

Sample Tenancy Agreement

This Tenancy Agreement is made on **[Date]** between:

Landlord: [Landlord's Name & Address]

Tenant: [Tenant's Name & Address]

1. Premises

The Landlord lets to the Tenant the property known as **[Full Address of Property]** (the "Premises") for a fixed term of **[Term]** months, commencing on **[Start Date]** and expiring on **[End Date]**.

2. Rent

The Tenant agrees to pay a monthly rent of **[Rent Amount]** payable in advance, on the **[First]** day of each month to the Landlord's nominated bank account.

3. Deposit

The Tenant shall pay a security deposit of **[Deposit Amount]** to be held by the Landlord as security for any damage to the Premises, unpaid rent, or other breach of this Agreement.

4. Use of Premises

The Tenant shall use the Premises exclusively for residential purposes and shall not sublet the Premises without the prior written consent of the Landlord.

5. Limited Liability

Save in respect of death or personal injury resulting from the negligence of the Landlord, the Landlord's total liability to the Tenant under this Agreement (whether in contract, tort, or otherwise) shall not exceed the total amount of rent paid by the Tenant in the preceding 12 months. The Landlord shall not be liable for any indirect, incidental, or consequential loss arising out of or in connection with this Agreement.

6. Repairs and Maintenance

The Tenant shall keep the Premises in good condition and promptly notify the Landlord of any damage or required repairs. The Landlord is responsible for repairs not caused by the Tenant's negligence.

7. Termination

Either party may terminate this Agreement by providing at least **[Notice Period]** written notice prior to the intended termination date, subject to the provisions of this Agreement.

8. Governing Law

This Agreement shall be governed and construed in accordance with the laws of **[Jurisdiction]**.

Signed by the Parties:

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Important Notes:

- The limited liability clause caps the Landlord's financial responsibility except in cases of death or injury caused by negligence.
- Both parties should carefully review the scope of liability before signing.
- This is a sample document; specific legal requirements may vary by jurisdiction.
- Consider legal advice to ensure the agreement is enforceable and suits both parties' needs.
- Make sure all terms (rent, deposit, notice, etc.) are clearly defined and understood.