



GITANGA DUPLEXES TENANCY AGREEMENT

1. **Term:** The tenancy shall begin on [/ /] and end on [/ /].
2. **Rent:** The monthly rent shall be [Ksh.] payable on the [05] of each month.
3. **Security Deposit:** A security deposit of [Amount] shall be paid upon signing this contract.
4. **Maintenance:** The landlord agrees to maintain the apartment in a habitable condition, and the tenant agrees to report any maintenance issues promptly.
5. **Use of Premises:** The apartment shall be used solely as a private residence.
6. **Subleasing:** Subleasing the apartment is not permitted without prior written consent from the landlord.
7. **Noise and Nuisance:** The tenant shall not cause any disturbance to other residents and shall adhere to noise regulations.
8. **Insurance:** The tenant is responsible for obtaining renter's insurance for personal belongings.
9. **Termination:**
10. **Early Termination:** If the tenant wishes to terminate the lease early,
11. **Eviction:** The landlord reserves the right to evict the tenant for non-payment of rent or violation of lease terms.
12. **Renewal:** The tenant has the option to renew the lease at the end of the term under mutually agreed-upon conditions.
13. **Notices:** All notices or communications related to this lease shall be in writing and delivered to the respective parties' addresses provided in this contract.

Signatures:

Landlord: _____ Date: _____

Tenant(s): _____ Date: _____

Tenant Obligations

1. **Upkeep:** The tenant shall maintain the cleanliness and proper condition of the apartment, including regular cleaning and minor repairs.
2. **Alterations:** The tenant shall not make any alterations or modifications to the apartment without prior written consent from the landlord.
3. **Inspections:** The landlord reserves the right to conduct periodic inspections of the apartment with reasonable notice to the tenant.
4. **Access:** The landlord or authorized agents shall have the right to enter the premises for maintenance, repairs, or inspections with reasonable notice to the tenant.
5. **Compliance:** The tenant shall comply with all applicable laws, regulations, and building rules during the tenancy.

Landlord Obligations

1. **Repairs:** The landlord shall promptly address any necessary repairs or maintenance issues in the apartment.
2. **Notice:** The landlord shall provide reasonable notice to the tenant for any planned entry into the premises, except in cases of emergency.
3. **Privacy:** The landlord shall respect the tenant's privacy rights and refrain from unreasonable intrusions into the tenant's living space.
4. **Dispute Resolution:** Any disputes arising under this lease shall be resolved through mediation or arbitration in accordance with the laws of [Jurisdiction], with each party responsible for their own legal fees.

Governing Law

This lease shall be governed by and construed in accordance with the laws of [Jurisdiction], without regard to its conflict of law principles.

Entire Agreement

This contract constitutes the entire agreement between the parties and supersedes any prior agreements or understandings, whether written or oral.

Severability:

If any provision of this lease is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Signatures:

Landlord: _____ Date: _____

Tenant(s): _____ Date: _____