



TENANCY AGREEMENT

THIS TENANCY AGREEMENT is made this day _____

BETWEEN:

Hostel known as _____, located at _____ in
the _____ region **per the Manager of the Hostel**

(hereinafter referred to as the “**LANDLORD**” which expression shall where the context so
admits or requires include his executors, personal representatives, agents, and assigns) of the one
part

AND _____
(hereinafter referred to as the “**TENANT**”) of the other part.

Index **Number:** _____
Email: *(Optional)* _____
Mobile: _____

WHEREAS IT IS AGREED AS FOLLOWS:

- The Landlord agrees to let, and the Tenant agrees to take ALL THAT room/bed
space in the hostel known
as _____
for one academic year.
- The tenancy shall commence on the first day of the arrival of the Tenant for the
academic year and shall continue until the end of said academic year unless
terminated earlier in accordance with the terms herein contained.
- The Property shall be used solely for residential purposes by the Tenant as a
student.

A. RENT, PAYMENTS, AND SECURITY

NOTE: (Please write the price in WORDS below)

- The rent for the Property shall be _____ Ghana Cedis **per academic year**.
- The Tenant shall pay the rent hereby charged before the beginning of the academic year in full before taking possession of the Property.
- The Tenant shall pay the rent hereby charged before the beginning of the academic year.
- In the event of the Landlord accepting a deposit for the rent, he shall be entitled to eject the Tenant once a balance of the rent becomes outstanding and that, in any case, the tenancy shall be forfeited when the outstanding rent remains unpaid beyond **30 days after its due date**, at which point the tenancy shall be **forfeited**.
- All payments shall be made to the Landlord or his authorized agent at the address specified above or through the designated payment platform as agreed upon.
- Where the let is to be shared by other Tenants, the bathroom, toilet and other facilities in the room shall be used in common by the Tenants.

B. TENANT OBLIGATIONS AND COVENANTS

The Tenant covenants and agrees with the Landlord as follows:



1. Keeping the inside and outside of the room, along with all fixtures and fittings, in good and usable condition.
2. Not to carry out any structural or other alterations without prior written consent of the Landlord.

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3. Not to sublet or assign the property or allow any person apart from the Tenant to stay without written consent.
4. Nuisance and Noise. Avoid nuisance or excessive noise, especially between 9 pm to 7 am.
5. Cooking is permitted only in designated areas.
6. **Prohibited** gadgets include heaters, gas cookers, and air conditioners unless permitted.
7. Keep the room, toilet, and bathroom clean and properly dispose of waste.
8. Permit the Landlord or agents to enter the Property for inspection or repairs at reasonable times.
9. Comply with all Hostel rules as updated from time to time.

C. LANDLORD'S OBLIGATIONS

1. Ensure the Property is habitable and in good repair at the start of the tenancy.
2. Maintain the common areas and facilities in good repair.
3. Respect the Tenant's peaceful occupation of the Property.
4. Electricity and water charges are included in rent, subject to reasonable limits.

D. ACCESS CONTROL, TERMINATION, AND EVICTION

1. Hostel gates shall be locked by midnight throughout the week.
2. Either party may terminate by giving one (1) month's written notice.
3. The Landlord may terminate immediately for:
 - a). Non-payment of rent beyond thirty (30) days.
 - b). Breach of agreement terms.
 - c). Illegal or immoral use of the Property.
 - d). Conduct affecting safety or comfort of others.
- d. The Tenant may vacate early but remains liable for rent unless the Landlord agrees in writing.
- e. In case of breach or unpaid rent, the Landlord may recover possession per Ghanaian law.



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IN WITNESS WHEREOF, the Parties have hereunto set their hands the day and year first above written.

LANDLORD SECTION	TENANT SECTION
Signed by the within-named Landlord Per the Manager of the Hostel in the presence of:	Signed by the within-named Tenant In the presence of:
LANDLORD:	TENANT:
WITNESS:	WITNESS:
Name:	Name:
Address:	Address:
Occupation:	Occupation:



**PLEASE PRINT OUT THIS DOCUMENT AND FILL IN THE NECESSARY PART
AFTER THAT PLEASE RE-UPLOAD IT BACK TO THE APP FOR CONFIRMATION**

THANK YOU FOR TRUSTING US!!