**RENTAL AGREEMENT**

|  |  |
| --- | --- |
| **Apartment**  **neighborhood**  **Street and Street Number**  **Type of leased property**  **The name and surname of the lessor**  **TR Identity number of the lessor**  **the lessor's residence address**  **Tenant's name, surname**  **Tenant's T.R ID Number**  **Residence of the tenant**  **The tenant's business address**  **A monthly rental amount**  **Annual rental amount**  **Bank and Branch**  **How to pay the rental amount**  **Rent term**  **Start of rent**  **Current status of leased property**  **For what reason the leased property shall used** |  |

**Declaration of the fixtures which were delivered by the leased property,**

|  |
| --- |
| Combi boiler |
|  |
|  |

**In accordance to the revenue law;**

The merchants, Freelancers, Farmers, shall pay the withholding at the rates specified by the Law to the tax office as a result of the rent payments made for Commercial, Professional and Agricultural works.



**SPECIAL PROVISIONS**

1- The tenant agrees and undertakes to comply with the condominium law.

2- The tenant may not transfer the leased property partially or completely to another.

3- The tenant cannot make any changes in the leased property without the owner's notice and permission.

4- The tenant undertakes to pay the rent at the latest on the first 12 days of each month and every month in advance.

5- …………………..1300 TL …………………..Rental Cost shall be paid to the bank of ………………………. And the branch of …………………………….. and the account of …………………………… on behalf of owner.

6- The tenant already agrees and undertakes to increase the rent at the end of the contract according to the average of TEFE - TUFE (wholesale price index - consumer price index )  or …………………………%.

7 - Electricity, water, natural gas, heating, security, maintenance and repair costs, all expenses related to the apartment or site and environmental cleaning tax will be paid by the tenant.

8- The tenant shall comply with the decisions of the Apartment or the Site Management.

9. The tenant undertakes to notify the owner at least 30 days in advance if he/she wishes to vacate the leased property.

10- The tenant gave the landlord ……………..1300 TL ………………. (One thousand three hundred TL) as down payment.

11- The tenant has given to the landlord a deposit of ……………….. 1300 TL …………… (One thousand three hundred TL).

12- The tenant may not claim any interest or any surplus from the down payment and deposit given to the owner.

13- The tenant cannot deduct the down payment and the deposit given to the landlord for the maintenance and repair costs.

14- The amount of the loss and damage caused by the tenant due to evacuation of the leased property, unpaid electricity, water, natural gas, telephone debts are deducted from the deposit by the landlord. If the deposit is not enough, the remaining amount is committed and accepted to pay by the tenant as of the start date of the contract.

15- All expenses and debts to the date of contract are the owner's responsibility.

16- All expenses and liabilities accrued after the contract date shall be paid by the tenant.

17- The withholding tax to accrue to Leased Property real estate shall be paid by the tenant.

18- In the same period if the rental price is not paid consecutively for two months

The lease period from the unpaid month to the end of the contract period is accepted as maturity

and this situation is accepted by the tenant as a reason for the eviction of the real estate.

19- The guarantee of the guarantor is joint and several. The guarantor accepts and undertakes the continuation of the existence of the surety for the period of the lease and the period of the lease with declaration and signature.

20- This contract is 2 (two) years. The contract is considered to be renewed unless the parties have given a written warning in advance of the month before the end of the contract.

21- The addresses written by the parties in the rental agreement are considered as legal residence addresses.

If any change in the address is not notified in writing to the parties, the notification to the address written in the contract shall be deemed to have been accepted.

……………………………………………………………………………………………………………………………………………………………………………………

……………………………………………………………………………………………………………………………………………………………………………………

……………………………………………………………………………………………………………………………………………………………………………………

This contract is composed of 21 articles, 2 pages and is submitted to each of the parties. In case of dispute, ............................. Courts and executive offices are authorized. The landlord, who has the below signatures - the tenant - the tenant owner has read and signed all the above items without being exposed to any coercion.

Joint and several Guarantor Tenant Lessor