**房屋出租合同**

**House rental contract**

出租方（简称甲方）：\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord (Abbr. Party A):

承租方（简称乙方）：\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Renter (Abbr. Party B):

甲, 乙双方按照平等、自愿、有偿的原则，经协商签定本合同。

Party A and Party B enter into the contract with the principle of equality, payment and volunteer.

1. 甲方同意将自有的\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_、住房一套，租用给乙方使用。
Party A agree to rent its own house located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ to Party B.
2. 甲、乙双方同意租用期限最小为\_\_\_个月。\_\_\_\_\_年\_\_\_月\_\_\_日至上\_\_\_\_\_年\_\_\_月\_\_\_日），合约期满后，可视当时物价状况，协商调整租金及续期事宜。如甲、乙其中一方确因特殊情况需要终止合同时，应提前一个月通知对方，如乙方不提前通知甲方则押金不退；如甲方不提前通知乙方，则须退还押金，并按押金金额对乙方做等额赔偿。
Party A and Party B agree that the minimum rent period is 12 months (From \_\_\_\_\_\_\_\_\_ to \_\_\_\_\_\_\_\_\_\_). When it comes to the end-of-agreement, the two parties can confer with each other whether the contract will be continued according to the current price. If neither party gives notice, the contract will automatically be continued according to the current price. Any party who wants to stop the contract needs to inform the other party one month in advance. If Party B fails to inform Party A ahead of time, Party A won’t return Party A’s deposit and if Party A doesn’t inform Party B ahead of time, Party A should return Party B’s deposit and give Party A additional compensation equal to the amount of the deposit.
3. 乙方同意向甲方支付每月**\_\_\_\_\_\_**元人民币，押金**\_\_\_\_\_\_\_**元人民币，作为甲方房屋及室内财物受人为损坏的保证金，如租赁期满后房屋及财物不受损及乙方已缴付完有关费用后，则甲方将押金退回给乙方。
Party B agree to pay RMB **\_\_\_\_\_** per month as the rental, RMB **\_\_\_\_\_** deposit as soon as the he or she enter into the contract with Party A. Such deposit is as the pledge for the properties in the apartment including housing, furniture, electronic equipments and so on. After the termination of the lease, Part B should ensure having paid off all the fees regarding rental of the apartment and well keep the properties and avoid from unnatural wear off, then Party A should return the deposit to Party B.
4. 乙方必须在每月\_\_\_日前交纳房租。
Party B should pay his rent before \_\_\_ every month. If Party B doesn’t pay for the rent on time, Party A is entitled to take back his house.
5. 乙方应提供有效证件（护照、身份证、暂住证等）给甲方。乙方不得在甲方房屋内进行违法活动，否则一切后果由乙方负责，并赔偿。
Party B should provide a copy of their legal personal document, such ID or passport to Party A. Party B should not conduct any illegal activities within the apartment. Otherwise, Party B shall take the full responsibility of all the issues and compensation.
6. 房屋基本设施和结构，以及家私，电器等非乙方人为损坏时，甲方有维修的责任并承担有关的费用，并对其作定期保修。如甲方不依约履行维修，保养义务，乙方有权自行维修，维修费用由甲方承担（乙方有权在租金中直接扣除）
Party A is responsible for the repair and maintenance of basic facilities and structures, property, electrical appliances, etc unless the damage is caused by party B. If party A does not implement the repair or maintenance, party B has the right to do the repair or maintenance on his own and the fee will be paid by party A (party B has the right to directly deduct it from the rent).
7. 当乙方在已付甲方租房定金或已付甲方租房租金及押金并已签定租赁合同的情况下；若甲方未经乙方同意私自将乙方已定的房屋租、售予第三方，甲方应按所收的定金或所收的租金对乙方做等额赔偿，并须退还已收入的费用给乙方。
If Party B has paid a down payment or the rent and deposit, or the two parties has enter into the rent contract, Party A is forbidden to rent or sell the house to other person without getting Party B’s approval, otherwise Party A should give back all the fees he or she get form Party B and give Party B additional compensation equal to the amount of the rent or the down payment.
8. 甲、乙双方在签订本合同之日，把房屋设施记录备案，今后凡房屋结构出现问题，由甲方负责维修。
After the day that the contract entered into, all equipment in the house should be put on record. If there are any problems about the structure of the house, Party A is responsible for maintenance.
9. 本合同一式两份，甲、乙双方各执一分，经双方签字后即刻生效，具有法律效力。
The contract is in duplicate, each party holds one. The contract is provided with force and effect after the signed by the two parties.
10. 其它事项
Other Matters
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甲方签名 ：\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 乙方签名 ：\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Party A Signature Party B Signature

身份证号码： 身份证号码：

ID Number ID Number

电话号码： 电话号码：

Telephone Telephone

 \_\_\_\_\_\_年\_\_\_\_月\_\_\_\_日

 Date