

HOUSE RENT AGREEMENT

FEDERAL REPUBLIC OF NIGERIA

Agreement No: _____ | Date: _____

THIS AGREEMENT made this _____ day of _____, 20____ BETWEEN:

1. LANDLORD DETAILS

Full Name	_____
Address	_____
Phone Number	_____
Email	_____
Bank Details (if applicable)	_____

2. TENANT DETAILS

Full Name	_____
Address (Current)	_____
Phone Number	_____
Email	_____
Occupation	_____

3. PROPERTY DETAILS

Property Address	_____
Property Type	☐ Flat ☐ House ☐ Bungalow ☐ Other_____
Number of Rooms	_____
Description of Property	_____
Facilities Included	☐ Parking ☐ Electricity ☐ Water ☐ Other____
Property Key Code/Number	_____

4. TENANCY TERMS AND CONDITIONS

Commencement Date	_____
Duration of Tenancy	☐ 1 Year ☐ 2 Years ☐ 3 Years ☐ Other_____
Expiration Date	_____
Monthly Rent Amount (■)	N _____
Rent Payment Day	On or before the _____ day of each month
Deposit Amount (■)	N _____
Payment Method	☐ Cash ☐ Bank Transfer ☐ Check ☐ Other_____

5. TENANT'S OBLIGATIONS

1. To pay rent as agreed on or before the due date without deduction
2. To pay all utilities (electricity, water, gas) if not included in rental agreement
3. To maintain the property in good condition and repair ordinary wear and tear
4. To keep the property clean and hygienic
5. Not to cause damage to the property or fixtures beyond normal wear and tear
6. Not to sublet or assign the property without written consent of the landlord
7. Not to use the property for illegal or immoral purposes
8. To allow the landlord access for inspections with reasonable notice
9. To vacate the property on the expiration of tenancy in good condition
10. To comply with all applicable laws and regulations
11. Not to keep dangerous animals or hazardous materials without permission
12. To notify the landlord of any maintenance issues within 24 hours of discovery

6. LANDLORD'S OBLIGATIONS

1. To provide the tenant with peaceful and quiet enjoyment of the property
2. To maintain the structure and exterior of the property in good repair
3. To ensure that utilities (if included) are functional
4. To respect the tenant's privacy and provide notice before entry (except emergencies)
5. To return the security deposit within 30 days of vacating, minus any deductions for damages
6. To provide documentation of any deductions from the security deposit

7. RENT REVIEW AND INCREASE

The rent may be reviewed annually with a minimum of 30 days' written notice to the tenant. Any increase shall not exceed 10% per annum or as mutually agreed upon by both parties.

Rent Review Details: _____

8. MAINTENANCE AND REPAIRS

The tenant is responsible for minor repairs and maintenance of the property. Major repairs affecting the structure, roof, or foundation are the responsibility of the landlord. All maintenance issues must be reported within 24 hours.

Additional Details: _____

9. DEFAULT AND REMEDIES

If the tenant fails to pay rent within 7 days of the due date, the landlord may:

- Charge a late payment fee of ■ _____
- Issue a written notice of breach
- Commence legal proceedings for eviction
- Pursue recovery of all arrears and legal costs

10. TERMINATION AND EVICTION

Either party may terminate this agreement with 30 days' written notice (unless otherwise stated). The landlord may initiate eviction proceedings if:

- Rent is not paid for more than 30 days
- The property is used for illegal purposes
- The tenant causes significant damage to the property

- The tenant creates a nuisance affecting other residents

11. GENERAL CONDITIONS

- No smoking is permitted inside the property (unless otherwise agreed)
- Loud noise and disturbances are prohibited
- The tenant may not modify the structure or layout without written permission
- Visitors must be reasonable and not pose a security risk
- Pets are not allowed without prior written consent
- The tenant assumes responsibility for contents and personal property

12. SPECIAL AGREEMENTS

Any special agreements or arrangements between the landlord and tenant shall be recorded below:

13. DISPUTE RESOLUTION

Any disputes arising from this agreement shall be resolved through mutual negotiation. If negotiation fails, both parties agree to submit to arbitration in accordance with the arbitration laws of Nigeria.

14. SIGNATURES

LANDLORD	TENANT
Signature: _____	Signature: _____
Name (Print): _____	Name (Print): _____
Date: _____	Date: _____
Email: _____	Email: _____
Phone: _____	Phone: _____

15. WITNESSES

WITNESS 1	WITNESS 2
Name: _____	Name: _____
Signature: _____	Signature: _____

Address: _____	Address: _____
Date: _____	Date: _____