
Disclaimer: This is a Sample Document

This document is a template and is intended for informational purposes only. It is not a substitute for professional legal advice. The Zim Gwara is not a law firm. We strongly recommend that both landlords and tenants have this agreement reviewed by a qualified legal practitioner before signing to ensure it meets their specific needs and complies with all current Zimbabwean laws and regulations.

Residential Lease Agreement (Sample)

1. The Parties

This Lease Agreement is entered into on this _____ day of _____, 20__.

BETWEEN:

(The Landlord) Full Name(s): _____

Address: _____

AND

(The Tenant) Full Name(s): _____

Address: _____

2. The Property

The Landlord agrees to lease to the Tenant the property located at:

(Hereinafter referred to as "the Property").

The Property is to be used for residential purposes only.

3. Lease Term

This lease shall begin on _____ (Start Date) and shall continue for a fixed period of _____ months, ending on _____ (End Date).

4. Rent

The monthly rent for the Property is _____ **United States Dollars (USD)**. Rent is payable in advance on or before the first (1st) day of each month.

5. Security Deposit

Upon signing this agreement, the Tenant shall pay a security deposit of _____ **USD**. This deposit will be held by the Landlord as security for the Tenant's performance of their

obligations. It will be refunded to the Tenant within fourteen (14) days of the termination of the lease, less any deductions for:

- Unpaid rent.
- The cost of repairing any damages to the Property caused by the Tenant or their guests, beyond normal wear and tear.

6. Utilities

The Tenant shall be responsible for the payment of all utilities and services, including but not limited to:

- Electricity (ZESA)
- Water
- Internet and Telephone
- Refuse Collection

7. Landlord's Obligations

The Landlord agrees to:

- Ensure the Property is in a safe and habitable condition at the start of the lease.
- Be responsible for major structural repairs (e.g., roof, foundations).
- Respect the Tenant's right to quiet enjoyment of the Property and provide at least 24 hours' notice before entering, except in emergencies.

8. Tenant's Obligations

The Tenant agrees to:

- Keep the Property clean and in good condition.
- Use all appliances and fixtures in a reasonable manner.
- Not make any alterations or additions to the Property without the Landlord's written consent.
- Not sublet the Property or any part thereof without the Landlord's written consent.
- Promptly notify the Landlord of any necessary repairs.

9. Termination

Either party may terminate this agreement at the end of the lease term by giving the other party at least one (1) full calendar month's written notice.

10. Breach of Contract

If the Tenant fails to pay rent on time or violates any other term of this agreement, the Landlord shall give the Tenant written notice to remedy the breach. If the breach is not remedied within the period specified by law, the Landlord may pursue legal eviction.

11. Governing Law

This agreement shall be governed by the laws of Zimbabwe.

Signatures

By signing below, the parties agree to the terms and conditions of this Lease Agreement.

Landlord: Signature: _____ Date:

Tenant: Signature: _____ Date:
