

DOCUMENT IDENTIFICATION

DOCUMENT **Residential Rental Agreement**
 TEMPLATE CODE **RENTAL_AGREEMENT**
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RESIDENTIAL RENTAL AGREEMENT

Reference / file no.:

Date prepared:

This Residential Rental Agreement (the "Agreement") sets out the terms on which the Landlord rents the property to the Tenant. It is the initial contract between them and records the rent and charges the Tenant agrees to pay. If the Tenant does not pay rent or other amounts due under it, the unpaid amount is a debt the Landlord may record and pursue.

1. THE PARTIES

Landlord (the owner / person renting out the property)

FULL NAME / BUSINESS NAME

ID / REGISTRATION NO.

ADDRESS

Street, town/city, parish/state, country

PHONE

EMAIL

MANAGING AGENT (IF ANY)

AGENT PHONE / EMAIL

Tenant (the person renting the property)

FULL NAME

ID NO.

CURRENT ADDRESS

PHONE

EMAIL

OTHER PEOPLE WHO WILL LIVE IN THE PROPERTY (NAMES)

2. THE RENTAL PROPERTY

PROPERTY ADDRESS

Full address of the place being rented

TYPE OF PROPERTY

NUMBER OF BEDROOMS

e.g. apartment / house / room

Included with the property (tick all that apply):



- ☐ Furnished
- ☐ Parking space
- ☐ Water included in rent
- ☐ Electricity included in rent
- ☐ Other (describe in the box below)

OTHER INCLUSIONS / NOTES ABOUT THE PROPERTY

3. LENGTH OF THE TENANCY

Choose ONE option.

- ☐ Fixed term - runs from the start date to the end date below.
- ☐ Month-to-month - continues each month until ended with proper notice.

START DATE

END DATE (IF FIXED TERM)

4. RENT

RENT AMOUNT (FIGURES)

RENT AMOUNT (IN WORDS)

CURRENCY (E.G. USD, JMD, TTD)

PAID HOW OFTEN

RENT DUE ON (DAY)

e.g. weekly / monthly
DATE OF FIRST PAYMENT

e.g. the 1st of each month

WHERE / HOW RENT IS TO BE PAID

Account name, bank, account number, or other method

5. SECURITY DEPOSIT

DEPOSIT AMOUNT

HELD BY

The deposit is held against unpaid rent, damage beyond normal wear, or other amounts the Tenant owes at the end of the tenancy, and the balance is returned to the Tenant after any such deductions.

6. UTILITIES AND OTHER CHARGES

WHO PAYS WHICH UTILITIES / OTHER RECURRING CHARGES

e.g. Tenant pays electricity & internet; Landlord pays water

7. LATE OR UNPAID RENT

GRACE PERIOD (DAYS)

LATE FEE / CHARGE



Rent that is not paid by its due date is in arrears. Any rent, late fees or other charges that remain unpaid are a debt owed by the Tenant to the Landlord. If the Tenant defaults, the Landlord may, after giving reasonable written notice, record the unpaid obligation with a debt-reporting network such as CredebtAble, and may take steps permitted by law to recover the debt and/or to end the tenancy.

8. RESPONSIBILITIES

The Tenant agrees to:

- Pay the rent and agreed charges on time.
- Keep the property clean and in good condition, and report any damage promptly.
- Not use the property for any unlawful purpose, and not cause a nuisance to others.
- Allow the Landlord reasonable access for inspections and repairs, with notice.

The Landlord agrees to:

- Allow the Tenant quiet enjoyment of the property during the tenancy.
- Keep the property reasonably fit to live in and carry out necessary repairs.
- Return the deposit balance after any proper deductions at the end of the tenancy.

9. ENDING THE TENANCY

NOTICE REQUIRED TO END (DAYS)

NOTES ON ENDING EARLY

10. REPORTING AND CONSENT

- ☐ The Tenant understands and agrees that if rent or other charges under this Agreement are not paid as agreed, the details of the unpaid obligation may be recorded with and verified through the CredebtAble network and shared with approved users carrying out creditworthiness checks.
- ☐ Both parties confirm that the information in this Agreement is true and accurate to the best of their knowledge.

11. GENERAL TERMS

- This Agreement is the entire agreement between the parties about this tenancy.
- Any change must be in writing and signed by both parties.
- If any part is found to be invalid, the rest continues to apply.
- This Agreement is subject to the residential-tenancy laws that apply where the property is located.

GOVERNING LAW (COUNTRY / JURISDICTION)

PLACE OF SIGNING

SIGNATURES

By signing below each person confirms that they have read and understood this document, that the information given is true, and that they agree to be bound by it.



SIGNATURE - LANDLORD

PRINT FULL NAME

DATE

ID NUMBER

SIGNATURE - TENANT

PRINT FULL NAME

DATE

ID NUMBER

WITNESS

WITNESS FULL NAME

WITNESS ID / OCCUPATION

WITNESS SIGNATURE

DATE

TEMPLATE / DRAFT. This is a standard form provided for convenience. It is not legal advice. Parties should seek independent legal advice and confirm it complies with the laws of their jurisdiction before signing.

