

Contract Template

Tenancy Agreement (Private)

Disclaimer: Templates do not constitute any form of legal advice, and the User is at all times encouraged to request external specific legal advice in respect of the execution of legal documents.

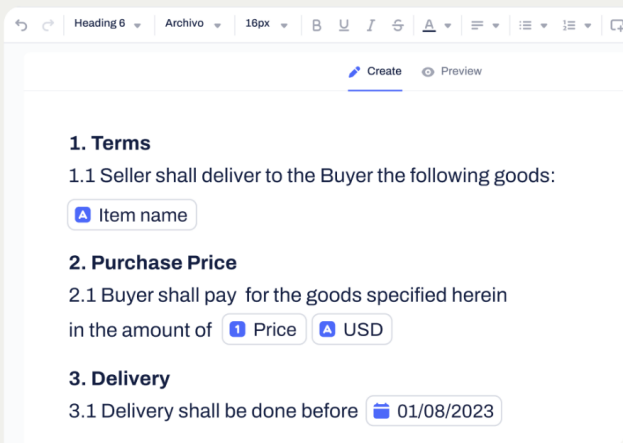


There's a better way to deal
with your contracts

Create & Send with Contractbook

Ditch the PDF back and forth! Send your contract with Contractbook to **stay on top** of renewals, deadlines, and obligations with automatic reminders, tasks, and more.

Create



The 'Create' interface shows a document editor with a toolbar at the top. The document content is as follows:

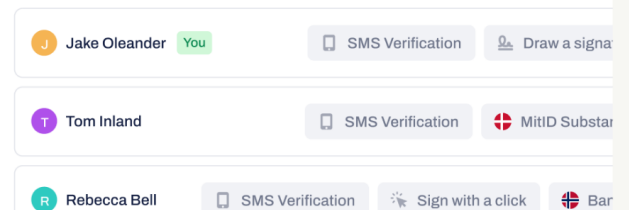
1. Terms
1.1 Seller shall deliver to the Buyer the following goods:

2. Purchase Price
2.1 Buyer shall pay for the goods specified herein in the amount of

3. Delivery
3.1 Delivery shall be done before

Send

Set the signature



The 'Send' interface shows a list of users with their signature options:

User	Signature Options
Jake Oleander (You)	SMS Verification, Draw a signature
Tom Inland	SMS Verification, MitID Substar
Rebecca Bell	SMS Verification, Sign with a click, Bar

Send for signatures

This is an unauthorised translation of the Danish standard housing tenancy agreement Typeformular A, 9. udgave (Form A, 9th Edition). In case of inconsistencies between this translation and the Danish original, the Danish text is authoritative.
Standard A, 9th. edition

Tenancy No.: [tenancy no.](#):

TENANCY AGREEMENT

Tenancy agreement for flats, including rental units for mixed purposes and separate rooms in private tenanted properties.

Authorised by the Ministry of Housing, Urban and Rural Affairs, 1 July 2015.

A number of provisions in the Danish Rent Act are fixed while others may be dispensed with by agreement. If any of the parties wish to derogate from the general rules of the Danish Rent Act and/or the tenancy agreement, this must be stated in section 11 of this agreement.

Unless explicitly permitted in the pre-printed text, no agreed derogations must be stated directly in this agreement (by deleting parts of the text, etc.).

Some of the terms in the pre-printed text are highlighted using **[bold italics](#)**. These terms are derogations from the general rules of the Danish Rent Act. If the parties have agreed upon the italicised- conditions of the agreement, these will not need to be specified in section 11. The terms stated in section 11 are adequately highlighted.

Unless otherwise agreed by the parties on matters from which the regulations may be derogated, the rights and obligations of the landlord and the tenant under this tenancy agreement are regulated in the Danish Rent Act in force.

An appendix to this tenancy agreement provides a guide on tenancy agreements for flats, including rental units for mixed purposes and separate rooms in private tenanted properties. The guide is included in the authorised tenancy agreement.

SECTION 1. THE PARTIES AND THE RENTAL UNIT

The rental unit:

The rental unit is (mark x): [☐] a flat [☐] a single room [☐] an owner-occupied flat [☐] an owner- partnership flat [☐] The tenancy is a subtenancy [☐] other: [fill in](#)

Location: [location](#) City: [city](#)

Landlord:

Name: [name](#)

CVR-No/registration. No.: [cvr-no/registration. no.:](#)

Address: [address](#)

Tenant:

Name: [name](#)

Address: [address](#)

Rental unit area:

The total gross floor area of the unit is of which [xx](#)m2, and consists of rooms [xx](#)m2 consists of business premises etc.

