

TENANCY AGREEMENT

THIS AGREEMENT is made on the [Day] of [Month], [Year] in [City, e.g., Limassol], Cyprus.

BETWEEN:

1. **[Landlord Full Name/Company Name]**, holding ID / Passport / Registration No. [Number], of [Full Address] (hereinafter referred to as the "**Landlord**").
2. **[Tenant Full Name]**, holding ID / Passport No. [Number], of [Full Address] (hereinafter referred to as the "**Tenant**").

1. THE PREMISES

The Landlord agrees to let, and the Tenant agrees to rent, the [apartment/house/villa] located at [Full Address, including Flat No. and Building Name] (hereinafter referred to as the "**Premises**").

- The Premises are let [fully furnished / unfurnished]. A complete inventory of furnishings and fixtures is attached as **Appendix A** and signed by both parties.

2. TERM OF TENANCY

- **Duration:** The tenancy shall be for a period of **[Number] months**, commencing on **[Start Date]** and expiring on **[End Date]**.
- **Renewal:** The Tenant has the option to renew this agreement for an additional period of [Number] months, provided written notice is given to the Landlord at least **[Number, e.g., 60] days** prior to expiration. Any rent adjustment for the renewal period will be negotiated in good faith.

3. RENT & SECURITY DEPOSIT

- **Rent:** The monthly rent is agreed at **€[Amount]** (Euro). Rent is payable strictly in advance on the **[e.g., 1st]** day of each calendar month.
- **Payment Method:** Rent shall be transferred to the Landlord's designated bank account:
 - Bank: [Bank Name]
 - IBAN: [IBAN]
 - SWIFT/BIC: [SWIFT]
- **Security Deposit:** Upon signing, the Tenant shall pay a deposit of **€[Amount]** (typically 1–2 months' rent) as security against damages, unpaid utility bills, or breach of agreement.
 - The deposit **cannot** be used by the Tenant to cover the final month's rent.

- The deposit shall be refunded within **[e.g., 14] days** of the tenancy's end, minus any lawful deductions for damages (beyond fair wear and tear) or outstanding bills.

4. UTILITIES & COMMON EXPENSES

- **Tenant's Responsibility:** The Tenant is fully responsible for the payment of electricity, water, internet/telecommunications, and annual refuse collection fees during the tenancy period. Accounts must be transferred into the Tenant's name where applicable.
- **Common Expenses (Communal Fees):** The [Landlord / Tenant] is responsible for paying the building's monthly common expenses. (*Operator Note: Clearly defining this prevents the most common landlord-tenant dispute in Cyprus*).

5. TENANT'S OBLIGATIONS

The Tenant expressly agrees:

- **Use:** To use the Premises strictly as a private residence for [Number] persons and not for any commercial or illegal purpose.
- **Subletting:** Not to sublet, assign, or part with possession of the Premises (or any part thereof) without the prior written consent of the Landlord.
- **Maintenance:** To keep the interior of the Premises, including fixtures and appliances, in good and clean condition, accepting liability for damages caused by negligence.
- **Alterations:** Not to make any structural alterations, drill into walls, or change locks without the Landlord's written approval.
- **Nuisance:** Not to cause nuisance or annoyance to neighbors and to strictly observe the building's communal rules.

6. LANDLORD'S OBLIGATIONS

The Landlord expressly agrees:

- **Quiet Enjoyment:** To allow the Tenant peaceful occupation of the Premises, provided rent is paid and terms are kept.
- **Structural Repairs:** To maintain the structural integrity of the Premises and repair major plumbing, electrical, or structural faults not caused by the Tenant's negligence.

7. TERMINATION & BREACH

- **Late Payment:** If rent is unpaid for more than **[e.g., 14] days** after the due date, the Landlord reserves the right to terminate this agreement, re-enter the Premises, and demand immediate eviction alongside unpaid dues.

- **Early Termination:** Neither party may terminate this agreement prior to the End Date unless a break clause is mutually agreed upon in writing.
- **Holding Over:** If the Tenant fails to vacate upon expiration, they shall be liable to pay a penalty of €[Amount] per day until the property is fully surrendered.

8. STAMP DUTY & GOVERNING LAW

- **Stamp Duty:** In accordance with Cyprus Law, this agreement must be stamped. The cost of stamp duty shall be borne by the [Tenant / Landlord / shared equally].
(Operator Note: Required within 30 days of signing for the contract to be admissible in a Cyprus court).
- **Jurisdiction:** This agreement is governed by the laws of the Republic of Cyprus. Any disputes shall be subject to the exclusive jurisdiction of the Cyprus Courts.

SIGNATURES

LANDLORD

Name: _____

Signature: _____

Date: _____

TENANT

Name: _____

Signature: _____

Date: _____

WITNESS 1

Name: _____

Signature: _____

WITNESS 2

Name: _____

Signature: _____

