How to use this format (remove this page before printing)

- This is a sample format for renting out a house or flat for 11 months. Fill in every blank, strike out the options that do not apply, and write every amount in figures and in words.
- Agree the numbers before you fill it in: rent, deposit, the number of days for the deposit refund, the lock-in and the notice period.
- Stamp duty: print the agreement on an e-stamp of the right value, or attach the e-stamp certificate as the first page. Each state sets its own stamp duty. In Karnataka, an 11-month residential agreement usually needs 0.5% of the rent for the whole term, capped at Rs 500 (Article 30, Karnataka Stamp Act, 1957). Check your state's rate before you buy the e-stamp.
- Registration: a lease for more than one year, from year to year, or reserving a yearly rent must be registered (Section 17(1)(d), Registration Act, 1908). An 11-month agreement does not have to be registered, but you can register it if you want a stronger record.
- Some states add their own steps. In Tamil Nadu, tenancy agreements are registered with the Rent Authority under the state's 2017 tenancy Act, and in Maharashtra every leave-and-licence agreement must be registered, whatever its length. Check your state's rules before you sign.
- Both parties sign every page. Two witnesses sign the last page with their names and addresses. Each side keeps a signed original.
- On move-in day, take dated photos of every room and appliance and send them to both sides the same day. They go with Annexure A.
- This sample format is general information, not legal advice. Have a lawyer read your final version, especially when the amounts are large.

Free format from RenterFinder.com. Clause-by-clause guide: www.renterfinder.com/blog/rent-agreement-format-bangalore-sample-2026

RENT AGREEMENT

Residential, 11 months

This Rent Agreement is made at _____ (city) on _____ (date) between:

Mr/Ms _____, aged ___, residing at _____ (the "Landlord"), and

Mr/Ms _____, aged ___, permanent address _____ (the "Tenant").

The Landlord is the owner of the residential property described in the Schedule below and has agreed to let it to the Tenant on the following terms.

[Only if someone signs for the owner: Mr/Ms _____ signs for the Landlord as _____ (for example, power of attorney holder). The authority letter or power of attorney is attached.]

SCHEDULE OF PROPERTY

Flat/House No. ____, ____ floor, _____ (building or society), _____ (street), _____ (area), _____ (city), PIN _____.

Type: ___ BHK, approx. _____ sq ft carpet area. Parking: _____ (slot number, or none).

Furniture and fittings: as listed in Annexure A.

1. TERM

The tenancy starts on _____ and ends on _____, a term of eleven (11) months. It may be renewed only by a fresh written agreement signed by both parties.

2. RENT

The monthly rent is Rs _____ (Rupees _____ only), payable in advance on or before the ___ day of each month by bank transfer or UPI to the Landlord's account: _____. The Landlord will acknowledge each payment in writing or by message.

3. SECURITY DEPOSIT

The Tenant has paid a refundable security deposit of Rs _____ (Rupees _____ only) by _____ (mode of payment) on _____ (date).

The Landlord will refund the deposit within ___ days of the Tenant handing over vacant possession and all keys, after deducting only:

(a) unpaid rent,

(b) unpaid utility bills, and

(c) the cost of repairing damage beyond normal wear and tear,

with a written list of every deduction.

4. MAINTENANCE

Society maintenance of Rs _____ per month is included in / payable in addition to the rent (strike out one). One-time society charges, corpus fund contributions and special levies are payable by the Landlord.

5. RENT ON RENEWAL

If both parties renew this tenancy, the rent for the renewed term will be ____% more than the last monthly rent paid, unless they agree otherwise in writing.

6. LOCK-IN

Neither party may end this agreement during the first ___ months (the "lock-in period"), except under clause 12. If the Tenant leaves during the lock-in period, the Tenant will pay rent for the remaining lock-in months or until a new tenant moves in, whichever is earlier.

7. NOTICE

After the lock-in period, either party may end this agreement by giving ___ month(s) written notice. Notice sent by email or WhatsApp to the addresses and numbers below is valid notice.

Landlord: email _____ phone _____

Tenant: email _____ phone _____

8. USE AND OCCUPANTS

The premises will be used only as a residence by the Tenant and the following family members or co-occupants: _____. The Tenant will not sublet or transfer the tenancy without the Landlord's written consent. Pets: allowed / not allowed (strike out one), subject to society rules.

9. REPAIRS

Minor repairs costing up to Rs _____ each (bulbs, tap washers, switches) are the Tenant's cost. Structural repairs, seepage, concealed plumbing and wiring faults, and repair or replacement of appliances supplied by the Landlord are the Landlord's cost, to be attended to within ___ days of written notice.

10. ENTRY

The Landlord or a person authorised by the Landlord may enter the premises for inspection or repairs at a reasonable hour with at least 24 hours notice, except in an emergency.

11. UTILITIES

From the start date, electricity and water charges are payable by the Tenant as per meter or bill. Readings on the start date: electricity _____, water _____. Piped gas and internet

are the Tenant's cost.

12. TERMINATION AND HANDOVER

The Landlord may end this agreement with ___ days written notice if the Tenant does not pay rent for two consecutive months, sublets without written consent, or uses the premises for anything other than residence.

On the last day the Tenant will hand over vacant possession, all keys and access cards, with the premises in the condition recorded in Annexure A, normal wear and tear excepted.

ANNEXURE A - FITTINGS AND FIXTURES

Item	Qty	Condition
Ceiling fans		
Lights		
Geyser		
Wardrobes		
Air conditioner		
Kitchen fittings		
Keys / access cards		

Photographs of every room, taken on _____ (date), are attached and form part of this annexure.

SIGNATURES

Signed by the parties at _____ (city) on the date first written above.

_____	_____
Landlord (signature and name)	Tenant (signature and name)
_____	_____
Witness 1: name, address, signature	Witness 2: name, address, signature