# Rental contract

Lessor (hereinafter referred to as Party A): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lessee (hereinafter referred to as Party B): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

According to the "Contract Law of the People's Republic of China" and related laws, Party A and Party B have reached the following agreement on the lease of the following houses on an equal and voluntary basis:

**Article 1 Basic Situation of Housing**

1. Party A’s house (hereinafter referred to as the house) is located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_; the building area is \_\_\_ square meters.

2. Housing ownership status: held by Party A, housing ownership certificate number: \_\_\_\_\_\_

**Article 2 The purpose of the house**

　The purpose of the house leased by Party B is: \_\_\_; Unless otherwise agreed by both parties, Party B shall not change the purpose of the house arbitrarily.

**Article 3 Lease period**

The lease term is from \_\_\_\_\_\_\_\_\_ to \_\_\_\_\_\_\_\_\_. Upon expiration of the lease term, Party A has the right to take back the rented house, and Party B shall return it as scheduled. If Party B requests to renew the lease, it shall submit a proposal to Party A 30 days in advance. After a consensus is reached, both parties will renew the lease contract.

**Article 4 Rent and payment method**

The rent of the house is \_\_\_\_\_\_\_\_\_ (before tax), (RMB capital): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, the payment method of the house rent is: \_\_\_\_\_\_\_\_\_, when this contract is signed, Party B shall pay the first rent totaling RMB \_\_\_\_\_\_\_\_\_ (\_\_\_\_\_\_), and the subsequent rent shall be in the previous The rent will be paid \_\_\_ days before the due date.

**Article 5 Deposit**

　From the date of signing this contract, both parties shall pay Party A’s deposit \_\_\_\_\_\_, (RMB capital): \_\_\_\_\_\_\_\_\_, the lease expires, and the house will be returned to Party B in full after Party A’s inspection and acceptance.

**Article 6: Relevant expenses during the lease of the house**

1. During the lease of the house, if Party B advances the expenses that should be paid by Party A, Party A shall return the corresponding expenses according to the relevant payment vouchers;

2. Party B shall pay the following expenses on time: gas, water, electricity and other related daily expenses.

**Article 7 Repair and use of houses**

1. During the lease term, the normal house repair costs shall be borne by Party A; the daily house repair costs shall be borne by Party B.

2. Party B shall reasonably use the rented houses and auxiliary facilities. If Party B’s mismanagement and use causes the loss and maintenance costs of the house and its connected equipment, Party B shall bear the responsibility and compensate for the loss.

3. During the lease period, Party B shall implement the regulations of relevant local authorities and assume full responsibility and obey Party A’s supervision and inspection for fire safety, comprehensive management and safety, security and other work.

**Article 8 Check and Acceptance of House Delivery and Repossession**

1. Both parties shall participate in the acceptance inspection. If there are any objections to the decoration, utensils and other hardware facilities and equipment, they shall be raised on the spot.

2. Party B shall return the rented house and ancillary facilities and equipment to Party A after the expiration of the house lease.

3. Party B shall not keep items when returning the house or affect the normal use of the house. Party A has the right to dispose of items kept without consent.

**Article 9 Modification and termination of contract**

The contract can be terminated after mutual agreement.

**Article 10 Liability for breach of contract**

During the lease period, if Party B has one of the following acts, Party A has the right to terminate the contract:

　(1) Subletting, subletting, or subletting the house to others for use without the written consent of Party A.

　(2) Changing the structure of the house or damaging the house without the written consent of Party A.

　(3) Changing the lease purpose, number of people rented or using the house for illegal activities as stipulated in this contract.

　(4) The rent is in arrears for more than \_\_\_ days.

**Article 11 Supplementary Agreement**

Matters not covered in this contract shall be separately negotiated by Party A and Party B, and a supplementary agreement shall be signed. If the supplementary agreement is inconsistent with this contract, the supplementary agreement shall prevail.

**Article 12 Dispute Resolution**

　Disputes arising from the performance of this contract shall be resolved by both parties through negotiation. If the negotiation fails, both parties can bring a suit in a people's court with jurisdiction.

**Article 13 Number of Contracts**

This contract will be effective from the date of signing by both parties, in \_\_\_ copies, and each party will hold \_\_\_ copies, which have the same effect.

**Article 14 Effectiveness of the contract**

This contract takes effect from the date when both parties sign or seal. If the parties have agreed otherwise, their agreement shall prevail.

Party A (signature or seal):

Phone number:

ID number:

Date：

Party B (signature or seal):

Phone number:

ID number:

Date：