Landlord Tenant Agreement

A detailed agreement defining landlord and tenant responsibilities

Agreement date: _____ **Effective date:** _____

This landlord–tenant form is designed to document a residential or commercial rental arrangement. Select the property type and adapt the clauses to mandatory local tenancy rules before signing.

1. PARTIES

Landlord / authorized agent: _____
Landlord notice address and contact: _____

Tenant(s) legal names: _____
Tenant notice address and contact: _____

2. KEY DETAILS

Property type (residential / commercial): _____

Full premises description and address: _____

Lease term and possession date: _____

Rent, currency, due date and payment method:

_____

Deposit / bond amount and holding details: _____

Included fixtures, parking and common areas: _____

3. GRANT OF TENANCY AND PROPERTY

The Landlord grants the Tenant the right to occupy and use the premises described above for the permitted use stated here: _____. The grant includes only the areas, fixtures, equipment, and rights expressly identified in this Agreement or its schedules.

The Tenant confirms that they have had an opportunity to inspect the premises or have accepted the premises subject to the attached condition report. Any agreed repairs before handover are listed here: _____.

4. TERM, RENT AND REVIEW

The tenancy starts on _____ and ends on _____, unless lawfully renewed or terminated earlier. Rent is payable in advance on the _____ day of each _____ by _____.

Rent review or increase method, if any: _____. Any increase is subject to required notice, caps, and procedures under applicable law. Late fees and returned-payment charges may be collected only where lawful and are specified here: _____.

5. DEPOSIT AND RECORDS

The Tenant will provide the deposit stated above. The Landlord will hold, register, protect, account for, and return the deposit in accordance with applicable law. Permitted deductions and the process for disputing them must follow local requirements.

The parties will retain copies of this Agreement, payment receipts, inspection reports, notices, repair requests, and communications relevant to the tenancy.

6. LANDLORD OBLIGATIONS

The Landlord will provide possession as agreed, comply with applicable health and safety standards, maintain systems and structural elements for which the Landlord is responsible, and respect the Tenant's lawful right to quiet enjoyment and privacy.

The Landlord will respond to repair requests within a reasonable time and within any statutory deadline. Emergency contact and repair reporting details: _____.

7. TENANT OBLIGATIONS

The Tenant will pay rent and agreed charges on time, keep the premises reasonably clean, avoid nuisance or unlawful use, promptly report damage, and take reasonable steps to prevent avoidable loss.

The Tenant will not alter, damage, or remove fixtures, change locks, or assign or sublet the premises without written permission where such permission is legally required. The Tenant is responsible for conduct of occupants and guests to the extent permitted by law.

8. REPAIRS, UTILITIES AND ACCESS

The parties allocate routine maintenance, major repairs, garden or exterior care, utilities, service charges, and waste collection as follows: _____. Any shared or metered costs will be calculated by: _____.

Access for inspection, maintenance, valuation, or showing will be arranged with the notice and at the times required by local law. Emergency entry is permitted only to the extent allowed by law.

9. USE RESTRICTIONS AND DISCLOSURES

The permitted occupancy, business activities, pets, smoking, parking, storage, signage, and other restrictions are: _____. Required safety, environmental, building, or other statutory disclosures are attached as schedules.

Where the premises are subject to building rules, homeowners' association rules, or commercial center rules, the Tenant will receive a copy and comply with lawful provisions applicable to the tenancy.

10. BREACH, TERMINATION AND HANDOVER

A party claiming breach must follow applicable notice and cure procedures. No clause in this Agreement waives statutory rights or authorizes an unlawful eviction, lockout, or seizure of property.

On termination, the parties will arrange a final inspection, record meter readings, return keys, address outstanding payments, and document any proposed deposit deductions. The forwarding address for the Tenant is: _____.

11. DISPUTE RESOLUTION AND ENTIRE AGREEMENT

The parties will attempt good-faith resolution before using the following lawful process: _____. Governing law and venue: _____.

This document, its schedules, and signed amendments form the entire agreement. If any clause is invalid, the rest remains effective where legally possible. Electronic and counterpart signatures may be used where recognized by applicable law.

SIGNATURES

By signing below, each party confirms that they have read this Agreement, understand its terms, and agree to be bound by it to the extent permitted by applicable law.

PARTY 1	PARTY 2

Name: _____ Signature: _____ Date: _____	Name: _____ Signature: _____ Date: _____
Witness (if required): _____ Signature: _____	Witness (if required): _____ Signature: _____

Template notice: This sample is provided for general informational use. It is not legal advice and has not been reviewed for the laws of your jurisdiction. Laws and mandatory terms vary by location and transaction. Have a qualified local lawyer review and adapt it before use, especially for regulated, high-value, employment, lending, property, or construction matters.