

Residential Rent Agreement Specimen

For a specific property in Pakistan. Complete every bracketed field and review the rent law applicable to the property location before signing.

Date of execution: [DAY / MONTH / YEAR] Place: [CITY AND PROVINCE OR ICT]

Parties and Property

1. Landlord. [FULL LEGAL NAME], CNIC [NUMBER], of [ADDRESS], being owner of or lawfully authorised to let the premises. If an attorney or agent signs, identify the principal and attach verified authority.

2. Tenant. [FULL LEGAL NAME], CNIC [NUMBER], of [CURRENT ADDRESS]. Record each joint tenant separately where relevant.

3. Premises. The landlord lets [COMPLETE ADDRESS, UNIT, FLOOR, CITY] to the tenant for residential use only. The included spaces, parking and fixtures are listed in Schedule A. Attach an inventory and condition record signed by both parties.

Term and Payment

4. Term and possession. The tenancy begins on [DATE] and is scheduled to end on [DATE]. Possession and keys will be delivered on [DATE] against a signed handover record. Any renewal must be recorded in writing and handled under applicable law.

5. Monthly rent. Monthly rent is PKR [AMOUNT], payable by [DAY] of each month by [BANK TRANSFER / CROSSED CHEQUE / OTHER PERMITTED METHOD] to [ACCOUNT DETAILS]. A receipt or reliable payment record shall be retained. The parties shall check applicable statutory rules on rent and increases before finalising this clause.

6. Advance rent and security. Advance rent of PKR [AMOUNT] covers [PERIOD]. Refundable security of PKR [AMOUNT] is held separately as described here: [DETAILS]. On lawful termination, the landlord shall return the balance after documented deductions for unpaid sums or damage beyond ordinary wear, within [NUMBER] days after handover, subject to applicable law.

7. Rent changes. The parties agree to the following rent adjustment, if permitted by applicable law: [TERMS OR NONE]. No provision in this specimen is intended to override mandatory rent-control rules.

Use, Repairs and Outgoings

8. Use and occupants. The premises shall be used for lawful residence by [NAMES OR NUMBER OF OCCUPANTS]. A change of use, material alteration or subletting requires prior written consent where legally necessary. No unlawful activity is permitted.

9. Utilities and charges. Electricity [PARTY], gas [PARTY], water [PARTY], maintenance charges [PARTY], internet [PARTY] and any other agreed recurring charge [DETAILS] shall be paid as recorded. Opening meter readings and outstanding balances appear in Schedule A. Government taxes and registration charges shall be handled under applicable law and any valid express agreement.

10. Repairs and access. The landlord and tenant shall perform the maintenance obligations imposed by applicable law and this agreement. The tenant shall promptly report defects. Except in emergencies or as permitted by law, the landlord shall arrange reasonable prior notice for inspection or repairs. Neither party shall interrupt essential services unlawfully.

11. Alterations and fixtures. The tenant shall not make structural changes without prior written consent. Approved improvements, restoration obligations and ownership of installed fittings shall be set out in a separate signed record.

Notice, Ending and Handover

12. Notices. Notices shall be delivered to the postal and electronic addresses stated in Schedule A by [PERMITTED METHODS], subject to the requirements of applicable law. Each party must notify the other in writing of an address change. A messaging-app communication alone should not be relied upon if a statute requires another method.

13. Termination and remedies. Expiry, default, surrender, eviction or early termination shall be dealt with under the rent law governing these premises and any enforceable terms recorded here: [DETAILS]. No clause authorises self-help eviction, unlawful lockout or interruption of utilities.

14. Handover. At the end of the tenancy, the parties shall inspect the premises, record meter readings, return keys and prepare a dated handover and deposit-adjustment statement. Each party shall retain a signed copy.

15. Applicable law and forum. The law applicable to the location of the premises governs this tenancy. The competent rent forum and any required presentation, registration, stamp duty or tenant reporting shall be confirmed for [CITY / PROVINCE OR ICT].

Signatures

The parties confirm they have read the completed agreement, received a signed copy and agreed to its terms voluntarily.

Landlord name, signature, CNIC and date: _____

Tenant name, signature, CNIC and date: _____

Witness 1 name, signature, CNIC and address: _____

Witness 2 name, signature, CNIC and address: _____

Schedule A Property and Handover Record

Property address and included areas: _____

Purpose of tenancy: _____

Start and end dates: _____

Monthly rent and due date: _____

Bank account and payment method: _____

Advance rent and period: _____

Refundable security and receipt: _____

Utility account numbers and meter readings: _____

Fixtures, keys and condition photographs: _____

Repair responsibilities and known defects: _____

Postal and electronic service addresses: _____

Applicable jurisdiction and rent authority: _____

Applicable stamping and registration steps: _____

Practical signing checklist

- Check CNICs, property details and landlord authority against supporting records.
- Complete all blanks and initial any handwritten changes.
- Confirm the governing rent law and presentation or registration requirements for the property location.
- Record the advance rent, security deposit and every payment with separate receipts.
- Sign an inventory, dated photographs and meter readings at possession and handover.
- Keep identical signed copies and evidence of any filing or tenant registration.

This general residential specimen requires review before use. Commercial premises, institutional leases, public property and unusual ownership structures may need a different agreement.