

Mutual Agreement on Tenant's Responsibility for Property Damage

This Mutual Agreement ("Agreement") is made and entered into on this ____ day of _____, 20__ by and between:

1. **Landlord:** _____
2. **Tenant:** _____
3. **Property Address:** _____

1. Purpose

The purpose of this Agreement is to formally outline the responsibility of the Tenant with respect to property damage that occurs during the tenancy period at the above referenced property.

2. Tenant's Responsibility

The Tenant agrees to be responsible for any damage to the property, fixtures, or appliances caused by the Tenant, Tenant's guests, or invitees, excluding reasonable wear and tear.

- All repairs to damage caused by the Tenant (intentional or unintentional) must be arranged and paid for by the Tenant.
- If damages are not repaired by the Tenant within a reasonable time, the Landlord reserves the right to arrange repairs and deduct the cost from the security deposit or seek compensation.

3. Notification and Inspection

The Tenant must immediately notify the Landlord in writing of any property damage. Both parties may mutually agree to inspect the premises to assess the extent of damage and required repairs.

4. Exclusions

The Tenant shall not be held responsible for damage resulting from natural disasters, normal wear and tear, or pre-existing conditions recorded at move-in.

5. Acknowledgment

By signing below, both parties acknowledge understanding and acceptance of the responsibilities outlined in this Agreement.

Landlord's Signature

Tenant's Signature

Date: _____

Important Notes:

- This document should be read in conjunction with the main lease or rental agreement.
- Be clear about the definitions of "wear and tear" versus "damage."
- Maintain written records of any property inspections, damage, and repairs.

- Both parties should retain signed copies for their records.
- Consult local tenancy laws to ensure compliance with legal requirements.