

Sample Legal Document (Synthetic)

Residential Lease and Services Agreement

1. Parties

This Residential Lease and Services Agreement ("Agreement") is entered into on **September 12, 2025**, by and between:

- **Landlord:** Brightstone Properties Pvt. Ltd., having its registered office at 45 Market Road, Cityville.
 - **Tenant:** John Doe, residing at 14 River Lane, Cityville.
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2. Premises

The Landlord hereby rents to the Tenant the residential premises located at 25 Garden Avenue, Apartment 302 ("Premises").

3. Term

The term of this Agreement shall commence on **October 1, 2025** and continue until **September 30, 2026**, unless terminated earlier in accordance with this Agreement.

4. Rent

The Tenant shall pay monthly rent of **INR 25,000**, payable in advance on the 1st of each month.

- **Risky Clause:** *The Landlord reserves the right to increase the rent by up to 25% at any time during the tenancy with only seven (7) days' written notice.*
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5. Security Deposit

The Tenant shall pay a security deposit of **INR 50,000**, refundable within 90 days after vacating the Premises, subject to deductions.

- **Risky Clause:** *The Landlord may deduct amounts at its sole discretion for "any inconvenience caused," without providing detailed invoices.*

6. Maintenance and Repairs

The Tenant shall keep the Premises in good condition.

- The Tenant shall bear the cost of **all repairs**, regardless of cause or origin.
- **Risky Clause:** *The Landlord shall not be responsible for maintenance of plumbing, electrical, or structural issues, even if due to normal wear and tear.*

7. Utilities and Services

The Tenant shall pay for all utilities, including electricity, water, internet, and waste disposal.

- **Risky Clause:** *The Landlord may impose an “administrative fee” of 15% on all utility bills, payable with rent.*

8. Access to Premises

The Landlord may enter the Premises for inspections, maintenance, or other purposes with 24 hours’ notice.

- **Risky Clause:** *In emergencies or “urgent business reasons,” the Landlord may enter at any time, without notice.*

9. Subletting

The Tenant shall not sublet the Premises without prior written consent of the Landlord.

10. Termination

- Either party may terminate with 60 days’ written notice.
- **Risky Clause:** *The Landlord may terminate immediately, without notice, if the Tenant engages in any conduct deemed “undesirable” by the Landlord.*

11. Liability and Indemnification

The Tenant agrees to indemnify and hold harmless the Landlord from any claims, damages, or liabilities arising from the Tenant’s use of the Premises.

- **Risky Clause:** *The Tenant shall indemnify the Landlord even for damages caused by the Landlord's negligence or willful misconduct.*
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12. Governing Law

This Agreement shall be governed by the laws of Stateville, without regard to conflict-of-law principles.

13. Arbitration

Any dispute shall be resolved by binding arbitration conducted solely at the location chosen by the Landlord.

- **Risky Clause:** *The Landlord shall appoint the arbitrator, whose decision shall be final and binding without appeal.*
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14. Miscellaneous

- This Agreement constitutes the entire understanding between the parties.
- Any modifications must be in writing and signed by both parties.
- **Risky Clause:** *The Landlord may modify this Agreement unilaterally by providing an updated copy to the Tenant, effective immediately upon delivery.*