

# ASSURED SHORTHOLD TENANCY AGREEMENT

(Under the Laws of Kenya)

Date: 1 November 2025

## **THIS AGREEMENT IS MADE BETWEEN:**

### **LANDLORD:**

**Name:** The Mikrochip  
**ID Number:** 12345678  
**Email:** themikrochip1@gmail.com  
**Phone:** +254790292111

### **TENANT(S):**

**Name:** Oak Kheight  
**ID Number:** 12431243  
**Email:** oakheight647@gmail.com  
**Phone:** +254712345678  
**Occupation:** Teacher  
**Address:** P.O. Box 10 ABB, -00100 Kilimani, KENYA

## **PROPERTY DETAILS**

**Property Name:** Modern 2BR Apartment with Parking in Westlands  
**Property Type:** apartment  
**Property Address:** P.O. Box 123 Moi Avenue, Building 12, -00100 Nairobi, KENYA  
**Unit Number:** A101  
**Unit Type:** bedsitter  
**Floor Area:** 1  
**Bedrooms:** 1  
**Bathrooms:** 1

## **TENANCY DETAILS**

**Tenancy Start Date:** 5 November 2025  
**Tenancy End Date:** 5 April 2026  
**Monthly Rent:** KES 25,000  
**Security Deposit:** KES 25,000  
**Service Charge:** KES 5,000  
**Rent Due Date:** 1st of each month  
**Contract Duration:** 5 month(s)

## **TERMS AND CONDITIONS**

### **1. RENT PAYMENT**

The Tenant agrees to pay rent of KES 25,000 monthly, due on the 1st of each month. Late payment will attract a fee of KES 0.

### **2. SECURITY DEPOSIT**

A security deposit of KES 25,000 is required and will be refunded at the end of the tenancy, subject to property condition assessment.

### **3. UTILITIES**

Water bills are tenant pays. Electricity bills are tenant pays.

### **4. PETS**

Pets are not allowed on the premises.

### **5. SMOKING**

Smoking is prohibited in the property.

### **6. SUBLETTING**

Subletting is strictly prohibited.

### **7. MAINTENANCE**

The Tenant shall maintain the property in good condition and report any damages immediately to the Landlord.

### **8. ALTERATIONS**

No structural alterations or modifications may be made without written consent from the Landlord.

### **9. INSPECTION**

The Landlord reserves the right to inspect the property with 24 hours written notice.

### **10. TERMINATION**

Either party may terminate this agreement by giving 30 days written notice.

### **11. DEFAULT**

Failure to pay rent or breach of any terms may result in immediate termination of the lease.

### **12. ENTRY**

The Landlord may enter the premises in case of emergency or with reasonable notice for repairs.

### **13. NOISE**

The Tenant agrees to maintain reasonable noise levels and not disturb neighbors.

### **14. ILLEGAL ACTIVITIES**

The premises shall not be used for any illegal activities.

## **15. INSURANCE**

The Tenant is advised to obtain personal property insurance. The Landlord is not liable for tenant's personal property.

## **16. COMPLIANCE**

Both parties agree to comply with all applicable laws and regulations of Kenya.

## **17. DISPUTE RESOLUTION**

Any disputes shall be resolved through mediation or the courts of Kenya.

## **18. ENTIRE AGREEMENT**

This agreement constitutes the entire agreement between the parties.

## **SIGNATURES**

### **LANDLORD:**

Name: undefined undefined

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### **TENANT(S):**

Name: Oak Kheight

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### **WITNESS:**

Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

ID Number: \_\_\_\_\_