

RENTAL AGREEMENT

Property Address: _____ Agreement No.: _____

Landlord Details:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Details:

Full Name: _____

Address: _____

Phone/Email: _____

Rental Property Description:

Type (e.g., Apartment, House): _____

Furnishings Included: _____

Condition: _____

Term of Tenancy:

Start Date: _____ End Date: _____

Rent and Payment:

Rent Amount (NZD): _____ Payment Frequency: _____

Payment Method: _____

Security Deposit:

Deposit Amount (NZD): _____ Deposit Held By: _____

Utilities and Services:

Utilities Included: _____

Tenant Responsible For: _____

Maintenance and Repairs:

Landlord Responsibilities: _____

Tenant Responsibilities: _____

Use of Property:

Permitted Use: _____

Occupancy Limits: _____

Termination:

Notice Period Required: _____

Early Termination Conditions: _____

Legal and Compliance:

Governing Law: _____

Clause 1 – Parties

This Rental Agreement (“Agreement”) is entered into between the Landlord and Tenant identified above. Both parties agree to abide by the terms and conditions set forth herein.

Clause 2 – Property

The Landlord agrees to rent the property described above to the Tenant for residential purposes only. Tenant shall not use the property for any unlawful activities or business purposes without Landlord’s written consent.

Clause 3 – Term

The tenancy shall commence and terminate on the dates specified above, subject to earlier termination as provided herein.

Clause 4 – Rent

Tenant agrees to pay the rent amount and frequency specified above without demand or offset. Rent is payable in advance on the agreed payment dates.

Clause 5 – Security Deposit

Tenant shall pay the security deposit amount prior to occupancy. The Landlord shall hold the deposit in accordance with applicable laws and return it upon termination of tenancy, less lawful deductions.

Clause 6 – Utilities

Utilities and services included and those payable by Tenant are as specified above. Tenant agrees to maintain accounts in Tenant’s name where applicable.

Clause 7 – Maintenance and Repairs

Landlord shall maintain the property in a habitable condition and perform necessary repairs. Tenant shall keep the property clean and notify Landlord promptly of needed repairs.

Clause 8 – Use and Occupancy

Tenant shall use the property solely for residential purposes and shall not exceed occupancy limits. Subleasing or assignment of this Agreement is prohibited without Landlord’s written consent.

Clause 9 – Entry by Landlord

Landlord may enter the property for inspections, repairs, or showings upon reasonable notice as required by law.

Clause 10 – Termination

Either party may terminate this Agreement by providing the required notice period. Early termination is subject to conditions and potential penalties outlined herein.

Clause 11 – Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the United States and applicable local jurisdiction.

Clause 12 – Dispute Resolution

Any disputes arising under this Agreement shall be resolved through mediation or arbitration prior to initiating litigation.

Clause 13 – Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior representations, negotiations, or agreements.

Clause 14 – Amendments

Any amendments to this Agreement must be in writing and signed by both parties.

Clause 15 – Severability

If any provision of this Agreement is found invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Clause 16 – Waiver

Failure by either party to enforce any provision shall not be deemed a waiver of future enforcement rights.

Clause 17 – Notices

All notices required or permitted under this Agreement shall be in writing and delivered to the addresses specified above.

Clause 18 – Liability

Landlord shall not be liable for any loss, damage, or injury to Tenant's personal property or persons except as provided by law.

Clause 19 – Insurance

Tenant is encouraged to obtain renter's insurance for personal property and liability coverage.

Clause 20 – Signatures

This Agreement may be executed in counterparts and electronic signatures shall be deemed valid and binding.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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