

This Residential Lease Agreement ("Agreement") is entered into on this [Date] by and between:

**Landlord (Wynajmujący):**

Name: [Landlord's Full Name]

Address: [Landlord's Address]

Phone Number: [Landlord's Phone Number]

Email: [Landlord's Email]

**Tenant (Najemca):**

Name: [Tenant's Full Name]

Address: [Tenant's Current Address]

Phone Number: [Tenant's Phone Number]

Email: [Tenant's Email]

The parties agree as follows in accordance with the applicable provisions of **Polish law**, including the **Polish Civil Code** and the **Tenancy Act**:

## 1. Leased Property

The Landlord hereby leases to the Tenant the following property:

**Address:** [Rental Property Address]

**Apartment Number:** [Apartment Number]

The property is a private, exclusive-use residential unit located within a multi-family apartment block ("the Property").

## 2. Lease Term

The term of this lease shall begin on [Start Date] and end on [End Date], unless earlier terminated in accordance with this Agreement. Upon expiry of the fixed term, the lease may convert to a month-to-month tenancy unless otherwise agreed in writing.

## 3. Rent

The Tenant agrees to pay the monthly rent of [Amount in PLN] (in words: [Amount in words]) to the Landlord. Rent is due in advance on or before the [day] of each calendar month and shall be paid by bank transfer to the following account:

**Bank Account Number:** [Landlord's Bank Account Number]

If the rent is not paid by the due date, the Tenant agrees to pay a late fee of [Late Fee Amount in PLN] for each day of delay.

## 4. Security Deposit

The Tenant shall pay a security deposit in the amount of [Amount in PLN] to the Landlord prior to occupying the Property. This deposit will be held to cover any unpaid rent, damage beyond normal wear and tear, or any other amounts owed under this Agreement. The

deposit will be refunded within [X] days after the Tenant vacates the Property, provided no deductions are necessary.

## **5. Use of Property**

The Property shall be used exclusively as a private residence for the Tenant and no other occupants unless expressly agreed by the Landlord. Subletting, assigning the lease, or sharing the premises without written permission from the Landlord is strictly prohibited. Any violation of this clause shall result in immediate termination of the lease and forfeiture of the security deposit.

## **6. Utilities**

The Tenant is responsible for payment of all utilities, including but not limited to electricity, water, gas, internet, and heating. The Tenant must ensure all utilities remain active throughout the lease term and are paid on time. Failure to pay utilities may result in termination of the lease.

## **7. Condition of the Property and Repairs**

The Tenant acknowledges that the Property is being leased in good, habitable condition. The Tenant shall maintain the Property in a clean, orderly condition and notify the Landlord of any necessary repairs. The Tenant is responsible for minor repairs and general upkeep (e.g., replacing light bulbs, maintaining cleanliness).

The Landlord shall be responsible for major repairs not caused by the Tenant's negligence. The Tenant agrees to immediately notify the Landlord in writing of any major repairs needed. Failure to report damage in a timely manner may result in the Tenant being held responsible for any further damage.

## **8. Alterations**

The Tenant shall not make any alterations, modifications, or repairs to the Property without the prior written consent of the Landlord. Unauthorized changes may result in penalties or forfeiture of the security deposit. Any improvements or modifications made by the Tenant become the property of the Landlord unless otherwise agreed.

## **9. Pets**

Pets are not allowed on the Property unless the Landlord gives prior written consent. If an unauthorized pet is found on the premises, the Tenant will be subject to a penalty of [Amount in PLN] and may face immediate lease termination.

## **10. No Smoking**

Smoking is strictly prohibited inside the Property. If smoking is detected, the Tenant will be liable for cleaning and any necessary restoration costs to return the Property to its original condition.

## 11. Right of Entry

The Landlord reserves the right to enter the Property upon providing 24 hours' notice for the purpose of inspection, repairs, or to show the Property to prospective tenants or buyers. In case of emergency, the Landlord may enter without prior notice.

## 12. Termination

The Landlord may terminate this Agreement in the event of any breach by the Tenant, including but not limited to failure to pay rent, violation of any terms of this Agreement, or illegal activities conducted on the Property. In such cases, the Landlord shall provide [X] days' notice, after which the Tenant must vacate the Property.

The Tenant may terminate this Agreement by providing at least [X] days' written notice. Early termination by the Tenant without just cause will result in forfeiture of the security deposit and may incur additional penalties.

## 13. Maintenance and Cleanliness

The Tenant is responsible for keeping the Property clean and in good condition. Any damage caused by the Tenant, their guests, or pets will be repaired at the Tenant's expense. The Tenant agrees to follow the rules and regulations of the building and surrounding property.

## 14. Liability

The Landlord is not liable for any personal injury or damage to the Tenant's personal belongings. The Tenant is encouraged to obtain renter's insurance to cover any personal losses.

## 15. Governing Law

This Agreement is governed by the laws of the Republic of Poland, particularly the **Polish Civil Code** and relevant provisions of the **Act on the Protection of Tenants**. Any disputes arising from this Agreement shall be settled by the courts with jurisdiction in the city where the Property is located.

## 16. Dispute Resolution

Any disputes arising from this Agreement shall first be attempted to be resolved amicably between the parties. If no resolution is reached, the dispute shall be referred to the appropriate court of law in [City], Poland.

## 17. Miscellaneous Provisions

- The Tenant agrees to respect the neighbors and adhere to building rules and regulations.
- The Tenant is prohibited from engaging in any illegal activities on the premises.
- Any changes or amendments to this Agreement must be made in writing and signed by both parties.

## 18. Entire Agreement

This Agreement constitutes the entire understanding between the Landlord and Tenant regarding the lease of the Property. Any modifications or additional agreements must be made in writing and signed by both parties.

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**Landlord's Signature:**

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Date: \_\_\_\_\_

**Tenant's Signature:**

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Date: \_\_\_\_\_