

## RENTAL CONTRACT

**This lease agreement is a good start, but it needs some crucial improvements to protect both the landlord and tenant. Here's a revised version with explanations of the changes:**

### **\*\*RESIDENTIAL LEASE AGREEMENT\*\***

**This Lease Agreement ("Agreement") is made and entered into this April 11, 2025, in Ludhiana, Punjab, India, between:**

#### **\*\*LANDLORD:\*\***

- Name: Armaan
- Address: [Landlord's Full Address - \*Do not omit this; it's crucial\*]
- Phone Number: [Landlord's Phone Number]
- Email Address: [Landlord's Email Address]

#### **\*\*TENANT:\*\***

- Name: Harshvardhan
- Address: [Tenant's Permanent Address - \*Important for contacting the tenant after the lease ends\*]
- Phone Number: [Tenant's Phone Number]
- Email Address: [Tenant's Email Address]

### **\*\*1. LEASED PREMISES\*\***

- The landlord leases to the tenant the property located at: [Full Address of the property at CT University, Ludhiana - \*Include apartment number, building name, etc.\*]
- The premises shall be used exclusively as a private residence.

### **\*\*2. TERM\*\***

- Commencement Date: [Start Date - \*e.g., May 1, 2025\*]
- Duration: 6 months
- Automatic renewal: Month-to-month unless terminated with 30 days' written notice by either party. \*Specify "by either party"\*

### **\*\*3. RENT\*\***

- Monthly Rent: 20,000 (\*Use the currency symbol\*)
- Due Date: 1st of each month
- Late Fee: 5% of the rent if paid after the 5th of the month. (\*Clarify the calculation\*)
- Payment Method: Electronic transfer to landlord's designated account: [Account Number, Bank Name, IFSC Code - \*Provide full details\*]

### **\*\*4. SECURITY DEPOSIT\*\***

- Amount: 10,000(\*Use the currency symbol\*)
- Purpose: To cover damages beyond normal wear and tear.
- Return: Within 30 days of lease termination and after a joint inspection of the premises, less any lawful deductions. \*Add joint inspection clause\*

#### **\*\*5. UTILITIES & MAINTENANCE\*\***

- Tenant responsible for: [List specific utilities - Electricity, Water, Gas, Internet, Cable, etc.] \*Don't leave this vague.\*
- Landlord responsible for: Structural repairs, major systems (e.g., plumbing, heating), and [List any other landlord responsibilities, like common area maintenance]. \*Be specific.\*
- Tenant shall: Keep the premises clean and sanitary and report maintenance issues promptly in writing. \*Specify "in writing"\*

#### **\*\*6. ACCESS & INSPECTION\*\***

- Landlord may enter with reasonable notice (at least 24 hours) for:
- Necessary repairs
- Inspections
- Showing to prospective tenants or buyers
- Emergency access permitted without notice. \*Define what constitutes an "emergency"\*

#### **\*\*7. TENANT OBLIGATIONS\*\***

- No illegal activities on the premises.
- No subletting without prior written consent from the landlord.
- No structural alterations without prior written consent from the landlord.
- Maintain renter's insurance with a minimum coverage of [Specify amount]. \*Recommend a coverage amount\*
- Comply with all applicable building rules and regulations.

#### **\*\*8. TERMINATION\*\***

- Early termination by the tenant requires 60 days' written notice and may be subject to penalties as agreed upon in this lease or as per applicable law. \*Add potential penalties clause\*
- Tenant must return the premises in the same condition as at the commencement of the lease, reasonable wear and tear excepted.
- Landlord may terminate for: Non-payment of rent, material breach of lease terms, or illegal activities. \*Specify "material breach"\*

#### **\*\*9. GENERAL PROVISIONS\*\***

- Governing Law: Laws of Punjab, India. \*Be specific about the state and country.\*
- Entire Agreement: This document constitutes the entire agreement between the parties.
- Notices: All notices must be in writing and delivered to the addresses specified above.
- Severability: If any clause is deemed invalid, the remainder of the agreement remains enforceable.
- Dispute Resolution: Any disputes arising under this agreement shall be resolved through [Specify method - e.g., mediation, arbitration, court]. \*Add dispute resolution\*

## **SIGNATURES**

**Owner's Signature**



Armaan  
11/4/2025

**Tenant's Signature**



Harshvardhan  
11/4/2025

**Witness (Optional):**

Name: \_\_\_\_\_

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

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