Room Rental Agreement

This agreement is made between the Landlord and the Tenant named below and takes effect on the date of the last signature.

Landlord

FULL NAME

EMAIL

PHONE

PAN

ADDRESS

Tenant

FULL NAME

EMAIL

PHONE

ADDRESS

Premises

HOUSE ADDRESS

ROOM DESCRIPTION

ATTACHED BATHROOM

KITCHEN USE

Term

START DATE

DURATION

LOCK-IN (MONTHS)

Notice period to end early

- ◯ 15 days
- ◯ 1 month

Rent and deposit

MONTHLY RENT (₹)

DEPOSIT (₹)

UTILITIES

Terms

- Shared areas. The Tenant may use the shared areas listed and keeps them clean after use.
- Quiet hours. Quiet hours are from 10 pm to 7 am.
- Guests. Overnight guests need the Landlord's consent.
- Deposit. Refunded within 15 days of leaving, less dues and damage.
- Ending early. Either party may end this with the notice chosen above.

Initials

Stamp duty and registration. Rent agreements of up to 11 months usually need only stamp duty (paid by e-stamp or franking) under the state Stamp Act. Leases of more than 11 months generally must be registered under the Registration Act, 1908 and attract higher stamp duty. Pay the applicable duty before signing: an unstamped agreement may not be accepted as evidence.

General terms

- Governing law. This document is governed by the laws of India.
- Entire agreement. This document is the whole agreement between the parties on its subject and replaces earlier discussions.
- Amendments. Changes are valid only in writing signed by both parties.
- Severability. If a clause is unenforceable, the rest of the document still applies.
- Notices. Notices may be sent to the email addresses given above and take effect on delivery.
- Electronic signatures. The parties agree to sign electronically; electronic signatures and records are valid under the Information Technology Act, 2000.

Landlord

SIGNATURE

PRINTED NAME

DATE

Tenant

SIGNATURE

PRINTED NAME

DATE