

TENANCY TERMS AND AGREEMENT FOR THE MTP

1. Rent
2. Notice Period of Minimum Stay
3. Pairing Option
4. Security Deposit
5. Contract Start Date, Rent Payment and Rent Inclusions Policy
6. Cancellation and Refund Policy
7. Late payment policy
8. Move-in/Move-out Policy
9. Keys Policy
10. Inter House/Area Movement Policy
11. Guest Hosting Policy
12. Policy for Keeping Pets
13. Rent Insurance
14. Safety and Security
15. Theft & Damage Policy

Rent Policy

- In all houses listed under The MTP (Monthly Tenancy Program), interested tenants are expected to submit requested documents for validation and confirmation.
- A maximum time frame of five working days will be given to interested tenants before the property is relisted.
- In case any tenant sends in invalid documents, The MTP will immediately contact the tenant via SMS or mail requesting authentic documents, which should be submitted within the stipulated time frame.
- Moving in and out dates will only be confirmed and issued to interested tenants after all necessary documents have been confirmed.
- However, houses not under the landlord approval policy will still need to undergo the same processes listed above.

Notice Period and minimum Stay

- An early termination charge (security deposit) applies if a tenant moves out before the stipulated time of the termination of tenancy agreement.
- The duration of booking under The MTP is from one month to twelve months.
- Tenants will be served various notice via mail and SMS to keep them informed of any new developments.
- Quit notices, will be issued to tenants who cannot meet up with the due date of payment (including extra days granted).

Pairing Option

- This option will only be available to salary earners and NYSC corp members
- Tenants must provide a partner to pair with
- If one partner leaves the other partner instantly becomes responsible for the full cost of rent.
- Pairing options are only available on the provisions of the landlords.

Security Deposit

- Tenants are expected to pay the value of one month's rent as security deposit to the landlord, in case of an early move out, late payment or damage to the property.
- If after the period of stay elapses, and none of the tenancy agreement has been violated, security deposits will be refunded back to tenants.
- Tenants are expected to pay the full security deposit as at the time of booking.
- Security deposit paid will be documented in the tenancy agreement.
- In cases where a tenant chooses to upgrade his/her tenancy, a new security deposit will be paid and also in cases where a tenant downgrades his tenancy, the balance will be added against the next rent payment.

Contract Start Date, Rent Payment and Rent Inclusions Policy

- The contract start date will begin as stipulated in the tenancy agreement as the date the tenant makes payment. The move in date can be postponed by the tenants as many times as possible, but the contract start date for moving in, moving out and renewal of the tenancy agreement remains the same.
- The contract move in date can only be shifted during application and verification stages.

- The issuance of a move in date is subject to confirmation and validation of documents submitted.

Payment Terms

- Payment validates tenancy.
- Payment will be carried out automatically, and subsequent payments will be effected as the date of the first payment.
- Payments (rents) will be deducted directly from valid bank accounts of tenants as provided.

Late Payment Charges

If a tenants valid account is low, as such deduction is unable to be carried out, tenant will be informed via SMS and mail, and would be granted a five (3) days grace to rectify the problem, if problem persists after five days, a late charge fee of 1,000Naira will be deducted daily, and non payment of the rent after a one-week period of sanction after the five day notice will result in a breach of tenancy agreement and a quit notice will be issued, and followed up legally.

N.B Your rent, covers for just the cost of the accommodation, other extra services will be charged separately.

Benefit of Renting with The MTP (Monthly Tenancy Program)

- Flexible rent payment
- On demand cleaning, fumigation and maintenance services
- Add-on services for comfortable living

General T&C

- After inspection and handover of keys, The MTP is not responsible for any damage thereafter.
- The MTP is not in charge of any form of property maintenance except as requested by the landlord
- Provision will be made for an easy access to experienced craftsmen in various fields of housing maintenance. (payment of hand men will be solely between the tenant and the craftsmen).
- Tenants must endeavour to meet up with all agreements

Payment Options

- Payment will be carried out via online debit/credit card deductions.

