

# RESIDENTIAL RENTAL AGREEMENT

**Date:** 8 November 2025 **Agreement No.:** RL-2025-2091

## 1) Parties

**Landlord:** Noor Bakker, ID: NL-445566778

**Address for notices:** Prinsengracht 432, 1016 HX Amsterdam, Netherlands

**Email:** noor.bakker@canalproperties.example

**Tenant:** Aisha Rahman, ID: NL-112233445

**Current address:** Van Woustraat 89, 1074 AC Amsterdam, Netherlands

**Email:** aisha.rahman@exampleemail.com

## 2) Premises

**Property:** Apartment 3A, Elandstraat 28, 2513 GE The Hague, Netherlands

**Type:** 2-bedroom residential apartment, approx. 72 m<sup>2</sup>, 2nd floor

**Included fixtures/appliances:** Refrigerator, oven, gas hob, dishwasher, washer, dryer, light fixtures, window coverings.

**Common areas:** Entry hall, bike storage, rooftop terrace (shared).

## 3) Term

**Fixed term:** 12 months, **Start:** 1 December 2025, **End:** 30 November 2026.

**Holding over:** Month-to-month thereafter unless either party gives notice per §14.

**Early delivery of keys:** Allowed 29–30 November 2025 for move-in; rent pro-rated if occupied.

## 4) Rent & Payments

**Monthly rent:** €1,875.00

**Due date:** 1st of each month (in advance).

**Payment method:** Bank transfer to IBAN NL80INGB0654321980 (Acct: N. Bakker).

**Late fee:** €35 if received after the 5th; additional default interest at 3% per month on overdue sums.

**Returned payment fee:** €25 per failed transfer.

## 5) Security Deposit

**Amount:** €3,750.00 (two months' rent).

Held in a separate account and refundable within 14 days after move-out, less lawful deductions for unpaid rent, excessive cleaning, repair of tenant-caused damage (beyond fair wear and tear), or replacement of missing items per the Move-Out Checklist (Annex A). Deposit may not be used as last month's rent.

## 6) Utilities & Services

**Tenant pays:** Electricity, gas, water, internet/TV, and any usage-based service charges.

**Landlord pays:** Building insurance (structure), property tax on the building, HOA/service charges not usage-based.

**Meters:** Separate metering for gas/electric; water is sub-metered. Tenant must set up supplier accounts by start date.

## 7) Use & Occupancy

Residential use only. Maximum occupants: 3 persons.

No business or short-term rentals (e.g., Airbnb) without written consent.

Tenant must comply with all house rules (Annex B) and building/HOA regulations.

## 8) Condition, Repairs & Maintenance

**Premises delivered** clean and in good working order (see **Check-In Report**, Annex A).

**Tenant responsibilities:** Keep premises clean; promptly report defects; minor maintenance up to €100 per incident (e.g., light bulbs, fuses, clogged drains not caused by building issues); reasonable care of appliances; replace filters as applicable.

**Landlord responsibilities:** Structural, roof, exterior, major systems (heating, electrical, plumbing) and appliance failures not caused by misuse.

Alterations require written approval; any approved work must be performed by qualified contractors.

## 9) Access

Landlord may enter with **24 hours' notice** for inspections, repairs, or to show the unit in last 2 months of the term. In emergencies, entry without prior notice is permitted.

## 10) Pets & Smoking

**Pets:** One cat or small dog allowed with prior written consent and **pet deposit €300**; tenant liable for pet damage/odor mitigation.

**Smoking:** Strictly prohibited inside the apartment and stairwell.

## 11) Insurance

Tenant is strongly encouraged to maintain **contents/liability insurance** of at least €1,000,000 personal liability and contents coverage suitable for belongings. Landlord insures the building structure; tenant's belongings are not covered by landlord's policy.

## 12) Assignment & Subletting

No assignment or subletting without Landlord's prior written consent. Unauthorised subletting is a material breach.

## 13) Defaults & Remedies

**Monetary default:** Failure to pay rent within 7 days of due date.

**Non-monetary default:** Breach of this Agreement not cured within 7 days of written notice (or immediately for illegal activity). Remedies include termination according to law, recovery of possession, damages, and reasonable collection/legal costs.

## 14) Termination & Move-Out

**Notice to end after fixed term:** Either party must give **at least 1 full calendar month's written notice** before the end date.

**Move-out condition:** Professional standard cleaning; all keys/fobs returned; remove personal items; repair tenant-caused damage; complete **Move-Out Checklist** (Annex A). Abandoned property will be handled per applicable law.

## 15) Data Protection

Parties may process personal data strictly for contract performance and legal compliance. Basic contact and ID details may be shared with building management, utility providers, or service contractors as needed.

## 16) Governing Law & Disputes

Governed by the laws of the Netherlands. Parties will first attempt to resolve disputes amicably; failing that, exclusive jurisdiction lies with the competent court in The Hague.

## 17) Notices

Notices must be in writing and delivered by hand, courier, or email to the addresses above. Email is effective upon confirmed delivery/read receipt.

## 18) Entire Agreement & Miscellaneous

This Agreement (with annexes) is the entire understanding; amendments must be in writing and signed. If any provision is invalid, the remainder remains enforceable. Headings are for convenience only.

## Signatures

### Landlord

Name: \_\_\_\_\_ (Noor Bakker)

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

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

### Tenant

Name: \_\_\_\_\_ (Aisha Rahman)

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

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

## Annex A – Check-In / Check-Out Report (Sample)

**Date of check-in:** 30 November 2025

**Meter readings:** Gas 005198 m<sup>3</sup>; Electric 018642 kWh; Water 000391 m<sup>3</sup>

**Keys/fobs provided:** 2 door keys, 1 mailbox key, 1 bike-room fob

Room	Walls	Floors	Windows	Notes
Living room	Clean (✓)	Good (✓)	Intact (✓)	
Bedroom 1	Clean (✓)	Good (✓)	Intact (✓)	
Bedroom 2	Clean (✓)	Good (✓)	Intact (✓)	
Kitchen	Clean (✓)	Good (✓)	Intact (✓)	Small scratch near sink
Bathroom	Clean (✓)	Good (✓)	Intact (✓)	Vent fan OK

**Inventory count:** 8 ceiling lights, 5 curtains, 1 refrigerator, 1 oven, 1 hob, 1 dishwasher, 1 washer, 1 dryer.

**Photos:** Stored at link/reference: Move-in photos folder (tenant & landlord).

**Signatures (acknowledging condition):** \_\_\_\_\_ (LL) / \_\_\_\_\_ (T)

## **Annex B – House Rules (Sample)**

1. Quiet hours: 22:00–07:00.
2. No items stored in common hallways; bikes in bike room only.
3. Rubbish disposal per city schedule; glass/paper separated.
4. No smoking/vaping in building.
5. Notify neighbors and landlord at least 48 hours before large deliveries or works.
6. Satellite dishes, external signage, or window decals require written consent.

## **Annex C – Banking & Contact Sheet**

**Rent IBAN:** NL80INGB0654321980 (Name: N. Bakker)

**Maintenance requests:** [maintenance@canalproperties.example](mailto:maintenance@canalproperties.example) | +31 20 765 4321

**Emergency (water leak, gas smell):** Call 112, then notify landlord.