

# CONDOMINIUM UNIT RENTAL CONTRACT

This Condominium Unit Rental Contract ("Contract") is made on \_\_\_\_\_ by and among Owner/Lessor \_\_\_\_\_, Property Representative \_\_\_\_\_, and Renter/Tenant \_\_\_\_\_. The parties agree to the following basic terms for the residential lease of the condominium unit described below.

<b>Condominium / Project</b>		<b>Unit / Tower / Floor</b>	
<b>Complete Address</b>			
<b>Lease Term</b>	From _____ to _____	<b>Monthly Rent</b>	
<b>Due Date / Mode</b>		<b>Deposit / Advance</b>	
<b>Included Items</b>	Keys/access cards: _____ Parking slot, if any: _____ Furnishings/inclusions: _____		

## TERMS AND CONDITIONS

1. **Use of Premises.** The unit shall be used only as a private residential dwelling by the Tenant and authorized occupants/members of their household. Illegal activities, nuisance, subleasing, assignment, or commercial use are prohibited without the Owner's prior written consent.
2. **Rent and Charges.** Rent shall be paid on or before the due date stated above. Unless otherwise written here, the Tenant shall pay utilities, internet/cable, move-in or move-out fees, penalties caused by the Tenant, and other consumption-based charges, except the following utility bill types to be paid by the Owner: \_\_\_\_\_
3. **Association Dues.** Condominium association dues shall be paid by \_\_\_\_\_. The Tenant shall comply with all condominium rules, house rules, security procedures, and lawful notices of the condominium corporation or management office.
4. **Deposit and Advance.** Deposits secure unpaid rent, utilities, charges, missing items, and damage beyond ordinary wear and tear. The refundable balance, if any, shall be returned within \_\_\_\_\_ days after complete turnover, clearance, and settlement of bills.
5. **Condition and Turnover.** The Tenant accepts the unit in good tenantable condition, subject to any written inventory or turnover checklist signed by the parties. The Tenant shall return the unit, keys, access cards, fixtures, and inclusions in substantially the same condition, ordinary wear and tear excepted.
6. **Repairs and Alterations.** The Tenant shall promptly report damage or needed repairs. The Owner shall make required repairs within a reasonable timeframe after notice from the Tenant, except that repairs caused by the Tenant, occupants, guests, misuse, negligence, or violation of rules shall be for the Tenant's account. No alteration, installation, drilling, repainting, or structural change may be made without prior written consent.
7. **Access.** The Owner, Representative, condominium management, or authorized workers may enter the unit only after reasonable notice has been given in writing and acknowledged by the Tenant through written and signed receipt, for inspection, repairs, emergency, rule compliance, or showing the unit near the end of the lease. The Tenant must be physically present during such visits unless the Tenant gives prior signed written permission allowing entry while the Tenant is not home.
8. **Default.** Failure to pay rent or charges, violation of this Contract or condominium rules, false information, unauthorized occupants, or unlawful use shall constitute default. The Owner may demand payment, cure, termination, damages, and recovery of possession as allowed by law.
9. **Termination and Renewal.** The lease ends on the expiry date unless mutually renewed by the parties through the signing of a new contract. Early termination requires written agreement, except where termination is allowed by this Contract, law, or condominium rules. Holding over without a new signed contract does not create a renewal.
10. **Notices.** Notices may be delivered personally, by email, messaging application, registered mail, or other written method acknowledged by the receiving party using the contact details supplied by the parties.
11. **Entire Agreement.** This Contract, together with any mutually signed inventory, house rules, receipts, or written addenda, contains the agreement of the parties and may be changed only by a written document signed by the affected parties.
12. **Governing Law.** This Contract shall be governed by the applicable laws and regulations of \_\_\_\_\_. If any provision is invalid, the remaining provisions shall remain effective.

The parties confirm that they have read, understood, and voluntarily accepted this Contract. Any blanks left unfilled shall be treated as not applicable unless the parties clearly agree otherwise in writing. This basic template should be reviewed and adjusted for local legal requirements before signing.

..... SIGNATURE	..... SIGNATURE	..... SIGNATURE
..... RENTER / TENANT PRINTED NAME	..... PROPERTY REPRESENTATIVE PRINTED NAME	..... OWNER / LESSOR PRINTED NAME

Signed on ..... at ..... Witness, if required: .....