

TENANCY CONTRACT

The Agreement Made on _____ day of _____, 20_____

BETWEEN

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____

(One Party)

AND

_____ of _____ (State Name) who is the "TENANT"

(The Other Part)

WHEREAS:

1). Property Address

The Tenant has agreed to take on rent the room number in the property known as:

Street Address, City, State & Zip Code

2). Rental Basis

- Monthly rent \$ Inclusive.
- Rent payable prorata calendar monthly in advance
- The first rent is payable on the commencement day of this agreement and on the 1st day of each month thereafter.
- Security deposit amount \$
- For a period of 6 months commencing the date of this agreement.
- The Tenant agrees to pay the monthly rent by banker's standing order and will complete the necessary form to this effect in favor of the Landlord.
- Rent Review
- The amount of monthly rent stated in this agreement will remain fixed for the full length of the term.
- In the event, at the end of the stated term the tenancy is extended for a further period, the Landlord will be at liberty to consider an increase in the rent to reflect a ~~fixed~~ amount of increases in the cost of all the services he is providing and the general inflationary increases. However, there will be an upper ceiling of _____% of the rent value. Any subsequent revision can only be done at the anniversary of the last rent review date.
- If this tenancy is for a period of less than six months, and at the end of the term it is extended, the first rental increase will be only after expiry of a total 6 month's tenancy.
- At the time of the rent review, the Landlord may also demand a further deposit amount before granting any extension.
- Rent increases at any other time or for an amount greater than agreed herein can be done only if the Tenant agrees.
- In the one-month's period following the service of Rent Revision Notice, the Tenant may serve on the Landlord a month's notice to quit and if the Tenant so terminates the tenancy and vacates the room, the Rent Revision Notice shall be of no effect.

3). Termination of Tenancy

- With the agreement of both the tenant and the Landlord the tenancy may be brought to an end at any time, by one month's notice from either party.
- Any tenancy agreed upon expiry of the existing tenancy, the subsequent tenancy will automatically run on from one rent period to the next on the same term as the original fixed term short hold tenancy.

4). At the Termination of Tenancy

The tenant must: