

House Rent Contract Form Sample

This **house rent contract form sample** includes a detailed maintenance clause to clearly outline tenant and landlord responsibilities. It ensures both parties agree on upkeep standards, preventing disputes during the rental period. Using this form promotes transparency and smooth property management throughout the lease term.

1. Parties to the Contract

Landlord:

Tenant:

2. Property Details

Property Address	<input type="text" value="Full Rental Property Address"/>
Type of Property	<input type="text" value="e.g., Apartment, House"/>
Lease Term	<input type="text" value="Start Date - End Date"/>
Monthly Rent	<input type="text" value="Amount in USD"/>

3. Security Deposit

The tenant agrees to pay a security deposit of upon signing this contract, refundable subject to the condition of the property at lease termination.

4. Maintenance Clause

1. Landlord Responsibilities:

- Maintain structural integrity (roof, walls, foundation).
- Ensure proper functioning of electrical, plumbing, and heating systems, unless damage is due to tenant negligence.
- Repair or replace major appliances provided with the property.
- Address pest control as required, unless infestation results from tenant actions.

2. Tenant Responsibilities:

- Keep the property clean and in good condition.
- Promptly inform landlord of any damages or necessary repairs.
- Minor repairs (e.g., replacing lightbulbs, unclogging drains) unless related to structural faults.
- Be liable for damages caused by negligence or misuse.

3. Reporting & Response:

- The tenant must report maintenance issues in writing within 48 hours of discovery.
- Landlord must address urgent repairs within 72 hours and non-urgent repairs within a reasonable timeframe.

5. Signatures

Landlord Signature:

Date: _____

Tenant Signature:

Date: _____