

Rental agreement

Mr. _____, citizen of _____, passport _____, hereinafter referred to as "Landlord", on the one hand, and Mr. _____ citizen of _____, Passport _____, issued on _____. hereinafter referred to as the Tenant, being the other party hereto, have signed this Agreement as follows:

1. Subject of Agreement.

1.1 The Landlord hereby undertakes to provide to the Tenant an Apartment located at the following address: _____, _____ (hereinafter "Apartment") for the purpose of inhabitation of _____ and the members of his family for the Term of this Agreement as determined by Article 2.1 hereof.

1.2 The Landlord enjoys the right of property of the abovementioned Apartment based on the Ownership Certificate _____ dated _____ (entry on registration No _____, copy of which will be attached to this Agreement as Appendix No.1 and will constitute an integral part hereof.

1.3 Description of the Apartment: The total surface of the premises for rent is _____ sq. m. comprises of 4 rooms and shall be referred hereinafter as "Premises". Tel. number in the Apartment: +995(.

1.4 The Premises is rented with furniture and equipment as listed in Attachment 2 to this Agreement. 1.5. In the Premises will reside together with Tenant: _____

1. Term of the Rent

2.1 The agreement is concluded for the Term from _____, _____ till _____ inclusive (hereinafter "Term of the Rent").

2.2. Upon expiration of the Term of the rent the agreement can be extended on same terms for a new term.

If the Tenant does not provide notification in writing to the Landlord of his intention to terminate this Agreement prior to expiration of the Term of the Rent, then the Term of the Rent shall be deemed automatically extended for another 364 days on the same terms :

- the first such extension of the Term of the lease being for the period from _____ till _____, and

- the second such extension of the Term of the lease being for the period from _____ till _____.

2.3. The Agreement comes into force from the moment of its signing.

3. Terms of Payment.

3.1. Monthly rental payment for the Premises is equal to _____ lari.

3.2. This monthly rental shall be fixed for the whole period of rent.

The amount of the monthly rental includes:

- payment for the use of the Premises, all property and equipment that is located in it and is indicated in the Act of Transfer and Acceptance, all taxes and compulsory payments to be paid in accordance with the legislation of the Georgian law, including property taxes calculation and payment of which Landlord shall perform independently,

- all maintenance charges and running costs including but not limited to, the use of public space in the building where the Premises is located, the use of the elevator,

payment for cleaning inside the building, for concierge service, for water supply, consumption and sewerage, for gas, central heating and payment for maintenance and repair of housing Apartment, charges for the heavy reconstruction,

- monthly payment for use of 1 (one) parking spot in the parking lot of the building where the apartment is located during the whole term of the Term of the Rent,
- monthly subscription for use of local telephone line----- connected in the Apartment and payment for connection to Internet-services and for hook-up of wireless equipment,
- payment for connection to Internet-services and for hook-up of wireless equipment
- ,
- payment of monthly electricity consumption, of water supply, and consumption (cold and hot) and of monthly subscription for use of Internet-services (high speed unlimited traffic) with regards to clause 6.3 of the Present Agreement in an amount not exceeding _____ lari per month.

Monthly rental does not include payments for monthly subscriptions for use of satellite TV, for long-distance and international telephone services and does not cover the additional services provided directly to the Tenant on his/her initiative or upon his/her request, such services being paid by the Tenant himself .

3.3. The initial payment in the amount of to _____ lari shall be made by banking transfer by the Tenant within 10 (Ten) banking days after signing of the present Agreement by the Parties, which covers the rental payment for the first month in advance.

In addition to the first rental payment described above, the Tenant shall pay to the Landlord a security deposit equaling to one month of rent in the amount of _____ lari.

3.4 All further rental payments are to be made by Tenant in advance on a monthly basis, by banking transfer to the Landlord's account mentioned in the Agreement prior to the expiration of the previous prepaid period.

3.5 The security deposit is equal to one-month rent and shall cover such damages and/or losses to the Premises, furniture and equipment of the Landlord, caused through the premeditation or gross negligence by the Tenant.

For the full text of the contract, contact to Attorney at law Guram Kontuadze tel / viber / whatsapp +995591976764 e-mail: guram.kontuadze@gmail.com site: www.advokontu.ge

GURAM KONTUADZE

ADVOCATE

WE SET PRECEDENTS

