

Residential tenancy agreement

Landlord's copy

This agreement is made on the day of

Date:	/	/
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This agreement is between

LANDLORD

Name:	
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Address:	
----------	--

Postcode:	
-----------	--

whose agent is (if applicable)

Name:	
-------	--

Business address:	
-------------------	--

Postcode:	
-----------	--

Telephone number:	
-------------------	--

and TENANT(S)

Name of TENANT 1:	
-------------------	--

Current address:	
------------------	--

Postcode:	
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Name of TENANT 2:	
-------------------	--

Current address:	
------------------	--

Postcode:	
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Name of TENANT 3:	
-------------------	--

Current address:	
------------------	--

Postcode:	
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Name of TENANT 4:	
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Current address:	
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Postcode:	
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Current address:	
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Postcode:	
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1. Premises

The landlord lets the premises known as

Address:	
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Postcode:	
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2. Rent

The rent amount is (RM):	
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Date first rent payment due:	/	/
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Pay period

Weekly:	
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Fortnightly:	
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Monthly:	
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Day of each month (e.g. 15th):	
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Place of payment:	
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3. Bond

- The TENANT must pay the bond of RM amount specified below.

Bond amount (RM):	
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Date bond payment due:	/	/
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If there is more than one TENANT and they do not contribute equally to the total bond, the amounts they each contribute must be listed here. This list is for reference only.

Name of TENANT	Bond amount (RM)

4. Period

Fixed period:	
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The period of the agreement commences on:	/	/
---	---	---

and ends on:	/	/
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OR Periodic:	
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The agreement will commence on:	/	/
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5. Condition of the premises

The LANDLORD must:

- (a) ensure that the premises are maintained in good repair, and
- (b) If the LANDLORD owns or controls the common areas, take reasonable steps to ensure that the common areas are maintained in good repair.

6. Damage to the premises

- (a) The TENANT must ensure that care is taken to avoid damaging the rented premises.
- (b) The TENANT must take reasonable care to avoid damaging the premises and any common areas.
- (c) The TENANT who becomes aware of damage to the rented premises must give notice to the LANDLORD of any damage to the premises as soon as practicable.

7. Cleanliness of the premises

- (a) The LANDLORD must ensure that the premises are in a reasonably clean condition on the day on which it is agreed that the TENANT is to enter into occupation of the premises.
- (b) The TENANT must keep the premises in a reasonably clean condition during the period of agreement.

8. Use of premises

- (a) The TENANT must not use or allow the premises to be used for any illegal purpose.
- (b) The TENANT must not use or allow the premises to be used in such a manner as to cause a nuisance or cause an interference with the reasonable peace, comfort or privacy of any occupier of neighbouring premises.

9. Quiet enjoyment

The LANDLORD must take all reasonable steps to ensure that the TENANT has quiet enjoyment of the premises.

10. Assignment or sub-letting

- (a) The TENANT must not assign or sub-let the whole or any part of the premises without the written consent of the LANDLORD. The LANDLORD's consent must not be unreasonably withheld.
- (b) The LANDLORD must not demand or receive any fee or payment for the consent, except in respect of any fees, costs or charges incurred by the LANDLORD in relation to the preparation of a written assignment of the agreement.

This section lists any additional items and terms to this agreement.

Signatures

LANDLORD

Signature of LANDLORD:

Urgent repairs emergency contact name and telephone number:

TENANT(S)

Signature of TENANT 1:

Signature of TENANT 2:

Signature of TENANT 3:

Signature of TENANT 4:

Residential tenancy agreement

Tenant's copy

This agreement is made on the day of

Date:	/ /
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This agreement is between

LANDLORD

Name:	
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Address:	
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Postcode:	
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whose agent is (if applicable)

Name:	
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Business address:	
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Telephone number:	
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and TENANT(S)

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Signature of TENANT 4:

Urgent repairs emergency contact name and telephone number: