**TENANCY AGREEMENT**

This agreement made the Day of **19, April 2018** Between **YUSIF HACKMAN** of H/No. B 817/17, Odorkor , Accra ( hereinafter referred to as **LANDLORD)** on the part and MR **Yaovi Gavor**  also of Accra (hereinafter called **TENANT)** on the other part.

**WHEREBY IT IS AGREED AS FOLLOWS:**

1. That the landlord lets the tenant takes a single room self contain on the premises know as H/No. B 817/7 situated and being at Odorkor on terms and conditions stated hereunder.
2. The tenancy shall be for a demised term of **Two** Years commencing from **19, April 2018** And ending therefore on **19, April 2020** with/without an option to renew subject to the satisfactory conduct and behavior of the tenant and at the discretion of the landlord.
3. The tenant shall pay the landlord a reversed monthly rent of ­­(GH¢ 200) **Two hundred Ghana cedis .** Payable in advance.
4. The landlord hereby acknowledges the receipt the sum of (GH¢ 48000) **Four thousand, eight hundred** **Ghana cedis** being rent advance to cover the period of  **Two** years
5. **THE TENANT HEREBY CONVENATS WITH THE LANDLORD AS FOLLOWS:**
6. To pay the rent hereby reversed and in the manner aforesaid.
7. To pay his/her share of electricity and water consumed as well as other facilities on the premises (if any). Failure to pay for such service can result ejection.
8. Not to subtle or part with the possession of the room without the prior consent in the writing of the landlord.
9. Not to make any payment alterations or structural changes in the room without the prior express permission of the landlord
10. Not to commit any act of nuisance on the premises or the occupants of the house.
11. Not to carry on any illegal trade, business or profession upon the said premises but use same for dwelling purpose only.
12. Not to create unnecessary noise of any kind during any period of the day to the disturbance of other tenants of the house.
13. Not to entertain many friends or accommodate distant family member in the house but to occupy the premises with wife, husband and children.
14. To keep the interior portion of the said premises and all doors, lock and other fixtures and other fitting in a good tenantable manner.
15. Not to rear animals such as Goat, sheep, fowls etc in the house
16. To give 3 (three) months notice of his/her intention to terminate the agreement before the tenancy period and any credit balance worked out and paid to him/her within 3 (three) months period.
17. To give up the possession of the room to the landlord on the expiration of his/her tenancy especially where negotiation for renewal or revision of the rent proved unsuccessful or if the landlady elects the opinion to renew.
18. **THE LANDLORD HEREBY CONVENANTS WITH THE TENANT AS FOLLOWS:**
19. That the tenant observing and performing all his / her obligation under the agreement shall peaceable and quietly hold and enjoy the said room during the said terms any renewed term without any interruption of the landlord or any person or person rightfully claiming through or in trust for him.
20. Shall give 3 (three) months notice of her intention to take possession of the premises.

**IN WITNESS WHEREOF,** the parties hereto have here unto set their respective hands and seals the day and year first above written.

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**MR YAOVI GAVOR YUSIF HACKMAN**

**TENANT (LANDLORD)**

**WITNESS: ……………………………………. WITNESS………………………………………………**

**Signature Signature**

**FULL NAME: …………………………………… FULL NAME : ………………………………………**

**ADDRESS: …………………………………………… ADDRESS: …………………………………………..**

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