

**RENT AGREEMENT**

THIS DEED OF RENT AGREEMENT is made at Rawalpindi on this \_\_\_\_\_ day of \_\_\_\_\_ 202\_\_\_\_.

**BETWEEN**

Name \_\_\_\_\_ Son of \_\_\_\_\_  
Resident \_\_\_\_\_ of \_\_\_\_\_ CNIC \_\_\_\_\_ No \_\_\_\_\_  
\_\_\_\_\_ owner of \_\_\_\_\_

(here in after called as "THE LANDLORD" which expression shall include wherever applicable his successors, executors, Legal representatives and assigns) of the One Party.

AND

Name \_\_\_\_\_ Son of \_\_\_\_\_  
Resident of \_\_\_\_\_ CNIC No \_\_\_\_\_

(Here in after called "THE TENANT" (which expression shall include wherever applicable his heirs, executors, Legal representatives and assigns of the Second Part

And whereas, the Landlord is Lawful owner of House/Apt No \_\_\_\_\_ Sector \_\_\_\_\_ located at \_\_\_\_\_ (herein after called the DEMISED PREMISES) in possession of the aforesaid house/apt and has agreed to rent out the said house/apt for residential purpose to the Tenant on monthly basis for a period of one year on terms and conditions attached..

**NOW THIS DEED WITNESSES AND IT IS AGREED BY AND BETWEEN THE PARTIES THRERTO AS FOLLOWS TENANCY**

1. That this agreement shall be for an initial period of one year commencing from \_\_\_\_\_ to \_\_\_\_\_.

**HOLDING OVER**

2. In case of holding over of the premises the rent of the premises shall stand automatically increased at the end of every one year of its tenancy by ten percent of the rent already being paid by the "TENANT".

**USAGE**

3. That "The Landlord" has handed over full physical, vacant and peaceful possession of the aforesaid premises for residential purpose only.

**SUBLET / TRANSFER**

4. That "The Tenant" shall not sublet/Transfer the demised premises or any portion there of on lease, rent, licence or tenancy to some other person/persons or party.

**RENT**

5. The "The Landlord agrees to let and "The Tenant" agrees to acquire the house/ apt on the monthly rent of Rs. (\_\_\_\_\_ only).The Tenant has deposit Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) on account of advance rent for \_\_\_\_\_ months. Thereafter rent will be paid on monthly basis.

6. That the rent is payable in advance on or before 10<sup>th</sup> of every current month on proper receipt.

**DEPOSIT OF SECURITY**

7. The Tenant has deposited Rs \_\_\_\_\_ (Rupees \_\_\_\_\_ only) in advance at the time of execution of this agreement as refundable security for performance of this rent agreement. The said security money will be refundable after termination of the Rent Agreement and clearance of all liabilities. The said deposit shall not carry any interest.

8. Security amount of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) deposited by the Tenant, will be utilized by Landlord for recovery of any amount due i.e utility bills etc under the provision of rent agreement in case of any violation of terms of rent agreement and in case of default of rent or any loss to the property of Landlord, rented out to the Tenant.

Any such deduction from the security cannot absolve the tenant from the ejectment on account of default of rent.

**ELECTRICITY / GAS / TELEPHONE / WATER BILLS**

9. That the Electricity, Gas, Telephone and Water charges and all other utility bills incurred within the premises by the "The Tenant" will be paid on monthly basis by him on the basis of bills received from the concerned department. The Tenant shall also be responsible for the said bills even after vacation of said premises of his period of tenancy, which will be recovered from refundable security money in case bills are not cleared by him or her.

**INSPECTION**

10. The Landlord will have the right to enter the premises for inspection at any reasonable time with prior notice to the tenant.

**ADDITIONAL / ALTERATIONS**

11. The Tenant shall not without the prior consent in writing of "The Landlord" make any structural changes, modifications, alterations or addition in the said premises.

**MAINTENANCE / DAMAGE**

12. "The Tenant" shall keep the premises in clean, good and perfect condition and shall be liable for any renewal and repair at his own expenses for any damage caused to any of the fixtures and fittings and to the fabric of the structure.

13. If during the rent period, the rental premises require major repairs or construction of immediate and essential nature. "The Tenant" shall place the premises at the disposal of "The Landlord" without any default in rent.

14 **EXPIRY**

- a. That the Tenant will be bound to hand over the full vacant and peaceful possession of the house/apartment to the Landlord within one week after the expiry of the stipulated period of tenancy i.e \_\_\_\_\_.
- b. That the Landlord can terminate / cancel the rent agreement before its expiration by giving two months written notice to the tenant.
- c. The Tenant can also terminate the contract by giving two months written notice to the Landlord before expiry of contract.

**UNFORESEEN INCIDENT**

15. The Tenant will not be responsible for unforeseen incidents or major strikes, riots, war, earthquakes and conditions beyond human control. "The Tenant" will not be held responsible for any damage caused to the premises due to the above said reasons.

**STAMP DUTY AND OTHER EXPENSES**

16. The stamp duty and all other expenses in respect of this rent Deed and duplicate thereof shall be borne and paid by "The Tenant".

**TAXES / MAINTENANCE CHARGES**

17. Property Tax shall be paid by the "Landlord" but Askari Colony Maintenance charges i.e street lights, Water/Pump house charges and security guards etc as laid down in SOP of Housing Directorate or the Residence Executive Committee of Askari Colonies/Ask Colonies will be paid by "The Tenant".

**DISCONNECTION OF UTILITIES**

18. The demised premises is situated within the limits of Askari Colonies/Ask Colonies and the Housing Directorate running the management of Askari Colonies has set up Board of Officers detailed by Housing Directorate General Headquarters Rawalpindi.

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Signature / Thumb Impression of the Tenant

19. That board of officers detailed by Housing Directorate General Headquarters is as under:-
- a. **President.** Assistant Director Housing Ask Colonies or  
Officer appointed by Director General Housing
  - b. **Members** Deputy Assistant Director Ask Colonies  
An Officer appointed by Station Headquarters  
An Officer appointed by the Housing Directorate  
An Officer appointed by REC

Who shall hear and decide any grievance/ejectment application against the tenant by the Landlord and decision of the Board shall be final. Tenant shall have no right to agitate the matter any further.

20. The management committee is empowered to disconnect utilities i.e electricity, water, gas, telephone etc of demised premises if complaint is received against the tenant and is recommended by above Board of Officers.

21. Utilities will be disconnected on following occasion:-

- a. If complaint is received that tenant has committed default in payment of rent and that default was willful and proved by the Board of Officers as mentioned in para 19.
- b. If tenant is not vacating the premises after Landlord has served written notice to the tenant after expiry of contract or situation listed in para 14 (b), the case is brought to the notice of Management Committee as listed in para 19 and is proved then Management Committee will give notice to the tenant to vacate premises/house/apartment within 15 days. If the tenant fails to vacate the premises in stipulated period his utilities will be disconnected.
- c. If the tenant has sublet the premises to any other person or party and is proved by the Management Committee as mentioned in para 19.
- d. If tenant has been guilty of such acts and conduct as is a nuisance to the occupation of buildings in the neighbourhood.
- e. If the tenant is carrying any untoward or unlawful activities in the premises and is proved by the Management Committee/Residence Executive Committee.
- f. If tenant is not vacating the building/house and it is required by the Landlord for his own occupation or the occupation of any of his children.
- g. If tenant is using the building for the purpose other than that for which it was rented as per the contract deed.
- h. In case where Landlord has died or in case where the Landlord is a salaried employee and has retired or is due to retire within period of six months or the widow or minor of the deceased Landlord, as the case may be a notice in writing may be given by such Landlord to the tenant of the residential building informing him that he needs the building for personal use and requiring him to deliver vacant possession of the building within period of two months from the date of receipt of the notice. The tenant fails to vacate the building/house/apartment.

22. That the rent/rent agreement will be renewed only on the discretion of first party i.e the Landlord for further period.

23. In case of violation of any terms and condition of this agreement by the tenant, the Landlord reserves the right to authorize to cancel this agreement without any notice. The tenant will have no claim or right to challenge the decision.

24. In case of failure of tenant to evict the premises in according with terms and conditions of Rent Agreement, then the tenant has to pay the rent of Rs. 1000.00 (Rupees One Thousand) per day to the Landlord till the day of eviction of premises by the competent Court of Law.

25. **The decision of Management Committee of Housing Directorate will not be challenged in any court of law** and the tenant unconditionally accepts the same.

26. Terms and conditions attached are accepted by the tenant and also form part of the contract.

**THE LANDLORD**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Son of \_\_\_\_\_  
CNIC NO \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Contact No \_\_\_\_\_

**THE TENANT**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Son of \_\_\_\_\_  
CNIC No \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Contact No \_\_\_\_\_

**WITNESS NO 1**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Son of \_\_\_\_\_  
CNIC NO \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Contact No \_\_\_\_\_

**WITNESS NO 2**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Son of \_\_\_\_\_  
CNIC No \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Contact No \_\_\_\_\_

**TERMS AND CONDITIONS FOR RENTING OUT / PURCHASER RESIDENTIAL  
ACCOMMODATION**

1. Security money refundable Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_)
2. Monthly rent Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_)
3. Tenant should clear rent by \_\_\_\_\_th of every due months, thereafter a surcharge of 1% of agreed rent per day will be charged till one month period thereafter Tenant will be evicted by Management Committee.
4. If the Tenant fails to pay the rent regularly in accordance with the rent agreement, the tenant shall be liable to be ejected as well as to pay the arrears on account of rent and other outstanding dues including utility bills in lumpsum before vacation to the **Landlord**.
5. Rent will be increased @ 10% after every year.
6. Initial rent agreement will be for Eleven Months with advance rent of **Four Months**. Thereafter the rent will be paid on monthly basis.
7. Tenant can be termination on one month written notice from either party. In case of termination of tenancy security money will be refundable without any interest after tax clearance of liabilities.
8. All property tax will be paid by the **Landlord**.
9. Maintenance charges will be paid by the Tenant.
10. Electricity, Telephone, Gas and all other utility bills will be paid by the tenant.
11. The tenant shall keep the premises along with all the listed fitting /fixtures and articles in sound / clean condition as provided to him at the time of possession. The tenant shall pay for damages to the premises caused during his occupancy.
12. House Inventory will be prepared by the **Landlord** and handed over the Tenant and signed by both parties.
13. The Tenant shall not carryout any untoward or unlawful activities in the premises nor use the premises for any other purpose accept residential.
14. The Tenant shall not assign or sublet/transfer whole or part of the premises to any other person or party and shall not part with the possession to any else.
15. The tenant shall not carryout any alteration in the premises and will no remove any article/ fixtures.
16. All agreements will be executed on judicial papers. Properly signed by both parties and duly witnessed by two persons.
17. The **Landlord** reserves the right to revise / amend the terms and conditions for rent agreement whenever a renewal is due. The Tenant has the option to accept new agreement or vacate home / apartment for which period of 7 days will be given.
18. The tenant shall carryout proper distemper / painting etc if vacates the demised premises before the expiry of rented period.
19. The tenant shall not utilize rented premises in full or portion for any commercial purpose i.e Tuition Centre, Offices, Storage of goods etc.
20. In case tenant gets the house requisitioned from Government Department and rent is paid by giving cheque to the **Landlord**, his rent amount will be adjusted and the difference as agreed will be paid by the tenant.

\_\_\_\_\_  
Signature / Thumb Impression of the Tenant

21. Electric Meter Reading on \_\_\_\_\_ 20\_\_\_\_\_
22. Gas Meter Reading on \_\_\_\_\_ 20\_\_\_\_\_
23. Water Meter Reading on \_\_\_\_\_ 20\_\_\_\_\_
24. While driving inside the colony, speed of cars and motor cycles shall be kept within the safe limits.
25. Residents shall stick car sticker on the windscreen in the upper corner for identification purpose.
26. Parking of cars shall be in the way that road must be kept clear for safe passage.
27. To avoid damage car washing on the roads shall not be carried out.

28. Children of little age (upto 10 years) are permitted to play only in existing lawns, specified for playing purpose till last light only. Adults/servants are not permitted to play. Children may be guided not to invite outsiders for playing purpose.
29. Kite flying not permitted.
30. Resident and their visitors should avoid playing loud music in their cars/vehicles or at residence.

**Note.** Incase of the individual / tenant is found involved in anti state / undesirable / extremist activities or serious violation of housing byelaws the guarantor will be taken as equal responsible.

I hereby accept the above mentioned terms and conditions.

**The Landlord**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Son of \_\_\_\_\_  
CNIC NO \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Contact No \_\_\_\_\_

**The Tenant**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Son of \_\_\_\_\_  
CNIC No \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Contact No \_\_\_\_\_

**GUARANTOR – 1**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Son of \_\_\_\_\_  
CNIC NO \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Contact No \_\_\_\_\_

**GUARANTOR - 2**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Son of \_\_\_\_\_  
CNIC No \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Contact No \_\_\_\_\_