**Agreement To Rent A Flat**

1. THIS AGREEMENT IS MADE ON THE 28/06/18 BETWEEN (LANDLORD) **ROYENDRA KUMAR, DHANI RAM & JAGDISH KUMAR** OF MILVERTON ROAD RAIWAQA, SUVA AND THE TENANT \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.
2. THE RENTAL SHALL BE THE RATE OF $1000.00 FJD DURING THE CONTINUANCE HERE OF SHALL BE PARD ON THE SAME DAY OF EVERY MONTH.
3. RENT TO BE PAID BEFORE OCCUPANY OF THE FLAT WITH ONE MONTH ADDVANCE RENT.
4. THE TENANCY SHALL BE FOR A PERIOD OF 12 MONTHS EFFECTIVE FROM 28/07/18 TILL 28/07/19. THE TENANT MUST VACATE THE FLAT BY 28/06/19.
5. IN THE EVENT OF UNSATISFACTORY OCCUPANNY OR DEFAULTING THE PAYMENT OF RENT, THE OWNERS RESERVE THE RIGHT TO TERMINATE THE TENACY BY GIVING THE TENANT SEVEN(7) DAYS NOTICE. THE FLAT IS TO BE VACATED IN A CLEAN AND HABITUAL CONDITION.
6. NO EXTRA PEOPLE TP STAY IN THE FLAT (RENT CAN BE INCREASED).
7. THE TENANT WILL PAY THE ELECTRICITY BILL AND WATER BILL OF THEIR OWN USAGE.
8. THE TENANT WILL USE THE PREMISES FOR RESIDENTIAL PURPOSE ONLY AND WILL NOT DO OR PERMIT ANY ACT THINGS TO BE DONE WHICH MAY BE A NUISANCE TO THE OCCUPIER OF THE JOINING PREMISES.
9. THE LANDLORD WILL BEAR AND PROMPTLY PAY ALL MUNCIPAL RATES IN ACCORDANCE WITH THE HEALTH REGULATIONS, THE CITY COUNCIL GARBBAGE COLLECTION SERVICE IS TO BE FULLY UTILIZED WITHOUT HAVING TO THROW THE RUBBISH IN THE COMPOUND. THE SURROUNDING AREA HAS TO KEPT CLEAN AND TIDY BY THE TENANT AT ALL TIME.
10. THE LANDLORD SHALL HAVE ALL THE RIGHTS AT ALL REASONABLLE TIME TO ENTER THE PREMISES FOR THE PURPOSE ON INSPECTING THE STATE AND CONDITION THEREOF OR EFFECTIN REPAIRS.
11. IF AND WHENEVER THE RENT IS IN AREAS AND UNPAID FOR THE SEVEN DAYS AFTER OF THE DAY HERE IN BEFORE APPOINTED FOR THE PAYMENT THEREOF, WHETHER THE SAME SHALL HAVE BEEN LEGALLY OR FORMALLY DEMANDED OR NOT, OR IF AND WHWENEVER THE TENANT SHALL MAKE DEFAULT IN THE OBESERVATION OF ANY OF THE PROVISIONS OF THIS AGREEMENT, THEN THE LANDLORD MAY FORTH AND WITHOUT MAKING DEMAND OR GIVING NOTICE WHATSOEVER TO RE-ENTER UPON AND TAKE POSSESSION OF THE SAID PREMISES AND DETERMINE THIS AGREEMENT BUT WITHOUT RELEASING THE TENANT FROM ANY ABILITY FOR RENT THAN DUE.
12. IF THE TENANT SHALL WISH TO VACATE THE PREMISE BEFORE THE EXPIRY OF TERM, THE TENANT IS REQUIRED TO GIVE (1) ONE MOTH NOTICE.
13. ADVANCE RENT WILL ONLY RETURN AFTER INSPECTION OF THE FLAT WITHIN TWO DAYS.
14. RENT TO BE COLLECTD BY ASHWIN KRISHNA ON BEHALF OF DHANI RAM ON THE DUE DATE BEFORE 11AM.
15. I FULLY UNDERSTAND AND ACCEPT THE ABOVE TERMS AND CONDITIONS OF TENACY.



DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_