

Residential Lease Agreement

Agreement Date: **August 24, 2025**

Parties

| Landlord | Tenant |
|---|------------------------------------|
| Name: Acme Property Management Ltd. | Name: John Doe |
| Address: 123 Market Street, Suite 400, Nairobi, KE | ID Number: 12345678 |
| Phone: +254 700 000 000 | Phone: +254 711 111 111 |
| Email: leasing@acme-properties.com | Email: john.doe@example.com |

Premises

Apartment: Block B

Unit: B02

Address: 456 Riverside Drive, Nairobi, KE

Term

Start Date: September 1, 2025

End Date: August 31, 2026

Duration: 12 months

Rent & Payments

Monthly Rent: KES 65,000

Due: 5th of each month

Late Fee: KES 2,000 after 5 days late

Payment Method: Bank transfer or M-Pesa (details on invoice)

Security Deposit: KES 65,000 (one month's rent)

Utilities

- Water – Tenant
- Electricity – Tenant
- Internet – Tenant
- Garbage – Landlord
- Security – Landlord

Maintenance & Repairs

- Tenant must promptly report damages or issues.
- Minor interior repairs under KES 3,000 are tenant’s responsibility unless caused by normal wear and tear.
- Landlord handles structural, plumbing, and electrical system repairs.

Rules & Conduct

- No smoking inside the unit or common areas.
- No pets without written permission from the Landlord.
- Quiet hours: 10:00 PM – 7:00 AM.

Termination

- Either party may terminate at end of term with 30 days written notice.
- Early termination may forfeit part or all of the deposit unless otherwise agreed.

Signatures

Landlord Signature

Date: August 24, 2025

Tenant Signature

Date: August 24, 2025

This agreement constitutes the entire understanding between the parties and supersedes all prior negotiations.

For questions, contact leasing@acme-properties.com or +254 700 000 000.