

# Simple Tenancy Agreement Incorporating Limited Liability Clause

This Tenancy Agreement is made on this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ between:

**Landlord:** \_\_\_\_\_

**Address:** \_\_\_\_\_

and

**Tenant:** \_\_\_\_\_

**Address:** \_\_\_\_\_

## 1. Property

The Landlord hereby lets to the Tenant the premises located at:

\_\_\_\_\_

## 2. Term

The tenancy shall commence on the \_\_\_\_ day of \_\_\_\_\_ 20\_\_ and shall continue:

[ ] until terminated by either party with one (1) month's written notice

[ ] for a fixed term ending \_\_\_\_ day of \_\_\_\_\_ 20\_\_

## 3. Rent

The monthly rent shall be RM \_\_\_\_\_, payable in advance on the first day of each month to the Landlord's designated account.

## 4. Security Deposit

The Tenant shall pay a security deposit of RM \_\_\_\_\_, refundable subject to the terms of this Agreement.

## 5. Use of Premises

The Tenant shall use the premises solely for residential purposes and shall not violate any laws or regulations.

## 6. Maintenance

The Tenant shall keep the premises clean and in good condition, and inform the Landlord promptly of any damage or needed repair.

## 7. Limited Liability Clause

The Landlord shall not be held liable for any loss, damage, injury, or inconvenience suffered by the Tenant or any third party, arising from:

- Any defect or failure of the premises or its facilities not caused by the Landlord's wilful misconduct or gross negligence; or
- Any act, omission, or negligence of the Tenant, Tenant's guests, or agents.

The Tenant agrees to indemnify the Landlord against all claims except those arising from the Landlord's wilful acts or gross negligence.

## 8. Termination

Upon termination, the Tenant shall vacate the premises and return all keys. The Landlord shall return the security deposit within \_\_\_\_ days, less any reasonable deductions.

## 9. General

This Agreement constitutes the entire agreement between the parties. No amendment shall be valid unless in writing and signed by both parties.

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Landlord's Signature

Date: \_\_\_\_\_

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Tenant's Signature

Date: \_\_\_\_\_

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### Important Notes:

- This is a basic sample and should be tailored to your specific circumstance and local laws.
- Limited liability clauses help protect landlords from unforeseen tenant claims but may have legal limitations.
- It is advised for both parties to review the agreement carefully and seek legal counsel if needed before signing.
- Details such as notice period, rent, and security deposit should be clearly specified.
- All amendments must be made in writing and signed by both parties.