J&A Management

Your trusted partners in Property Management

J&A MANAGEMENT LTD
Located at J&A Plaza Nalukolongo, Kampala, Uganda.
Tel: 0706115115, 0706115114, 0772547429
Email: jamanagement08@gmail.com

TENANCY AGREEMENT

PROPERTY OWNER: ..... **Date:** .....

TENANT: ..... **HOUSE No.:** .....

LOCATION: .....

J&A Management, as the duly appointed Property Manager, shall administer this tenancy on behalf of the Property Owner.

1. RENT & PAYMENT

- **Monthly Rent:** UGX .....
- Rent is payable **monthly in advance** on or before the ..... day of each month by: Cash to an authorized J&A Management Field Officer; **Centenary Bank:** 3203653978 (Senyondo Farida Sebugwawo); **Airtel Money:** 0706115115 (Farida Senyondo); **MTN MoMo:** 0782010382 (Farida Sebugwawo Senyondo).
- Late payments attract a **5% daily penalty** on the outstanding rent for a maximum of 14 days.
- If rent remains unpaid after 14 days, J&A Management may, on behalf of the Landlord:
  - Secure the premises in the presence of an L.C. representative and prepare an inventory of the Tenant's property.
  - Commence lawful recovery of rent, penalties, storage charges and related costs.
- Where rent arrears reach two (2) months or more, J&A Management will lawfully identify, attach or seize the Tenant's movable property for recovery of rent.
- If all outstanding amounts remain unpaid one (1) month after lawful attachment, the attached property will be sold and the proceeds applied towards the debt.

2. SECURITY DEPOSIT

- The Tenant shall pay a refundable security deposit equal to one month's rent before occupying the premises.
- Upon vacating, J&A Management will deduct:
  - Standard repainting costs;
  - Costs of repairing any damage beyond normal wear and tear.
- Any damage exceeding the deposit shall be paid by the Tenant.
- The deposit shall not be treated as rent.
- Any balance shall be refunded within 30 days after inspection and handover.

3. RESPONSIBILITIES

Tenant

The Tenant shall:

- Pay all utilities (water, electricity, garbage and similar charges).
- Keep the premises clean and use shared facilities responsibly.
- Repair damage caused by themselves, family or visitors.
- Notify the Local Council (L.C.) of their tenancy where required.
- Use the premises only for the agreed purposes.
- Provide valid identification.
- Be responsible for the safety of their persons and property.

J&A Management

J&A Management shall:

- Report major maintenance issues to the Property Owner.
- Give two (2) months' written notice before any rent increase.
- Issue receipts for all rent payments received.

4. VACATING

- The Tenant shall give 30 days' written notice before vacating.
- Vacating must occur on or before the 3rd day of the following month.
- Failure to vacate within this period shall make the Tenant liable for that month's rent.

5. SUBLETTING & ALTERATIONS

- No subletting or sharing of the premises without prior written approval from J&A Management.
- Unauthorized interference with electricity or water installations is prohibited and may attract penalties.

6. CONDUCT

- The Tenant shall treat the Landlord, J&A Management staff and neighbours respectfully.
- Breaking or removing a J&A Management padlock or seal shall attract the full replacement cost.

7. OCCUPANCY

Number of Occupants: .....

The Tenant shall notify J&A Management of any change in occupancy.

8. TENANT INFORMATION

Occupation: .....

9. TERMINATION

This Agreement remains in force while the Tenant occupies the premises. Any material breach of its terms entitles the Landlord, through J&A Management, to take lawful steps to recover possession.

TENANT	NEXT OF KIN
Name:	Name: .....
Signature:	Signature: .....
Tel:	Tel: .....

For J&A MANAGEMENT (Property Manager)

Name: .....

Signature: .....

Date: .....