

**STANDARD LEASE**

In accordance with § 3, pcs. 2 of the rent act, this lease shall be used as a contract of lease of houses or rooms which are used for housing. You can see the lease and other information’s on www.leigunevndin.fo

In accordance with §16, pcs. 3 of the rent act, this lease shall be used for sublease.

The lease is a determination of which the tenant and the landlord are, a description of the leased property and the payment of rent.

Tenant and landlord's rights and obligations are provided in the rent act. The rules of the rent act are minimum standards and in accordance with § 3 pcs. 4 of the rent act, agreements cannot be made ​​in the lease, that gives the tenant, spouse, or the person the tenant lives with in relationship less rights than is provided in the rent act.

***Agreements, that provide tenant's spouse or the person the tenant is living with in relationship better rights than provided in the rent act, can be placed in § 10 of the contract. Agreed deviations cannot be directly mentioned in the text of the contract - by deleting or similar, without the approval has been granted in the printed text.***

Instructions are included with the lease.

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| **§ 1 – The parties** | | | | | | | | | |
| Landlord: | | | | | | | | | |
| Address: | | | | | | | | | Phone: |
| Tenant: | | | | | | | | | |
| Address: | | | | | | | | | Phone: |
| Tenant: | | | | | | | | | |
| Address: | | | | | | | | | Phone: |
| **§ 2 – The rented** | | | | | | | | | |
| The lease is: a house  an apartment  a room  other | | | | | | | | | |
| located: | | | | | | | Town/village: | | |
| Contact person for the lease is: Phone: | | | | | | | | | |
| Size: | | | | Total size m2: | | | | | |
| ***If the rented is a room.* *Has the tenant by agreement commitment from the landlord for access and rights to use:*** (mark with x)  Kitchen: Bath: Toilet: Other:  Shared  Shared  Shared  Private  Private  Private | | | | | | | | | |
| The lease is not commercially rented under the rent act § 2, pcs. 1: (mark with x)  The lease is commercially rented under the rent act § 2, pcs 2 and 3: (mark with x) | | | | | | | | | |
| ***Right of use.* *The tenant has by agreement commitment from the landlord for access and rights to use these areas:*** (mark with x)  Shared laundry  Shared courtyard  Attic  Basement  Other: | | | | | | | | | |
| In addition to normal and reasonable use of the property, the rented can be used for: | | | | | | | | | |
|  | | | | | | | | | |
| **§ 3 Beginning and termination of lease** | | | | | | | | | |
| ***Beginning:*** | The rentals starts on: | | | | | | and continues until it’s terminated. | | |
| Short-term lease from: | | | | | | | | to: | |
| ***Termination:*** | Not commercially landlord can terminate the lease with a 3-month period to the end of a month. | | | | | | | | |
|  | Commercial landlord may, with the necessary reasons, terminate the lease with a time-limit of at least 5 months to the end of a month under the rent act § 21 | | | | | | | | |
|  | Tenant can terminate the lease with a 1-month period to the end of a month. | | | | | | | | |
|  | The termination must be in writing and dated. | | | | | | | | |
| **§ 4 – Payment of rent and deposit** | | | | | | | | | |
| ***Rent:*** | Monthly rent kr.: | | | | | | | | |
| Annual rent is total kr.: | | | | | | | | |
| Is the rent paid in other than cash money?  Yes  No | | | | | | | | |
| How? | | | | | | | | | |
| ***Payment:*** | The rent is payable monthly in advance and is due on 5 of each month or the first working day after the 5. | | | | | | | | |
| The rent is included light  The rent is not included light | | | | | | | | | |
| The rent is included heat  The rent is not included heat | | | | | | | | | |
| Included to the rent etc. is: | | Rent | | | | Kr. | | | |
|  | | A payment on account of light | | | | Kr. | | | |
|  | | A payment of account of heat | | | | Kr. | | | |
|  | | A payment of account of internet | | | | Kr. | | | |
|  | | Payment for other things: | | | | Kr. | | | |
| ***Total payment:*** | | monthly /quarterly  /annual | | | | Kr. | | | |
| The accounting year for heat begin on: | | | | | | | | | |
| Meter no.: | | | read on: | | | to: kwh. | | | |
| ***Place of payment:*** | The rent etc. shall be paid to the landlords account no: | | | | | | | | |
| In bank: | | | | | | | | |
| Or at other place, the landlord has instructed: | | | | | | | | |
| Payment in bank is considered payment of certain place | | | | | | | | |
| Rent Increase shall be notified in writing to the tenant 4 months in advance. | | | | | | | | | |
| ***Deposit:*** | Does the tenant pay deposit: Yes  No | | | | | | | | |
|  | Latest: | | | | must the tenant  pay deposit | Kr. | | | |
|  | Corresponding to rent: | | | | months (maximum 3 months) | | | | |
|  | Account: Bank: (escrow account)  mánaðir (í mesta lagi 3 mánaðir) | | | | | | | | |
| **§ 5 – Common Antennas etc.** | | | | | | | | | |
| Landlord provides common devices for signal tenant pays for Yes  No | | | | | | | | | |
| Permission to set up satellite dish / antenna Yes  No | | | | | | | | | |
