

**Rental Contract 租赁合同**

Renter (Party A) 出租方 (甲方) : \_\_\_\_\_

ID card number 身份证号码: \_\_\_\_\_

Tenant (Party B) 承租方 (乙方) : \_\_\_\_\_

Passport number 护照号码: \_\_\_\_\_

Parties A and B have reached an agreement on apartment rental matters through friendly negotiation as follows: 甲, 乙双方通过友好协商, 就房屋租赁事宜达成协议如下:

**1. Rental address:** \_\_\_\_\_

一、租赁地址: \_\_\_\_\_

**2. Indoor appliances/furnishings:**

二、室内附属设施:

	English 英语	Chinese 中文
Living Room 客厅	Sofa, 2 arm chairs, coffee table, TV table, TV	沙发、2 把扶手椅、咖啡桌、电视桌、电视
Kitchen 厨房	Kitchen cabinets, hobs, extractor fan unit	厨柜、炉灶、排风扇
Dining area 用餐区	Dining table, 4 chairs	餐桌, 4 把椅子
Bathroom 浴室	Water heater, bathroom cabinet	热水器、浴室柜
Bedroom 1 卧室 1	Bed, wardrobe, dressing table, bedside tables	床、衣柜、梳妆台、床头柜
Bedroom 2	Bed, wardrobe	床、衣柜

**3. Rental contract period of validity and terms:**

三、租用期限及其约定:

1. Lease period: from October 1, 2020 to September 30, 2021

1.租用期限: 自 2020 年 10 月 1 日起至 2021 年 9 月 30 日

2. House rent: one thousand yuan per month (¥1,000)

2.房屋租金: 每月壹仟元人民币 (1000 元)

3. Payment method: quarterly payment; deposit of RMB 3,000 paid separately; when the rental is terminated, after inspection and no problems found, Party A will return the deposit to Party B, without interest

3.付款方式: 按季度支付, 另付押金叁仟元, 租房终止, 甲方验收无误后, 将押金退还乙方, 不计利息

4. During the lease term, the property, water, electricity, gas, telephone, cable television, maintenance and security expenses shall be paid by Party B, and the house repair and other expenses shall be paid by Party A.

4.租赁期内的物业, 水, 电, 煤气, 电话, 有线电视, 卫生治安费由乙方支付, 房屋修缮等费用由甲方支付。

5. During the lease term, if Party B is in one of the following circumstances, Party A can terminate the contract and take back the right to use the house, and Party B shall bear full responsibility and compensate Party A for losses:

- (1) Party B sublets, transfers, or lends the house without authorization;
- (2) Party B uses the rented house to conduct illegal activities or harms public interests;
- (3) Failure to pay all fees for 3 consecutive months.

5. 租用期内，乙方有下列情形之一的甲方可终止合同，收回房屋使用权，乙方需承担全部责任，并赔偿甲方损失：

- (1) 乙方擅自将房屋转租，转让或转借的；
- (2) 乙方利用承租房屋进行非法活动损害公共利益的；
- (3) 连续 3 个月不付所有费用的。

#### **4. Responsibilities and obligations of both parties:**

#### **四、双方责任及义务：**

1. Party B must pay the maintenance, water, and electricity costs on time, and be sure to hand over the above bills to Party A, and Party A must supervise and inspect the above costs;

1. 乙方须按时交纳物业，水，电费用，并务必将以上费用帐单交给甲方，甲方须监督检查以上费用；

2. Under no circumstances shall Party B convert the deposit into house rent;

2. 无论在任何情况下，乙方都不能将押金转换为房屋租金；

3. During the lease period, Party A must ensure the normal residence of Party B, and must not sublet (sell) the house rented by Party B to any third party; or increase the rent during the lease period;

3. 在租用期内，甲方必须确保乙方的正常居住，不得将乙方租用的房屋转租（卖）给任何第三者；或在租赁期内房租加价；

4. After the rental term expires, if Party B needs to continue the rental, notice should be submitted one month in advance, and Party A can then according to the actual situation, all else being equal, give priority;

4. 租用期满后，乙方如需继续使用，应提前 1 个月提出，甲方可根据实际情况，在同等条件下给予优先；

5. During the lease term, if one of both parties needs to terminate the agreement due to special circumstances, they must notify each other one month in advance, and terminate this agreement after negotiation;

5. 在租赁期内，甲乙双方如有一方有特殊情况需解除协议的，必须提前一个月通知对方，协商后解除本协议；

6. Party B should keep the property clean and tidy and abide by the regulations of the community after moving in. Before the renting period, Party A shall ensure that the water, electricity, natural gas, and other appliances/fittings of the house are in accordance with professional inspections. Party A shall be liable for damages caused by appliance/fitting problems. Party B shall use the house equipment properly to avoid accidents, if Party A's losses are caused by Party B's improper use, Party B shall be liable for damages.

6. 乙方入住后该保持房内整洁、遵守小区规定。租房期前，甲方应依专业检查保证房屋水、电、天然气、等设施合用，如设施问题引起乙方损失由甲方承担赔偿责任。乙方应妥善使用房屋设施避免事故，如因乙方使用不当引起甲方损失由乙方承担赔偿责任。

7. Party B shall not change the interior without authorization, and carefully use the appliances/furnishings. If there is damage caused, Party A must be compensated accordingly; if natural damage occurs, Party A should be notified promptly and Party A should be cooperated with to effect prompt repair.

7.乙方不得擅自改变室内结构，并爱惜使用室内设施，若有损坏必给予甲方相应赔偿；如发生自然损坏，应及时通知甲方，并配合甲方及时给予修复。

**5. Other issues: When occupancy began**

**五：其它说明：入住时**

1. Electricity meter reading:            1、电表度数： \_\_\_\_\_

2. Water meter reading:                2、水表度数： \_\_\_\_\_

**6. Other unfinished matters** shall be settled by both parties through negotiation. If the negotiation fails, it shall be handled in accordance with the relevant current regulations or submitted to the relevant arbitration agency for arbitration.

**六、其它未尽事宜**，由甲乙双方协商解决，协商不成按有关现行法规办理或提交有关仲裁机关进行仲裁。

This agreement is in duplicate, each party holding one copy, and it will become effective after signing.

本协议一式两份，甲，乙双方各执一份，签字后即行生效。

Renter (Party A) signature 出租方（甲方）签名： \_\_\_\_\_

Contact number 联系电话： \_\_\_\_\_

Date of signing 签约日期： \_\_\_\_\_

Tenant (Party B) signature 承租方（乙方）签名： \_\_\_\_\_

Contact number 联系电话： \_\_\_\_\_

Date of signing 签约日期： \_\_\_\_\_