

This Rental Agreement ("Agreement") is entered into between **James Mulwa** (hereinafter referred to as the "Owner"), **ID NO: 34660914**, and **Lucy Njeri** (hereinafter referred to as the "Guest"), **ID No./ Passport NO: \_\_\_\_\_** and **C/O Alexis Wangari ID NO: \_\_\_\_\_**, residing at **Chani Homes House No. A4**, for the rental of the property located at Chief's road, Kinoo in Kiambu County (hereinafter referred to as the "Property").

**Term of Stay:**

1. The Guest agrees to rent the Property for a period of \_\_\_\_\_, commencing on **01/02/2024** and ending on **29/02/2024**.

**Rental Payment:**

2. The total rental payment for the entire duration of the stay is **285\$**

**Responsibilities of the Owner:**

3. The Owner agrees to maintain the Property in a habitable condition throughout the Guest's stay. This includes:
  - Regular cleaning of the property.
  - Ensuring that utilities such as water, electricity, and internet are in working order.
  - Promptly addressing any maintenance issues that may arise during the Guest's stay.

**Responsibilities of the Guest:**

4. The Guest agrees to take reasonable care of the Property during their stay and to treat it with respect. Specifically, the Guest agrees to:
  - Refrain from causing any damage to the Property, its furnishings, appliances, and amenities.
  - Report any damages or maintenance issues to the Owner promptly.
5. The Guest shall be responsible for any damages caused to the Property or its contents during the term of their stay, excluding normal wear and tear. The Guest agrees to reimburse the Owner for the cost of repair or replacement of damaged items.

**House Rules:**

6. The Guest agrees to abide by all house rules provided by the Owner, including but not limited to:
  - Compliance with noise restrictions and quiet hours.

**Termination:**

7. Either party may terminate this Agreement with 3 days written notice to the other party. In the event of early termination by the Guest, rental payments for the remaining period shall not be refunded.

**Governing Law:**

8. This Agreement shall be governed by the laws of Kenya and any disputes arising out of or in connection with this Agreement shall be resolved through amicable negotiation between the parties.

**Entire Agreement:**

9. This Agreement constitutes the entire understanding between the Owner and the Guest, and supersedes all prior agreements and understandings, whether written or oral, relating to the subject matter herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

**Owner:**

**James Mulwa**

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**Guest:**

**Lucy Njeri**

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**Date:**

**01/02/2024**