

11-Month Student Rent Agreement Template (India)

Note: This rent agreement template is drafted in simple language to help students and landlords create a clear, mutually agreed rental contract. It covers the most common clauses for student housing in Indian cities. While this template is practical and student-friendly, you may adapt it to match your state's stamp duty rules or register it officially if the tenancy exceeds 11 months. Always keep signed copies for your records.

House Rent Agreement

Date & Place of Agreement

This Agreement is made and executed on this ____ day of ____ 20__ at _____ (City, State).

Parties

This Rent Agreement is executed between:

1. Mr./Mrs. _____ (hereinafter referred to as the 'Landlord'), having permanent address at _____.

AND

2. Mr./Ms. _____ (hereinafter referred to as the 'Tenant'), student of _____ (College/University), having address proof/ID No. _____.

Property Details

The Landlord agrees to let out and the Tenant agrees to take on rent the premises located at:

Duration

This tenancy shall commence on ____/____/20__ and shall remain valid for a fixed period of 11 (eleven) months, expiring on ____/____/20__. The tenancy may be renewed by mutual agreement.

Rent & Payment Terms

The Tenant agrees to pay a monthly rent of Rs. ____ (Rupees _____ only), payable in advance on or before the 5th day of each English calendar month by bank transfer/UPI/cash/cheque.

Security Deposit

The Tenant has paid a sum of Rs. _____ (Rupees _____ only) as a refundable security deposit. This amount shall be refunded within 30 days of vacating the premises, after deducting dues such as unpaid bills and repair charges, if any, with proper receipts provided.

Utilities & Maintenance

Electricity, water, gas, and internet charges shall be borne by the Tenant as per usage. Society maintenance charges (if applicable) shall be paid by [Landlord/Tenant].

Repairs

Minor day-to-day repairs (such as replacement of bulbs, taps, or fixtures) shall be carried out by the Tenant. Major structural repairs (such as leakage, electrical wiring, or civil works) shall be the responsibility of the Landlord.

Termination & Notice

Either party may terminate this agreement by giving one month (30 days) prior written notice. In case the Tenant vacates earlier without notice, one month's rent shall be deducted from the security deposit.

Subletting & Guests

The Tenant shall not sublet, assign, or part with possession of the rented premises without the prior written consent of the Landlord. Guests may stay temporarily with the consent of the Landlord.

Jurisdiction

In case of disputes, the matter shall be subject to the jurisdiction of the courts at _____ (City/State).

Signatures

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the date and place first mentioned above.

Landlord (Signature)

Tenant (Signature)

Witnesses:

1. _____
2. _____