RENT AGREEMENT

This Rent Agreement is made and entered into on this ___ day of _**, 20**, in accordance with the **Rent Act No. 7 of 1972 (as amended)** and other applicable laws of Sri Lanka, by and between:

1. Parties

Landlord:
Name: _____
Address: _____
NIC/Passport No.: _____
Contact Number: _____

Tenant:
Name: _____
Address: _____
NIC/Passport No.: _____
Contact Number: _____

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2. Property Details

The Landlord agrees to rent the following property to the Tenant:

- Type of Property: [House/Room/Annex]
- Address: _____

This agreement shall include the premises and any fixtures, fittings, or equipment as described in the attached inventory list (if applicable).

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3. Duration of Lease

The lease term shall commence on //20___ and:

- Be valid for a fixed period of _____ months/years, expiring on //20___ unless extended by mutual written agreement.
- Continue on a month-to-month basis after the expiration of the fixed term until terminated by either party with at least **one month's written notice**.

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4. Rent Payment

- Monthly Rent: LKR _____

- Payment Due Date: On or before the ___ day of each month.
- Payment Method: [Cash/Bank Transfer]. The Landlord's bank details are:
  Account Name: _____
  Account Number: _____
  Bank Name: _____
  Branch: _____

A receipt shall be provided for all payments made.

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5. Security Deposit

- The Tenant shall pay a refundable security deposit of LKR _____, equivalent to ___ months' rent, upon signing this agreement.
- The deposit will be refunded upon termination of this agreement, subject to deductions for:
  - Outstanding rent.
  - Damages caused to the property (excluding reasonable wear and tear).
  - Any unpaid utility bills.

The Landlord must refund the deposit within **30 days** after the Tenant vacates the property.

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6. Utilities

Unless otherwise stated, the Tenant shall be responsible for the following utilities:

- Electricity: [Tenant]
- Water: [Tenant]
- Internet: [Tenant]
- Other: _____

The Landlord reserves the right to install separate meters for utility usage, and any disputes shall be resolved in accordance with Sri Lankan regulations.

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7. Use of Property

- The Tenant shall use the property solely for **residential purposes**.
- Subletting, assigning, or parting with possession of the property is strictly prohibited unless written consent is obtained from the Landlord.
- The Tenant shall not engage in any illegal activity on the premises or disturb the peace of the neighborhood.

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8. Maintenance and Repairs

- The Tenant must maintain the property in good condition and report any damages to the Landlord immediately.
- Minor repairs (e.g., light bulbs, plumbing leaks) shall be borne by the Tenant, while major structural repairs shall be the responsibility of the Landlord.
- The Tenant shall not make any alterations or additions to the property without prior written approval.

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9. Termination

This agreement may be terminated under the following circumstances:

- By mutual agreement.
- By either party providing at least **one month's written notice**.
- Immediately, by the Landlord, if the Tenant breaches any terms of this agreement or engages in unlawful activity.

Upon termination, the Tenant must return the property in its original condition, along with all keys and fixtures provided.

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10. Legal Provisions

- This agreement is governed by the laws of Sri Lanka, including the **Rent Act No. 7 of 1972**.
- Any disputes arising from this agreement shall be referred to the **Mediation Board** or resolved through the courts of Sri Lanka.

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11. Landlord's Access

The Landlord or their representative may access the property for inspections or repairs, with at least **24 hours' notice** to the Tenant, except in emergencies.

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12. Dispute Resolution

In the event of a dispute, the parties agree to first attempt to resolve it amicably. If unresolved, disputes shall be referred to the **Mediation Board** or the relevant district court.

Signatures

Landlord:

Signature: _____

Date: //20___

Tenant:

Signature: _____

Date: //20___

Witness 1:

Name: _____

NIC: _____

Signature: _____

Witness 2:

Name: _____

NIC: _____

Signature: _____