Cancellation and Refund Policy

Cancellation before Date of Contract

- Cancellation after the first one week of moving into the apartment will result in a forfeiture of the security deposit.
- Any tenant that uses the property for criminal purposes, will have their tenancy agreement terminated immediately.

Refund Policy

- Cancellations are only allowed before the contract stated date of move in.
- Once tenant has paid and moved in, any form of cancellation will be considered a move out, and as such security deposit will be held.
- Any unpaid utility payments will be deducted from the security deposit after end of contract.
- Tenants will be accountable for damages to the properties, once found wanting of such damages.

Mode of Refund

- The MTP will make all refunds via or online transfer.

Refund Timeline

- All refunds will be made within 3-5 working days, payment are subject to payment gateways. I.e. The ATP is not responsible for delay in payments withheld by payment gateway after presentation of receipt.

Late Payment Policy

- Your rent is due on the day of the first payment monthly.
- Please note if rent is not paid five (7) days after your late payment fine, eviction procedures will be initiated against you.
- Any outstanding charges not paid by the tenant will be deducted from the security deposit.

Default Policy

- The defaulter's guarantor will be contacted
- The defaulter's employer will be contacted
- The defaulter will no longer be eligible to rent from The ATP in the future
- The defaulter's information will be reported to the credit bureau

- An eviction procedure would be initiated against the defaulter

Move-in/Move-out Policy

- If the tenant decides to move-in before contract start date, then the contract start date will be reviewed to correspond with the move-in date. The rent shall be calculated according to the contract start date clause.
- If the move-in date is postponed by the tenant, the rent will start as per the contract start date clause and the utility charges will be charged from contract start date.
- It is mandatory to inform the MTP 24 hours or more before the desired date of moving in.
- Soft copy of agreement shall be served to the tenant 3-5 working days before move-in and a signed soft copy shall be returned to The ATP on or before move-in date.
- If tenants fail to upload documents or upload invalid documents within the 3-5 working days' space, the property will automatically be relisted.
- Tenants need to be present on the property during the date of move out so as to access the property and commence processes for the refund of the security deposit.

Move Out Date

- Tenants are to inform the company of their decision to move out at least three days before the desired date of moving out.
- Tenants are in charge of booking their move out date and also booking a move out inspection of the property.
- Notice to move out, will be sent to defaulting tenants 3-5 days before the day of eviction, but evicted tenants can be reengaged if they meet up to the terms and conditions of the tenancy agreement.
- Tenants are allowed to re-negotiate with the ATP if they are interested in retaining the property, or seeking internal or external transfers.

Keys

- The MTP will not be in possession of any key of the properties after handover, tenants are in total control of their privacy.

- Tenants requesting a maintenance repair will have to be there in person while repair is ongoing for proper supervision. If maintenance team is provided by The MTP, we will make available valid details of the maintenance team prior to their arrival.
- The MTP is not responsible for the actions of the maintenance team.

Inter House/Area Movement Policy

- Prior to contract move in date, a tenant can request for a change of property, and all extra charges or left charges will be balanced either by the tenant adding an extra charge, or having to pay less rent, in cases where we are to balance the tenant.
- Change of house or location prior to the contract move in date will attract no charges.
- Change of house (internally) after the stated contract date, will result in a 25% charge of the monthly rent.
- All necessary transfer request will be made either through the MTP website, and would only be effected after all conditions for transfers are met.

Policy for Keeping Pets

- Keeping of pets will be subject to the laws governing the property, pet friendly properties will be indicated on the website.
- It is also important to take proper care of your pets and be fully responsible for their actions.

Rent Insurance

- Rent insurance is collected from the tenants on behalf of the landlord in case of any violation of agreement.

Safety and Security

- Tenants are advised to be security conscious at all times and demonstrate high sense of good neighbourliness in their relationship with others.

Theft & Damage Policy

Personal Belongings

- The tenant shall be responsible for his/her belongings in any particular premises and neither the landlord nor the MTP shall be held responsible for any property loss.