Rights of use of:

In addition to the property, under the agreement, the tenant will also have access to and use of the following facilities (please tick as appropriate)

- [☐] Laundry
- [☐] Common garden
- [☐] Loft/basement space No.: [no. xx](#)
- [☐] Bicycle parking
- [☐] Garage No. [no. xx](#)
- [☐] Other facilities: [xxxx](#)

Use of the property:

Without the landlord's prior **written** consent, the rental unit must not be used for any other purposes than:

SECTION 2. PERIOD OF TENANCY START:

The tenancy starts on the xx/xx-20xx and continues until terminated, unless the tenancy is of limited duration, cf, section 11.

Terminating the tenancy:

Either party must terminate the tenancy by giving **written** notice. Unless otherwise agreed or specified in section 11 of the agreement, the tenant may terminate the tenancy by giving three months' prior notice to the first working day of a month not immediately followed by a public holiday. However, the tenancy of separate rooms may be terminated by one month's prior notice. The landlord may terminate the tenancy in accordance with sections 82 and 83 of the Danish Rent Act.

SECTION 3. PAYMENT OF RENT

Rent:

The annual rent is xxxx DKK

Payment:

Rent, etc. is due for payment on the of each (please tick as appropriate) [☐] Month [☐] Quarter

The monthly/quarterly rent amounts to: [☐] DKK

Additional charges amount to:

Payment on account for heating [xxxx] DKK

Payment on account for water [xxxx] DKK

Payment on account for electricity [xxxx] DKK

Payment on account for cooling [xxxx] DKK

Aerial charges [xxxx] DKK

Internet charges [xxxx] DKK

Contribution to tenant representation [xxxx] DKK

Other charges: [xxxx] DKK

Other charges: [xxxx] DKK

Total [_] monthly/ [_] quarterly amount payable: [xxxx] DKK

Taxes and dues:

Included in the rent are taxes and dues as on

This date will provide the basis of any future changes to taxes and dues.

Place of payment:

The rent etc. Must be paid to the landlord's account No. [reg nr.] [account nr.] (in bank):[bank name] Payments made to a bank is considered payment at the specified place of payment.

Note:

Any specific conditions relating to the rent determination, cf. the instructions, must be specified in section 11 of the tenancy agreement.

SECTION 4. DEPOSIT AND PREPAID RENT

Deposit:

No later than the [xx]/[xx]-20[xx], the tenant must pay a deposit of [xx] DKK equivalent to [x] months' of rent (no more than 3 months' rent).

Prepaid rent:

No later than the [xx]/[xx]-20[xx] the tenant must pay prepaid rent of [x] DKK equivalent to months' of rent (no more than 3 months' rent).

Payment:

No later than the [xx]/[xx]-20[xx] the tenant must pay a total of: [xxxx] DKK, equivalent to:

Prepaid rent: [xxxx] DKK

Rent, etc. for the period: [xx]/[xx]-20[xx] until [xx]/[xx]-20[xx] [xxxx] DKK

To Deposit [xxxx] DKK

Total [xxxx] DKK

Hereafter, the first payment of the rent is to be made on [xx]/[xx]-20[xx]

SECTION 5. HEATING, COOLING, WATER AND ELECTRICITY

Heating:

Does the landlord provide heating and hot water? (please tick as appropriate) [] Yes [] No

If yes, the property is heated by:

- [] district heating/natural gas
- [] oil-fired
- [] central heating
- [] electric heating
- [] other: [other]

The annual heating consumption is measured from [xx]/[xx]-20[xx]

Is the tenant responsible for heating the property? (please tick as appropriate) [] Yes [] No

If yes, the property is heated by:

[] electricity gas

[] oil/kerosene district

[] heating/natural gas

[] other: [other]

Water:

Does the landlord provide water? (please tick as appropriate) [] Yes [] No

If yes, the charges are based on individual meters (please tick as appropriate) [] Yes [] No

The annual water consumption is measured from [date](#)

Electricity:

Does the landlord provide electricity for other purposes than heating? (please tick as appropriate) ☐ Yes ☐ No

The annual electricity consumption is measured from [\[date\]](#)

Cooling:

Does the landlord provide cooling? (please tick as appropriate) ☐ Yes ☐ No

If yes, the charges are based on individual meters (please tick as appropriate) ☐ Yes ☐ No

The annual cooling consumption is measured from [\[date\]](#)

SECTION 6. COMMON AERIALS, ETC. AND ACCESS TO ELECTRONIC COMMUNICATION SERVICES

Communal aerial:

The landlord provides connection to a communal aerial to which the tenant must pay a fee (please tick as appropriate)

☐ Yes ☐ No

The aerial association of the tenants provides connection to a communal aerial (please tick as appropriate)

☐ Yes ☐ No

Internet:

Does the landlord provide access to the Internet (electronic communication services) to which the tenants must pay a contribution (please tick as appropriate)

☐ Yes ☐ No

SECTION 7. PROPERTY CONDITION AT THE START OF THE TENANCY

Is the condition of the property assessed at an initial inspection? ☐ Yes ☐ No

Note: Landlords letting more than one flat are obligated to carry out initial inspections.

