RENT / TENANCY AGREEMENT

کرایہ نامہ — مکان / فلیٹ / دکان

Yeh sirf ek namoona (template) hai. Isay munasib maaliyat ke Stamp Paper par likhwayein aur dastakhat se pehle kisi wakeel se zaroor check karwa lein. This is a general template, not legal advice. Print on stamp paper of the value required under the Sindh Stamp Act and have it reviewed by a lawyer before signing. Karachi mein kirayedar ki maloomat qareebi police station mein jama karwana qanoonan zaroori hai (Sindh Information of Tenants Act).

This Rent Agreement is made at Karachi on _____ (date)

Parties

LANDLORD / OWNER

Name	
Son / Daughter / Wife of	
CNIC No.	
Address	
Mobile	

TENANT

Name	
Son / Daughter / Wife of	
CNIC No.	
Permanent address	
Mobile	
Occupation / employer	
No. of family members	

Premises

Type	House / Portion / Flat / Shop / Office
Address	
Floor / portion	
Use	Residential only / Commercial
Fittings provided	Fans ___, lights ___, ACs ___, geysers ___, other ___
Meters	Electric ref no. ___ Gas consumer no. ___ Water ___

Terms

1. **Period.** The tenancy is for _____ months, starting _____ and ending _____. It may be renewed by mutual written consent.
2. **Monthly rent.** Rs. _____ (Rupees _____ only) per month, payable in advance on or before the _____ of each month, by cash against receipt / bank transfer to account _____.

3. **Security deposit (advance).** The Tenant has paid Rs. _____ as refundable security. It carries no interest and shall be returned when the premises are vacated, after deducting any unpaid rent, bills or cost of damage beyond normal wear and tear.
4. **Rent increase.** On renewal the rent shall increase by _____% unless both parties agree otherwise in writing.
5. **Utility bills.** Electricity, gas, water, internet and maintenance charges for the tenancy period shall be paid by the Tenant on time. Paid bills shall be shown to the Landlord on request.
6. **Use.** The premises shall be used only for the purpose stated above and for no illegal or immoral activity. The Tenant shall not sub-let, share or transfer the premises without the Landlord's written permission.
7. **Care and repairs.** The Tenant shall keep the premises clean and in good condition and shall not make structural changes without written permission. Minor day-to-day repairs are the Tenant's responsibility; major structural repairs are the Landlord's.
8. **Inspection.** The Landlord may inspect the premises at a reasonable time after giving prior notice.
9. **Notice.** Either party may end this agreement by giving _____ month(s) written notice. If rent remains unpaid for two months, the Landlord may terminate the tenancy as per law.
10. **Police verification.** The Landlord and the Tenant shall register the tenancy with the local police station as required by law; the Tenant shall provide CNIC copies and photographs for this purpose.
11. **Handover.** At the end of the tenancy the Tenant shall hand over the premises, keys and fittings listed above in the same condition, with all bills cleared up to the date of vacating.
12. **Jurisdiction.** This agreement is governed by the Sindh Rented Premises Ordinance 1979 and other laws of Pakistan; courts at Karachi shall have jurisdiction.

Signatures

_____ _____

LANDLORD
Name:
CNIC:
Thumb impression:

TENANT
Name:
CNIC:
Thumb impression:

Witnesses

_____ _____

WITNESS 1
Name:
CNIC:
Address:

WITNESS 2
Name:
CNIC:
Address: