Tenancy Agreement - sample (Nigeria)

RESIDENTIAL TENANCY AGREEMENT

Made this [1st] day of [January 2027]

THIS TENANCY AGREEMENT is made between

[LANDLORD'S FULL NAME] of [landlord's address] (Tel: [phone]) (hereinafter called "the Landlord", which expression shall where the context so admits include the Landlord's heirs, successors-in-title and assigns)

AND

[TENANT'S FULL NAME] of [tenant's address] (Tel: [phone]) (hereinafter called "the Tenant").

WHEREAS the Landlord is the owner or is lawfully entitled to grant a tenancy of all that property known, described and situate at [2-bedroom flat, first floor], [12 Example Street, Surulere], [Lagos] State (hereinafter called "the Demised Premises").

NOW THIS AGREEMENT WITNESSES as follows:

1. TERM
The Landlord agrees to let and the Tenant agrees to take the Demised Premises for a term of [12] months certain, commencing on [1 January 2027] and ending on [31 December 2027], renewable by mutual agreement of the parties.

2. RENT
The Tenant shall pay to the Landlord a rent of [NGN 850,000 (Eight Hundred and Fifty Thousand Naira)] per annum, payable in advance, without deduction except as may be permitted by law.

3. CAUTION FEE / DEPOSIT
The Tenant has paid a caution fee (security deposit) of [NGN 100,000 (One Hundred Thousand Naira)], refundable at the expiration or earlier termination of the tenancy, subject to deductions for any damage to the Demised Premises beyond normal wear and tear.

4. USE OF PREMISES
The Tenant shall use the Demised Premises for residential purposes only and shall not use the Premises or permit it to be used for any illegal, immoral or hazardous purpose.

5. NO ASSIGNMENT OR SUBLETTING
The Tenant shall not assign, sublet, or part with possession of the Demised Premises or any part thereof without the prior written consent of the Landlord.

6. REPAIRS AND MAINTENANCE
The Landlord shall keep the roof and external walls of the Demised Premises in good structural repair. The Tenant shall keep the interior, sanitary fittings and installations

in good and tenantable condition, and shall be liable for any damage caused by the negligence of the Tenant, his guests or invitees.

7. UTILITIES
The Tenant shall pay all charges for electricity, water, waste disposal and other utilities consumed on the Demised Premises during the tenancy.

8. QUIET ENJOYMENT
The Landlord covenants that the Tenant, upon paying the rent and observing the covenants herein, shall peacefully hold and enjoy the Demised Premises during the tenancy without any interruption by the Landlord or any person lawfully claiming under him.

9. ALTERATIONS
The Tenant shall not make any structural alteration or addition to the Demised Premises without the prior written consent of the Landlord.

10. INSPECTION
The Landlord or his authorised agent may enter the Demised Premises to inspect its condition upon giving the Tenant reasonable prior notice.

11. NOTICE TO QUIT
Either party may terminate this tenancy by serving on the other party written notice to quit of [six months], in accordance with the Tenancy Law applicable in [Lagos] State.

12. RENEWAL AND RENT REVIEW
The parties may renew this tenancy upon terms to be agreed, and the rent may be reviewed upon renewal by mutual agreement.

13. GOVERNING LAW AND JURISDICTION
This agreement shall be governed by the laws of the Federal Republic of Nigeria and the tenancy law applicable in [Lagos] State, and the parties submit to the jurisdiction of the courts of that state.

IN WITNESS WHEREOF the parties have executed this agreement on the date first above written.

_____
LANDLORD - Signature / Date

_____
TENANT - Signature / Date

_____
WITNESS 1 - Name / Signature / Date

_____
WITNESS 2 - Name / Signature / Date