

1. Early Termination (Clause 1.IV)

The current clause requiring payment of the full year's rent upon early departure is quite severe. We propose a standard Break Clause used in long-term leases:

- **“In the event the Tenants wish to terminate the agreement early, they may do so by giving two (2) months’ written notice. In this case, the Security Deposit will be forfeited as a penalty, but no further rent will be due after the vacancy date.”**

(This keeps strong protection for the Landlord, while avoiding the risk of paying rent for an empty house.)

2. Eviction Procedure (Clause 2.III)

The clause regarding changing locks and immediate eviction without a court order is not consistent with Cyprus law. Please replace it with:

- **“If the Tenants fail to remedy a material breach within 14 days of written notice, the Landlord may terminate this Agreement and pursue eviction through the legal process governed by the Laws of the Republic of Cyprus.”**

3. Cleaning (Clause 5.IX.3)

A mandatory “deep cleaning every month” is unusual for a long-term residential lease. We suggest:

- **“The Tenants undertake to maintain the Property in a clean and sanitary condition throughout the tenancy and to return it in the same clean and hygienic condition as it was received at the commencement of the lease.”**

4. Minor Repairs (Clause 5.III)

To avoid misunderstandings regarding maintenance:

- **“The Tenants are responsible for minor repairs and maintenance up to €100 per incident. Repairs exceeding €100, or repairs related to structural issues, plumbing, electrical systems, and normal wear and tear of provided appliances, shall be the responsibility of the Landlord.”**

5. Deposit Return (Clause 4)

To clarify the timeline:

- **“The security deposit will be returned within 30 days of the expiration of the lease, subject to a final inspection and deduction only for proven damages beyond fair wear and tear.”**

6. Pool & Garden Maintenance (Clause 3.I)

Please confirm in the text that “*Pool and garden maintenance included*” covers both the labour and the cost of chemicals/consumables.

7. Inventory & Meter Readings

Appendix A and the initial meter readings will be completed and signed at handover. A full photographic record of the Property’s condition (interior and exterior) will be created and shared by email on the same day to document the state of the premises.

Once we receive the updated version, we will review it and can proceed to signature.

Kind regards,
Jean-Claude & Rachel