



Rental Agreement



Duration: This agreement is for a period of 6 or 12 months.

- **Rent Payment:** Rent is paid in 3, 6, or 12 month installments in advance before the tenant occupies the house.
- **Payment dates** are prior to the 3rd – 10th of each month.
- **Rent Increase:** Rent may be increased with 30 days written notice.
- **Security Deposit:** A refundable security deposit of 10,000 KSH is required to cover any damages. It will be returned within 30 days of contract end if no damages.
- **Utilities:** Tenants to pay water and sanitation fees based on occupancy. Water is approximately 1,500 KSH per month, paid quarterly. Sanitation is 2,000 KSH per month. Utilities may increase with notice.
- **Occupancy:** Only 1-2 tenants per room as agreed upon signing. Roommates must resolve any disputes between themselves.
- **Cleanliness:** Tenants must maintain clean common areas in shifts. 1,000 KSH per room required monthly for cleaning service.
- **House Rules:** Tenants must comply with all house rules and policies. Violations may result in eviction with 24 hours notice.
- **Notice:** 30 days written notice is required prior to vacating the room.
- **Early Termination:** Either party may terminate this agreement early with 30 days written notice. Any unused rent will be refunded within 30 days.

Governing Law: This agreement shall be governed by the laws of Mombasa County.

Start Date: _____

Tenant Signature: _____ Date: _____

Landlord Signature: _____ Date: _____

Witness Signature: _____ Date: _____