _____
Internal doors: _____	Other (specify): _____

l) A copy of the inventory is being attached and checked by the lessee in the presence of the owner.

i. The Lessee is absolutely forbidden to sub-let any article described in the inventory or removes the whole or part thereof to any place outside the above-mentioned premises.

ii. The Lessee shall be responsible for any shortages and /or breakages and chipping to articles also damage to furniture (except fair ware and tear) and binds him/her to make good or replace such articles before vacating the premises.

m) The premises shall be used for residential purposes only and are not to be used as a business premises or for commercial purposes. No advertisement is to be exhibited on the outside of the premises without the Lessor's written consent.

n) No musical instrument or wireless shall be played in or upon any part of the property between hours of midnight and 7:00am nor shall any singing or dancing be permitted between the said hours and the Lessee shall use his/her best endeavors to prevent the occurrence of any undue noise.

o) The lessee shall in no way encumber or interfere with the access to any common parts by leaving rubbish, cycles, vehicles or any other goods or packages belonging to him/her, his/her servants or guests.

p) Dustbins should not on no account t be put outside the common part of the said premises during the night, but should be placed outside to await collection in the early morning.

q) Lessee binds him/herself not to install any cable television, satellite dish, TV or wireless aerials without the written consent of the Lessor.

r) The Lessee shall not permit any water or other liquid to soak through the floors of the premises to him/her and in the event of such happening he/she will without prejudice to the Lessor's rights under the lease or otherwise, immediately rectify and make good all damage and injury occasioned to any parts of the property and to furniture, movable items, effects and belongings whatsoever.

s) Should the Lessee fail to pay the rent within one week of the due date, the Lessor will have the right to rescind without warning this agreement 'Ipso Jure' (automatically) and this without prejudice to his/her claim for the payment which is still due.

t) Should the tenant, be compelled by 'force majeure'(for reasons beyond ones control) to leave the country before the lapse of the lease, then proved Lessee gives Lessor one moth notice in writing, this lease shall be terminated at the end of the said month.

u) This agreement allows only the Lessee or his/her immediate family to be sole occupiers of the premises during the period of the lease stipulated and the Lessor will not recognize any other person other than the Lessee for complete responsibility of the property in question.

v) Lessees Personal Details

Tenants Passport No. _____	Expires _____
Date of birth _____	Place of birth _____
Occupation _____	Employer _____
Visa/Work permit No. _____	Valid up to _____

w) Lessor declares that the property / contents _____ insured.

x) Tenants address abroad / Netherlands _____

Telephone Numbers:-

Home: _____	Business: _____
Mobile: _____	Fax: _____
Email address: _____	

y) In the event that Lessee/s fail to surrender hand over the premises after expiration of the said period of _____ months, then the lessees shall pay the lessor as consideration for the mere delays, a penalty of €50 for each and every day during this delay and this without prejudice to any other rights of the Lessor. The Lessee/s expressly agrees that the amount of the said penalty cannot be abated or litigated by any other authority.

Signed in triplicate for all ends and purposes of law, this ____/ ____/ ____.

Lessor _____ Name (_____)

Lessor _____ Name (_____)

Lessee _____ Name (_____)

Witness _____ Name (_____)