

Residential Rental Agreement

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A free general template from Baham, provided for convenience. It is not legal advice and is not written for any particular country. Rental law differs from place to place: before signing, check the rules where the property is located and adapt this agreement where needed.

1 Parties

Landlord

Full name _____ ID / passport or company no. _____

Address _____ Phone _____

Email _____

Tenant 1

Full name _____ ID / passport no. _____

Phone _____ Email _____

Tenant 2 (if any)

Full name _____ ID / passport no. _____

Phone _____ Email _____

2 Property

Address (street, city, postal code, country) _____

Type: ☐ Apartment ☐ House ☐ Room ☐ Other: _____

Size (m² / sq ft) _____ Number of rooms _____

Furnished: ☐ Yes ☐ Partly ☐ No

Also included (parking, storage, etc.) _____

3 Rental period

Start date (move-in) _____

☐ Fixed term, ending on: _____ ☐ Open-ended, until terminated by either party

Either party may end this agreement by written notice. Notice period: _____ (or longer, where local law requires it).

4 Rent and payments

Currency _____ Monthly rent _____

Other monthly charges _____ Total monthly payment _____

Due date (day of each month) _____ First payment due on _____

Payment method: ☐ Bank transfer ☐ Other: _____

Account / payment details _____

Late payment: if rent is paid late, the tenant pays _____, only to the extent local law allows.

The rent may only be changed as both parties agree in writing, or as local law permits.

5 Security deposit

Deposit amount _____ Paid on _____

The deposit is returned within ____ days after move-out, less documented costs for unpaid rent or damage beyond normal wear and tear.

6 Utilities and services

	Included in rent	Paid by tenant
Heating	☐	☐
Water / hot water	☐	☐
Electricity	☐	☐
Gas	☐	☐
Internet	☐	☐
Waste collection	☐	☐
Building / service charges	☐	☐
Other: _____	☐	☐

7 Use of the property

- The property is rented as a home only and may not be used for business.
- Only the tenants named above may live in the property, unless the landlord agrees otherwise in writing.
- The tenant keeps the property clean, follows the building's rules and is considerate towards neighbours.
- No alterations - painting, wallpapering, new fixtures, or antennas and signs on the building - without the landlord's written permission.
- The tenant may not sublet or hand over the property without the landlord's prior written permission.

Pets: ☐ Allowed ☐ Not allowed

Smoking in the property: ☐ Allowed ☐ Not allowed

8 Maintenance and repairs

- The tenant handles minor upkeep (such as light bulbs and keeping drains clear) and pays for damage caused by the tenant or their guests.
- The landlord handles structural repairs and the property's main systems (heating, plumbing, electrics), unless agreed otherwise under section 10.
- The tenant reports any damage or defect to the landlord promptly.
- The landlord may enter the property for inspection or repairs after giving ____ hours' notice, or at once in an emergency.

9 Move-in and move-out

- The condition of the property at move-in is recorded (inspection report and/or photos) and attached to this agreement.
- At move-out the tenant returns the property clean and in the same condition, apart from normal wear and tear, and returns all keys.

Keys handed over at move-in (number and type) _____

10 Other terms

11 Governing law

This agreement is governed by the law of the country where the property is located. If a clause conflicts with mandatory local law, it does not apply to that extent and the rest of the agreement remains in force. Nothing in this agreement takes away rights the tenant has under local law.

12 Signatures

Place and date _____

Landlord - signature

Tenant 1 - signature

Tenant 2 - signature

Name

Name

Name

Attachments: ☐ Move-in inspection report ☐ Inventory list ☐ Building rules ☐ Other: _____