| The tenant can include in lease connectors for telephone, radio and television antenna  if it does not exist before? Yes  No | | | | | | | | | |
| and this will be paid of: Tenant  Landlord | | | | | | | | | |
| **§ 6 – Condition of the lease at moving in and moving out** | | | | | | | | | |
| ***Moving in:*** | The rental will be taken over by the state in which the tenant has the display of and approved before the lease is signed. | | | | | | | | |
| When moving into the accommodation the landlord and tenant together prepare a report of condition, describing the condition of the property.  The report of condition must be filled on page 6. | | | | | | | | |
| Tenant shall, within ***2 weeks*** of the rental property is acquired, notify the landlord ***in writing*** what repairs should be performed. | | | | | | | | |
| Tenant can require that errors, which he in 2 week period, with ordinary care could not have seen, are repaired.  Tenant shall, as soon as possible and no later than ***4 months*** after moving in, notice the landlord this ***in writing*** | | | | | | | | |
| The landlord is responsible for the lease meets the minimum requirements for housing. | | | | | | | | |
| Locks/keys: Is delivered to the tenant, number | | | | |  | | | |
| Locks/keys: Is delivered to the tenant, number Yes  No | | | | | | | | |
| ***Moving out:*** | The tenant must deliver the premises back in the same condition as they were in when the lease began.  The tenant is not responsible for carrying out repairs due to wear and tear that comes from everyday use | | | | | | | | |
| The report of condition is based on display that are conducted when there are vacated. | | | | | | | | |
| 1. The parties agree the specific time of day, at the day of moving out, for the tenant to vacate the premises. 2. The specific time of day of moving out shall be mutually agreed by the tenant and landlord | | | | | | | | |
|  | | | | | | | | |
| **§ 7 – Use, modification and default** | | | | | | | | | |
| The tenant is obliged to repay for damage to the landlord, which comes if the tenant, his household or guests cause damage to the premises, regardless of whether the damage is caused by carelessness, negligence or any other cause | | | | | | | | | |
| Changes and innovation of the premises is not permitted without the landlord's prior written consent for it. | | | | | | | | | |
| The tenant may terminate the lease under the provisions of the rent act § 23 if the landlord defaults on the lease. | | | | | | | | | |
| The Landlord may terminate the lease under the provisions of the rent act § 24 if the tenant default on the lease. | | | | | | | | | |
|  | | | | | | | | | |
| **§ 8 – Furniture** | | | | | | | | | |
| If one of the parties wishes, a list can be made of contents that show what things belong to the lease. The list must be attached to the lease. When moving in, the landlord own below mentioned furniture:  Stove  Dishwasher  El-panel – number:  Refrigerator  Washing machine  Ovens – number:  Exhaust hood  Drying drum  Water boilers – number:  Other:  Other: | | | | | | | | | |
| It is the tenant's responsibility to insure the contents and cookware. | | | | | | | | | |
| **§ 9 – Pets and house rulse** | | | | | | | | | |
| ***Pets:*** | You are allowed to keep pets? Yes  No | | | | | | | | |
| ***Smoking:*** | You are allowed to smoke in the lease? Yes  No | | | | | | | | |
| ***Any possible special agreements regarding pets should be specified in §10 of the contract.*** | | | | | | | | | |
| ***House rules:*** | Certain house rules? Yes  No | | | | | | | | |
|  | House rules, if any exist at the property, should be attached to the contract. | | | | | | | | |
| **§ 10 – Special conditions** | | | | | | | | | |
| ***Deviation: All deviations and additions to the general rules of the rent act and the standard contract should be written her***  Such agreements cannot be concluded if the tenant gets worse rights or impose higher obligations than he had been under the general rules of the rent act, in accordance with § 3 paragraph. 4 of the rent act. | | | | | | | | | |
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| **§ 11 – Sublease and takeover** | | | | | | | | | |
| The lease cannot be sublet without written consent is obtained from the landlord. | | | | | | | | | |
| Takeover of lease may be in accordance with the rent act chapter 2. | | | | | | | | | |
| **§ 12 – Termination** | | | | | | | | | |
| Termination from tenant: I want to terminate the lease on the: | | | | | | | | | |
| Date: | | | | | Confirmation: | | | | |
| Termination by non-commercial landlord: | | | | | | | | | |
| Date: | | | | | Confirmation: | | | | |
| Termination by commercial landlord: | | | | | | | | | |
| Date: | | | | | Confirmation: | | | | |
| Justification: | | | | | | | | | |
|  | | | | | | | | | |
| **§ 13 – Dispute** | | | | | | | | | |
| Disagreements and disputes between tenant and landlord are, if agreement is not reached, submitted to the rent board to decide in accordance with the terms of the rent act § 26. | | | | | | | | | |
| **§ 14 – Signature** | | | | | | | | | |
| Dating: | | | | | Dating: | | | | |
| Landlord: | | | | | Tenant: | | | | |
| This contract is signed in two copies. Each party has a copy. | | | | | | | | | |



