**RENTAL AGREEMENT**

This Rental Agreement ("Agreement") is made and entered into on this \_\_ day of **, 20** , by and between:

**Landlord:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ , residing at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, hereinafter referred to as the "Landlord," AND

**Tenant:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ , residing at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, hereinafter referred to as the "Tenant."

The Landlord and the Tenant collectively referred to as "Parties" agree to the following terms and conditions:

**1. PROPERTY DETAILS**

The Landlord agrees to rent out the property located at: **Address:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Type of Property:** Apartment / Independent House / Villa / Other (specify) **BHK Configuration:** \_\_ BHK

**2. TERM OF TENANCY**

* The rental agreement shall be for a period of **\_\_ months/years**, commencing from **//\_\_\_\_** and ending on **//\_\_\_\_**.
* Renewal shall be subject to mutual agreement between both parties.

**3. RENT AMOUNT & PAYMENT TERMS**

* The monthly rent for the property is **₹\_\_\_\_ (Rupees \_\_\_\_\_\_\_\_ only)**.
* The rent shall be paid in advance on or before the **\_\_ day of each month**.
* Payment shall be made via **Bank Transfer / Cheque / Cash** to the following account: **Account Holder:** \_\_\_\_\_\_\_\_\_\_\_\_
**Bank Name:** \_\_\_\_\_\_\_\_\_\_\_\_
**Account Number:** \_\_\_\_\_\_\_\_\_\_\_\_
**IFSC Code:** \_\_\_\_\_\_\_\_\_\_\_\_
* A grace period of \_\_ days is allowed. If rent is not paid within this period, a penalty of ₹\_\_\_\_ per day will be applicable.

**4. SECURITY DEPOSIT**

* The Tenant shall pay a security deposit of **₹\_\_\_\_ (Rupees \_\_\_\_\_\_\_\_ only)** before taking possession.
* This deposit shall be refunded upon vacating the premises, after deducting any unpaid dues or damages.
* The security deposit **shall not** be considered as rent payment.

**5. MAINTENANCE & REPAIRS**

* The **Tenant** is responsible for minor repairs and daily maintenance.
* The **Landlord** shall handle major repairs, structural damage, and issues related to plumbing, electrical, or other essential services.
* The Tenant shall not make structural changes or modifications to the property without prior written consent from the Landlord.

**6. UTILITIES & BILLS**

* The following utilities shall be paid by the **Tenant**:
	+ Electricity Bill
	+ Water Bill
	+ Gas Connection
	+ Internet / WiFi Charges
	+ Cable / DTH Charges
* Property Tax and Maintenance Charges shall be borne by the **Landlord** unless agreed otherwise.

**7. RESTRICTIONS & RESPONSIBILITIES**

* The Tenant **shall not** sublet, assign, or lease the property without the written consent of the Landlord.
* The Tenant **shall not** engage in any illegal activities or disturb neighbors.
* The Tenant **shall not** keep pets without prior approval (if applicable).
* The Tenant **shall not** use the premises for commercial purposes.

**8. NOTICE PERIOD & TERMINATION**

* Either party may terminate the agreement by giving a **\_\_-day written notice**.
* If the Tenant vacates without notice, the security deposit shall be forfeited.
* If the Tenant fails to pay rent for **\_\_ months**, the Landlord has the right to initiate eviction proceedings.

**9. INSPECTION RIGHTS**

* The Landlord has the right to inspect the premises with prior notice of **\_\_ hours/days**.

**10. FORCE MAJEURE**

* If the premises become uninhabitable due to natural disasters, fire, or governmental actions, this agreement may be terminated.

**11. GOVERNING LAW**

* This agreement shall be governed by the **Indian Contract Act, 1872** and other applicable Indian rental laws.
* Any disputes arising shall be resolved under the jurisdiction of courts in **(City/State)**.

**12. SIGNATURES**

**Landlord:**
(Signature) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Tenant:**
(Signature) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

This Rental Agreement is executed in two copies, one for each party. Both parties have read, understood, and agreed to the terms and conditions stated above.