

RENT AGREEMENT

This RENT AGREEMENT is made at Islamabad on this 01-07-2025 **BETWEEN**

Aneela Ali holding CNIC NO. 42101-2008010-3 House# G10, Golden Jubilee Soccity, GT Road, Rawalpindi (Hereinafter called "Owner") **AND**
Brian Chapman holding CNIC NO. 8572224998807 926 Nathaniel Crescent West Ronald, NV 31590 (Hereinafter called "Tenant")

1. That the rate of rent of the said Premises is hereby agreed at Rs.**25,000/-** per months
2. Tenant will also pay (Rs.**1,200/-** society maintenance charges along with the rent to the first party there). Tenant will pay total Rs. **26,200/monthly**
3. That One month's advance rent amount is Rs.**26,200/-** has been paid by the Tenant and has been received by the Owner thereafter rent on Monthly basis will be payable in advance on or before 5th of each month to the Owner. In case of late payment Rs.500/-(Rupees Five Hundred Only) charged as penalty amount on each month for each day after 10th of each month.
4. That a further sum of Rs.**50,000/-** will be paid by the tenant to the Owner as Security, from which Rs. [SECURITY_DEPOSIT_HALF] has been paid and the remaining balance of Rs. [SECURITY_DEPOSIT_HALF] will be paid before [SECURITY_DEPOSIT_DUE_DATE], which is refundable at the time of the vacation of said premises after deducting breakage and after repairing all the damages caused to the said premises or to its fittings and fixtures etc and clearance of outstanding all utility bills i.e. Electricity, Sui Gas, Society Maintenance Charges, Building Maintenance Charges, Telephone Bill and other bills if any.
5. That period of tenancy is hereby agreed as 11 Months commencing from [START_DATE] to [END_DATE], the rent will be increased @10% after 11 months, however it can be renewed with mutual consent of both the parties on new terms and conditions and after expiry of Lease period the Tenant shall hand over peaceful vacate possession of the said premises to the Owner.
6. That the tenant is bound not to vacate the premises within 06 months. If he wish to vacate the premises before 06 month then the tenant has to pay additional Rs. 2000/- per month.
7. That the two keys/keycards will be issued to tenant which will be returned to the owner at the time of vacating the premises. If keys/keycards are lost Rs. 1000/- per key/keycard will deducted from security amount.
8. That Tenant shall maintain the said premises in good condition and protect the fittings and Fixtures, Water Pump Motors, and replace, all goods and fittings of the said premises broken by use of fault of the Tenant, by substitute of equal quality. That Tenant shall not sublet or damage the property willfully. He will not make any alteration in the said premises without the written permission of the Owner. No drilling or nail allowed on the wall.
9. That in case the Owner wants to dispose off/ sale said premises the Tenant will have no

objection to this deal with any party as selected by the Owner and that the Tenant will have no objection to execute fresh lease agreement with new Owner on the new terms and condition for the remaining period of the lease.

10. That the Tenant would not demand any compensation for the decoration or any other expenditure on the said premises at the time of vacation of the said premises and any kind of Legal action regarding the said premises by the Tenant would be considered null and void.

11. That the said premises will be used for the Residential Purpose Only.

12. That tenant is responsible to complete Verification from Concerned Police Station.

13. That the said premises has been taken over by the Tenant and all things are found to be in prefect working order including 3 Ceiling Fans, 16 Ceiling Lights, 3 Exhaust Fans and 1 Three Burner Hob and the same shall be handed over to the Owner in the same condition at the time of vacation of the premises.

14. That the Tenant shall pay all the Utility Bills regularly without any failure and keep the paid bills in safe custody and photocopies of paid bills hand over to the Owner on demand. And Whatsapp the copy of paid will to owner every month. Electricity Bill will be paid at Rs. 50/- per unit by the tenant to the owner along with the rent.

15. That Two Month advanced notice is necessary for vacation of the premises by either party before the completion of Lease period. In case tenant leave the said portion without 60 days prior notice then his security money will be consider forfeited in favor of owner.

16. That the Tenant will not rent out the said premises to the other person.

17. That the Owner shall be entitled to visit the said premises with a reasonable advance notice.

18. That during the Lease period if there will be any problem or complaint to Society from the Tenant side than all liabilities will be on Tenant.

19. Electricity Meter reading is [ELECTRICITY_METER_READING] as on **Jul 28, 2025** Water Meter Reading [WATER_METER_READING]

20. That the Security amount will not be adjusted in rent.

21. That smoking is not allowed in building. Tenant is not allowed to use the common area for drying the clothes and must be kept as is.

22. That the tenant cannot use any of the building area (terrace, common area or hall way) other than his own portion.

23. That Tenant Shall be responsible to clean and maintain of said area which include but not limited to doors, windows, hallway, offside walls, stairs and Ceiling at least three time a week.

24. That all the Legal Rights regarding the said Premises are reserved with the Owner.

25. That both the parties shall abide by all the terms and conditions of this lease agreement.

26. That tenant will not do any illegal / immoral activity in above said premises.

Owner: Aneela Ali
CNIC: 42101-2008010-3

Tenant: Brian Chapman
CNIC: 8572224998807

Witness 1: feroz sanam
CNIC: a456123

Witness 2: desi bhai
CNIC: 568798

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