Rent Agreement

**RENT AGREEMENT**

This Rent Agreement is made and executed on this **[Date]**, at **[City]**, between:

**[Landlord’s Full Name]**,  
S/o or D/o [Parent’s Name],  
Residing at [Full Address],  
(hereinafter referred to as the "Landlord", which expression shall mean and include their heirs, successors, legal representatives and assigns)

**AND**

**[Tenant’s Full Name]**,  
S/o or D/o [Parent’s Name],  
Residing at [Full Address],  
(hereinafter referred to as the "Tenant", which expression shall mean and include their heirs, successors, legal representatives and assigns)

**WHEREAS:**

The Landlord is the lawful owner of the residential premises bearing address:  
**[Full Address of the Rented Property]**  
(hereinafter referred to as the “Premises”).

The Landlord has agreed to let out the Premises to the Tenant, and the Tenant has agreed to occupy the same on the terms and conditions set forth herein.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

**1. TERM**

The tenancy shall be valid for a period of **[11 months / 12 months]**, commencing from **[Start Date]** and ending on **[End Date]**, unless renewed or terminated earlier as per this Agreement.

**2. RENT**

The monthly rent shall be ₹**[Amount]** (Rupees [in words]) payable in advance on or before the **[Date]** of every month.

Payment shall be made via **[cash / bank transfer / cheque]** to the Landlord’s account or in person with a proper receipt.

**3. SECURITY DEPOSIT**

The Tenant shall pay a refundable security deposit of ₹**[Amount]**, which shall be returned at the end of the tenancy, subject to deduction for damages or unpaid dues, if any.

**4. USE OF PREMISES**

The Premises shall be used **only for residential purposes**. Sub-letting, illegal activity, or commercial use is strictly prohibited.

**5. MAINTENANCE & REPAIRS**

* The Tenant shall keep the Premises in good condition.
* Minor repairs shall be carried out by the Tenant.
* Structural repairs or major issues shall be the responsibility of the Landlord.

**6. ELECTRICITY & WATER**

Electricity and water charges shall be borne by the Tenant based on actual usage or bills, unless otherwise agreed in writing.

**7. ENTRY & INSPECTION**

The Landlord may enter the Premises with prior notice for inspection, repairs, or in case of emergency.

**8. TERMINATION**

Either Party may terminate this Agreement by giving **[1 month]** written notice.

In case of breach of terms, the non-defaulting party may terminate the Agreement with immediate effect.

**9. VACATION OF PREMISES**

The Tenant agrees to hand over peaceful possession of the Premises upon expiry or termination of this Agreement.

Any delay will attract payment of damages at double the monthly rent until handover.

**10. DISPUTE RESOLUTION**

In case of any dispute, the same shall be resolved amicably. If unresolved, the matter shall be subject to the jurisdiction of the civil courts at **[City]**.

**IN WITNESS WHEREOF, the Parties have signed this Rent Agreement on the date first above written.**

**Landlord**  
(Signature)  
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Tenant**  
(Signature)  
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**WITNESSES:**

1. Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
   Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
   Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
2. Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
   Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
   Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**📝 STUDENT NOTES:**

🔸 **Why 11 months?**  
A rent agreement for **11 months or less doesn’t need registration** under the Registration Act. Longer-term leases (12+ months) must be registered and attract stamp duty.

🔸 **Stamp paper needed?**  
Yes! Usually ₹100 or ₹500 **non-judicial stamp paper** depending on state rules. Some states allow e-stamping.

🔸 **Security deposit?**  
Usually 1–3 months’ rent. Should be clearly mentioned and returned (less damages if any) when you vacate.

🔸 **Proof of address:**  
A registered rent agreement can be used for Aadhar, passport, bank account, etc.

🔸 **Verbal agreements?**  
Always avoid! **Written agreements** protect both tenant and landlord in case of dispute.