Note: If the condition of the property is deficient at the start of the tenancy, the tenant must give written notice of this to the landlord no later than 14 days after the start of the tenancy, or the tenant loses the right to make subsequent claims concerning this deficiency. If the initial inspection is carried out after this deadline and if the tenant has received an inspection report after the deadline, the deadline will still apply. However, this does not apply if the deficiency cannot be discovered with reasonable diligence.

SECTION 8. MAINTENANCE

Responsibilities:

The internal maintenance of the tenancy will be the responsibility of: (please tick as appropriate)

☐ The landlord ☐ The tenant

Account:

If the landlord is responsible for interior repairs, the landlord will have opened a bank account for interior repairs of the property.

At the time of signing the tenancy agreement: the account balance is DKK

After the agreement is signed, this account balance may have changed due to repairs carried out by the landlord.

Note: Landlords letting more than one flat at the time when a tenant vacates a property, are obligated to carry out inspections and complete a move-out report as prescribed by the Danish Rent Act section 98, subsections 3-5. Section

9. FIXTURES AND APPLIANCES

At the start of the tenancy, the following fixtures are the property of the landlord: (please tick as appropriate)

☐ Stove

☐ Dishwasher

☐ Cooker hood

☐ Refrigerator

☐ Washing machine

☐ Electric panels, total number:

☐ Freezer

☐ Tumble dryer

☐ Water heaters, total number:

☐ Other: [other](#)

☐ Other: [other](#)

☐ Other: [other](#)

SECTION 10. TENANT REPRESENTATION, PETS, HOUSE RULES AND ADDITIONAL INFORMATION REGARDING THE TENANCY

Tenant representation:

Does the property have a tenant association at the time of signing this agreement? (please tick as appropriate)

☐ Yes ☐ No

Pets:

Are tenants allowed to keep pets in the rental unit? (please tick as appropriate)

☐ Yes ☐ No

Note: If special terms apply to the keeping of pets, these must be stated in section 11 of the agreement.

House rules:

Do house rules apply to the property? (please tick as appropriate)

☐ Yes ☐ No

If house rules apply, these must be attached to the agreement.

Additional information regarding the rental unit: [\[additional info\]](#)

The terms and conditions already complying with the general rules of the Danish Rent Act must not be stated here. This also includes derogations which must be stated in section 11.

SECTION 11. SPECIAL TERMS

[special terms](#)

[specials terms additional](#)

Derogations:

Here any agreed derogations and additions to the general rules stipulated in the Danish Rent Act and in sections 1-10 of the standard agreement must be stated. Such derogations might impair tenants' rights or impose greater obligations on tenants than those stipulated in the general rules of the Danish Rent Act.

The terms and conditions already complying with the general rules of the Danish Rent Act or the house rules of the property must not be stated here. Any additional information regarding the tenancy must be stated in section 10 of the agreement.

Note:

Special terms may be stipulated in section 11, including any special terms relating to rent determination which must be included in the tenancy agreement, such as special terms as regards return on investments (the Danish Rent Act section 4, subsection 5), price regulations linked to the Net Price Index (the Danish Rent Act section 4, subsection 8), private urban renewal or property improvements (the Danish Rent Act section 4 a), agreed green urban renewal (the Danish Rent Act section 4 b) and free rent determination (the Danish Rent Act section 53, subsections 3-5).

Your report is ready

Summary

Key Terms and Overview of Plant and Flowers Logistics Warehouse Lease

This commercial lease agreement is between Bredford Family & Friends (Landlord) and Plant and Flowers Logistics (Tenant) for a 5,000 square foot warehouse space located at 19141 Pine

[Read full summary](#)

Key Data Fields

Every contract is built on data. [Learn more](#) →

Base Rent

Operating Cost

Security Deposit

Late Charge

Square Footage of Premises

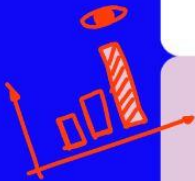


Potential risks

Key Risks in Plant and Flowers Logistics Warehouse Lease

A potential risk is the environmental restrictions prohibiting storage or use of hazardous materials, which could impact Tenant's operations if they use any chemicals/pesticides. Another

[Read full report](#)



Important dates in the contract

We've discovered these dates that might be relevant for you:

Commencement Date

March 1, 2018

Manually reviewing contracts is tedious, error-prone, and (let's be honest) boring. Let us do the hard work for you.

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