**Report of condition**

|  |
| --- |
| Move in date: |
| Lease has been displayed: |
| Landlord: |
|  |
| Phone: |

|  |
| --- |
| Rental: |
| Address: |
| Tenant: |
|  |
| Phone: |

* In accordance with§ 8, paragraph 1 of the rent act, this form must be used for report of condition.
* When moving into the premises, the landlord and tenant together prepare a report of condition, describing the condition of the property
* The parties agree that deficiencies and faults according to the ‘report of condition’ at the time of moving in, all necessary repairs shall be paid by the tenant.
* The parties agree that any deficiencies and errors according to the report of condition and the comments thereto, must be repaired for the landlord's expense
* Regarding the rights and obligations of the tenant and landlord otherwise, please refer to the rent act.
* Forms for report and condition will be filled in so that the cross is put in the room where there are comments. Then a text is written out for each instance windows, ceiling, which describes the main shortcomings

*Example:*

*If the windows in the kitchen is not in good condition, they are leaking in a particular wind direction, then a cross set in the “Window/kitchen” and in the comments (there are 3 lines to it) writes in “leaky when the wind I easterly” or something similar. Thus, the entire house completed.*

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| **Technical drawing of tenancy:** |



**Technical ng of tenancy:**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **E**  **N**  **T**  **R A**  **N**  **C**  **E** | **H**  **A**  **L**  **L** | **K**  **I**  **T**  **C**  **H**  **E N** | **L**  **I**  **V**  **I**  **N**  **G**  **R**  **O**  **O**  **M** | **B**  **A**  **T**  **H**  **R**  **O**  **O**  **M** | **R**  **O**  **O**  **M**  **1** | **R**  **O**  **O**  **M**  **2** | **R**  **O**  **O**  **M**  **3** | **Short comments** |
| Windows |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Ceiling |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Walls |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Floors / carpets |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Doors |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Door locks and handles |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Architraves and door casings |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Radiators and pipes |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Sockets |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Other electrical supplies |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Telephone and antenna plug |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Baseboards |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Taps and pipes |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Outflow kitchen/ bathroom |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Cooking-stove/own/exhaust hood |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Kitchen table |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Refrigerator |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Cupboards/cupboards floor |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Toilet pan |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Cisterns |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
|  | | | | | | | | | |
|  | | | | | | | | | |
| Cabin shower/head |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Flag tones |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Mirror, shelf, lamp etc. |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Sink |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Furniture |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Cleaning |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |
| Other |  |  |  |  |  |  |  |  |  |
|  | | | | | | | | | |

Parties must confirm and have the copy of the report of condition

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Date: |  | |  | Date: |  | |
|  | |  |  |  | |  |
| Tennant/confirm | |  |  | Landlord/confirm | |  |

As the accommodation will be moved out from, the tenant and landlord together sight housing, and then will the report of

condition and possible written notification of errors/defects according to § 7 of the rent act be the foundation for display.

|  |  |
| --- | --- |
| **Vision by vacating:** | |
| Short comments: | No comments: |
| Date for when the vision is exercised: | |

Parties must confirm to have participated and have the copy of the report of condition

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Date: |  | |  | Date: |  | |
|  | |  |  |  | |  |
| Tennant/confirm | |  |  | Landlord/confirm | |  |

Tenant hereby confirm having received a copy of the report of condition

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Date: |  | |  | Sign: |  | |
|  | |  |  |  | |  |