

Sample Student Rental Agreement (High Risk Clauses)

This Rental Agreement is made on 1st September 2025 between:

Landlord: Mr. Arjun Mehta, residing at Bangalore.

Tenant: Ms. Priya Sharma, Student, residing at Bangalore.

1. Property: Room 105, Sunrise Hostel, Bangalore.
2. Term: 12 months starting from 1st September 2025 to 31st August 2026.
3. Rent: The Tenant shall pay a monthly rent of INR 10,000 by the 1st of each month.
4. Security Deposit: The Tenant shall deposit INR 50,000, refundable at the end of the lease only if the landlord is fully satisfied.
5. Notice: The Tenant must provide 4 months' notice before vacating the property.
6. Penalty: A late fee of INR 2,000 applies for rent payments delayed beyond the 1st of each month.
7. Termination: If the Tenant vacates before 12 months, a penalty of INR 20,000 shall be charged.
8. Rent Increase: The Landlord may increase rent by 15% after 6 months without prior notice.
9. Maintenance: The Tenant shall be responsible for all repairs, regardless of the cause.
10. Restriction: Visitors are not allowed to stay overnight. Breach of this rule will incur a penalty of INR 5,000 per incident.

Signed by:

Landlord: Arjun Mehta

Tenant: Priya Sharma