

RENTAL CONTRACT – NETHERLANDS

Rental Property Address: _____ Contract No.: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Address: _____

Phone/Email: _____

Rental Property Details:

Type of Property: _____

Furnished: _____

Included Utilities: _____

Term of Lease:

Lease Start Date: _____

Lease End Date: _____

Rent and Payment:

Monthly Rent: _____ EUR

Security Deposit: _____ EUR

Payment Method: _____

Payment Due Date (each month): _____

Clause 1 – Parties

The Landlord hereby leases to the Tenant the rental property described above, and the Tenant hereby accepts the lease of the property under the terms and conditions set forth in this Agreement.

Clause 2 – Lease Term

The lease shall commence on the Lease Start Date and shall terminate on the Lease End Date, except as otherwise provided herein or by applicable law.

Clause 3 – Rent and Payment

The Tenant agrees to pay the Landlord the Monthly Rent in advance, on or before the Payment Due Date each month, without demand, deduction, or offset. Payments shall be made by the agreed Payment Method.

Clause 4 – Security Deposit

The Tenant shall pay a Security Deposit as stated above, to be held by the Landlord as security for the full and faithful performance by the Tenant of all terms and conditions of this Agreement. The Security Deposit shall be refundable in accordance with Dutch law and this Agreement.

Clause 5 – Use of Property

The Tenant shall use the property solely for residential purposes and shall comply with all applicable laws, regulations, and community rules. The Tenant shall not engage in illegal activities or cause nuisance or damage to the property or neighbors.

Clause 6 – Maintenance and Repairs

The Tenant shall maintain the property in a clean and good condition, perform minor maintenance, and notify the Landlord promptly of any damage or repairs needed. The Landlord shall be responsible for major repairs and ensuring the property complies with health and safety standards.

Clause 7 – Utilities and Services

The parties agree on which utilities and services are included in the rent and which are to be paid separately by the Tenant, as stated in the Included Utilities section.

Clause 8 – Alterations and Improvements

The Tenant shall not make any alterations, additions, or improvements to the property without the prior written consent of the Landlord.

Clause 9 – Subleasing and Assignment

The Tenant shall not sublease, assign, or transfer this Agreement or the property or any interest therein without the prior written consent of the Landlord.

Clause 10 – Access and Inspection

The Landlord may enter the property upon reasonable notice to inspect the condition, make necessary repairs, or show the property to prospective tenants or buyers, except in emergencies.

Clause 11 – Termination

This Agreement may be terminated by either party in accordance with Dutch tenancy laws and applicable notice periods. Early termination may be subject to penalties as permitted by law.

Clause 12 – Return of Property

Upon termination of the lease, the Tenant shall return the property in the same condition as at the start of the lease, reasonable wear and tear excepted.

Clause 13 – Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of the Netherlands. Any disputes arising from this Agreement shall be subject to the exclusive jurisdiction of the courts of the Netherlands.

Clause 14 – Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements or understandings, whether written or oral.

Clause 15 – Amendments

Any amendment or modification to this Agreement must be in writing and signed by both parties.

Clause 16 – Severability

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

Clause 17 – Notices

All notices required under this Agreement shall be in writing and delivered personally, by registered mail, or by email with confirmation of receipt, to the addresses stated above or as updated.

Clause 18 – Liability and Indemnity

The Tenant agrees to indemnify and hold harmless the Landlord from any claims, damages, or losses arising from the Tenant's use of the property.

Clause 19 – Insurance

The Tenant is encouraged to obtain renter's insurance to cover personal property and liability.

Clause 20 – Signatures

This Agreement shall be signed by both parties and may be executed in counterparts, each of which shall be deemed an original.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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