HOUSE RENTAL AGREEMENT

**SIGNED ON {date0} ADDIS ABABA**

BETWEEN

**NAME**: Mr. Metsihafe Mekbib Tadesse

ADDRESS: Kolfe Keranyo Sub City Woreda 07

Tel: 0911241355/0944714456

hereinafter called “The Lessor”

and

**NAME**: **{name}**

**Nationality** **{nationality}**

Tel. {telephone}

**ADDRESS:** ---------K/K, -----------Woreda . Addis Ababa

# (hereinafter called “The Lessee”)

**ARTICLE I**

**THE APARTMENT**

The Lessor hereby agrees to rent to the Lessee the apartment which is located in Lideta Kifle Ketema, Woreda 08, Near Mekanisa Abo Church in the city of Addis Ababa, Ethiopia for residence and the Lessee agrees to occupy the apartment under the terms and conditions of this rental agreement.

#### ARTICLE II

### **THE RENT**

It is agreed that the Lessee shall pay the lessor the rent fee for each month a sum of **{price} USD starting from {date}.**

The rent for the **{datepay}** shall be paid by the lessee in advance.

#### ARTICLE III

**RESPONSIBILITIES**

1. **BY THE LESSOR**
2. The house so rented is the property of the Lessor, and as such the Lessor shall continue to assume responsibility for payment of any applicable property taxes or charges of a public nature that are normally assessed against the house.
3. The Lessor shall allow the Lessee private occupancy of the house. However, occasionally after prior notice, he may inspect the house conditions.
4. The Lessor shall be responsible for basic maintenance to the house due to depreciation causing malfunction of main fixtures such as water heaters, electric problems, roofing, leakage’s: pipes, driveway, drills, asphalt, and sewerage problems.
5. The Lessor undertakes to repair any damage caused by old-age, natural disasters, and hidden effects necessary to keep the premises in a livable state, provided that the Lessee takes the initiative to facilitate the maintenance.
6. The Lessor shall carry out all maintenance work (mentioned in paragraph 4) incumbents upon herself. Where the Lessor prefers to have said maintenance work carried out through the Lessee, the latter shall provide the Lessor with the bill of quantity and the cost estimate for reimbursement.
7. **BY THE LESSEE**
8. The Lessee shall take good care of the House and household equipment including the flowerpots (if any), during the period of occupancy, as a bon pour family. However, he will not be responsible for any damage or wear and tear caused by the force of nature and old age.
9. He shall assume responsibility for repairs and damages to the doors, windows, door, and window handles blocked sink, floorboards, tabs, shutters, and any other breakages or damages to fixtures caused while occupying the House. But he shall not be held responsible for damages or depreciation due to natural disaster
10. Upon termination of the occupancy, the Lessee shall remove his property which he brought into the house.

**ARTICLE IV**

**MODIFICATION, ALTERATION, ADDITIONS**

For any removable modification, alteration, or additions to the House, the Lessee may request in writing the Lessor may agree to make the same provided that what is requested shall not deface the aesthetic beauty of the House and that the request must be fully acceptable to the Lessor. Any such additional fixtures agreed by the Lessor and paid for by the Lessee shall be the Lessee’s property and may be removed after terminating occupancy of the House, provided that the property to be removed shall not cause damage that may not be acceptable to the Lessor.

**ARTICLE VI**

#### SUB-LEASE TO ADDITIONAL CO-DWELLER

The Lessee shall not sublet or allow another Co-dweller to live in the House without the prior written notice to the Lessor. In case of such an arrangement, the Lessee shall be held fully responsible for any damages caused by the Co-Dweller to the house or the furniture contained therein or for any mishaps on the part of the Co-Dweller. Furthermore, the Lessee will not be relieved of his responsibilities under the terms and conditions of this agreement as a result of such an agreement.

**ARTICLE VII**

**SETTLEMENT OF DISPUTES**

If parties have differences of opinion regarding the obligations arising from this agreement, a legal expert will be called in with the agreement of both sides, whose judgment will be accepted by both parties.

#### ARTICLE VIII DURATION AND TERMINATION OF THE AGREEMENT

1. This agreement shall remain in force for a period of Four Month effective **from {date2} to {date1}** and shall be renewed provided that the Lessee notifies the Lessor in writing within two months before the expiry of the initial period of the agreement, of his intention to continue to occupy the house. In case of continuation of the occupancy, the rent may be subject to an increment based on the current market.
2. This Lease Agreement shall terminate:
3. on the expiration of the term of the Lease
4. Where either party fails to honor its/his/her obligation under this agreement.
5. If the lessee fails to adhere to community living principles.
6. Upon the termination of the agreement, the Lessee shall settle all

outstanding bills and charges of utilities within the terms of the Agreement, not later than one month after the date of termination of the agreement. He shall then present copies of the final bills to the Lessor for eventual clearance. The Lessor also undertakes to reimburse the balance of advance payment upon the termination of the agreement if the lesser has not initiated the termination.

1. The rent fee is based long-term occupancy agreement. If the lessor wishes to terminate the contract within the first 6 months of the contract period, the short-term lease price shall apply.

In witness, whereof, the parties hereto have affixed their signature there under on {date3}. ­­­­­

**Signed**  **Signed**

**{date1}** Mr. Metsihafe Mekbib Tadesse

**The Lessee The Lessor**

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## Witness for the Lessee Witness for the Lessor

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