



RICHKEL PROPERTY MANAGERS

Service you Deserve. People you Trust.

P.O Box 504-01001 Kalimoni

Email: info@richkelproperties.co.ke

Website: www.richkelproperties.co.ke

PARTICULARS OF TENANCY

Plots Name:.....Location:.....Door No:.....

Tenants Name (lessee):

Occupation:

ID No:Tel/Mob. No.:.....

Tenancy Agreement Costs By Tenant:Kshs 300.....

Rental Unit Size:

Monthly Rent Size: From:

Rent Payable To: Richkel Property Managers Office on or Before 5th of Every Month to

ACCOUNT DETAILS:

ACCOUNT NAME: **RICHKEL PROPERTY MANAGERS**

ACCOUNT NUMBER: **1520268410526**

Or

PAYBILL NUMBER:

ACCOUNT NUMBER: ID NUMBER

IT IS HEREBY AGREED AS FOLLOWS:

1. THAT there will be **STRICTLY** no acceptance of **CASH PAYMENT** by the managing agents
2. THAT there will be no subletting or transfer without a written consent of the managing agents
3. THAT all rents paid after **8th** shall attract **10 (ten) percent (%) penalty** which shall be construed as additional rent distrainable as rent under CAP 293. Distress action may be taken without further notice after the 10th of the month.
4. THAT the tenants shall pay a deposit amount of kshs.....refundable after due performance of all tenancy obligation at the expiry of the tenancy but not utilizable for rent payment.
5. THAT unless otherwise stated, the notice period shall be 1 (one) month in advance from either party in writing. Tenant shall vacate by end month.

RICHKEL PROPERTY MANAGERS/FM-1-16/TCY/AGR

6. THAT the tenant shall leave the property in the same state he or she found it. THAT in case of any damages, the repairmen cost shall be catered by the tenant.
7. THAT if electricity and water or other charges are not paid as they fall due where applicable, the same shall be construed as additional rent and be charged accordingly and then paid to concerned authorities.
8. THAT the tenant shall ensure responsible living and not be a nuisance to neighbors
9. THAT the tenant shall pay refuse collection charges where applicable for good environmental management where such services are not offered by authorities in the neighborhood.
10. THAT the tenants will be responsible for paying rent in the **AGENT'S BANK ACCOUNT** or **PAYBILL NUMBER** as provided by the agent.
11. THAT deposited will be refunded only if premises are vacated by end month after due notice of one month and the condition of the house is as it was at the commencement of the tenancy; fair wear and tear is expected.
12. THAT if a tenant defaults on rent payment and has used up the deposit, then the agent shall have full authority to open the house and confiscate the tenants' items and hold them for security. The items may be sold to recover the rent balance if the tenant does not pay within a period of 21 (twenty-one) days after confiscation. The tenant will also be evicted from the premises.

NOTE: By appending your signature, it is assumed that you have read, understood, and agreed to the terms laid out in this agreement and any action taken by the managing agents in accordance with this agreement will be deemed necessary.

Signed..... signed:.....

Name:..... Name:.....

FOR:

**MANAGING DIRECTOR
RICHKEL PROPERTY MANAGERS**