

RESIDENTIAL LEASE AGREEMENT

Fill-in template — Republic of Cameroon

BETWEEN THE UNDERSIGNED

THE LANDLORD

Full name:

Date of birth:

Place of birth:

National ID / Passport no.:

Issued on:

Address:

Phone:

Email:

AND

THE TENANT

Full name:

Date of birth:

Place of birth:

National ID / Passport no.:

Issued on:

Address:

Phone:

Email:

The following has been agreed. Where the property is jointly owned (co-ownership, inheritance), every owner must appear and sign, or produce a written mandate.

Article 1 — Subject and description of the property

The landlord lets to the tenant, who accepts, the property described below:

Type (villa, apartment, studio, room):

Address / neighbourhood / locality:

Access landmarks:

Composition (rooms, outbuildings, yard, parking):

Approximate area:

Water meter: individual / shared — no.:

Electricity meter: individual / shared — no.:

Article 2 — Intended use

The property is let exclusively for: (tick) ☐ residence ☐ mixed residence and professional practice ☐ other:

Any commercial activity changes the applicable regime (business lease, OHADA Uniform Act). Do not leave this blank.

Article 3 — Duration

This lease is granted for a term of starting on / / and ending on / /

At its term it renews: ☐ automatically ☐ by express written agreement.

Article 4 — Rent

The monthly rent is set at:

In figures (FCFA):

In words:

Payable in advance, no later than the of each month.

Article 5 — Payment method

Rent is paid by: ☐ cash against receipt ☐ bank transfer ☐ Orange Money ☐ MTN Mobile Money

Receiving number / account:

A mobile operator statement proves a transfer, not its purpose: it does not replace the rent receipt.

Article 6 — Security deposit

The tenant pays this day a security deposit of FCFA (.....), being months' rent. This sum is held: it does not constitute payment of rent. It is returned within days following the move-out inventory, less any sums owed and the cost of damage recorded.

Article 7 — Advance rent

The tenant further pays, as advance rent, the sum of FCFA corresponding to months, covering the period from / / to / /

The deposit (article 6) is returned; the advance is consumed. Setting out both separately avoids the most common move-out dispute. Strike this article if it does not apply.

Article 8 — Charges

Charges are allocated as follows:

Item	Landlord	Tenant
Water		
Electricity		
Refuse collection		
Security		
Common area maintenance		
Septic tank emptying		
Generator		
Other:		

Article 9 — Inventory of condition

A joint inventory is drawn up on the day the keys are handed over and annexed to this contract, with meter readings and dated photographs. A move-out inventory will be prepared in the same form.

Article 10 — Upkeep and repairs

Routine upkeep and minor repairs are the tenant's responsibility. Major repairs (structure, roof, plumbing, fixed installations) fall to the landlord. Any repair above FCFA must be reported to the landlord before it is carried out.

Article 11 — Tenant's obligations

Pay rent and charges when due; use the property peacefully; maintain it; make no alteration without written consent; allow access for necessary repairs; report any damage without delay.

Article 12 — Landlord's obligations

Deliver the property in good working order; ensure peaceful enjoyment; carry out major repairs; issue a receipt for every period paid in full.

Article 13 — Subletting and hosting

Subletting is: ☐ prohibited ☐ subject to the landlord's prior written consent. Hosting a relative free of charge is not treated as subletting.

Article 14 — Rent revision

The rent may be revised at most once every months, within a limit of %, subject to months' written notice.

Article 15 — Termination and notice

Either party may end the lease on months' written notice, delivered by hand against signature or by registered letter. In case of serious breach, the aggrieved party shall give the other formal notice to remedy it within days before commencing any proceedings.

Eviction is exclusively a matter for a court decision. No clause authorises cutting off utilities, changing the locks or removing the tenant's belongings.

Article 16 — Sale of the property

If the property is sold, this lease continues as of right with the buyer for the remaining term.

Article 17 — Notification details

Due notices, reminders and receipts are sent to the details below. Each party undertakes to report any change within days.

Tenant's WhatsApp:

Tenant's email:

Landlord's WhatsApp:

Landlord's email:

Article 18 — Language of the contract

This contract is drawn up in: ☐ French ☐ English ☐ French and English. In case of divergent interpretation, the version prevails.

Article 19 — Disputes

The parties shall endeavour to settle any dispute amicably. Failing that, the dispute shall be brought before the competent court of the place where the property is situated.

Done at, on / /, in original copies, each page initialled.

THE LANDLORD

THE TENANT

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Signature preceded by the handwritten words "read and approved"

ANNEX 1 — INVENTORY OF CONDITION

To be completed jointly on the day the keys are handed over. Attach dated photographs.

Room / item	Condition at move-in	Condition at move-out
Living room		
Bedroom 1		
Bedroom 2		
Kitchen		
Bathroom		
WC		
Floors and walls		
Doors and windows		
Locks and keys		
Electrical installation		
Plumbing		
Yard / outdoor		

Water meter reading:

Electricity meter reading:

Number of keys handed over:

THE LANDLORD

THE TENANT

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DISCLAIMER

This document is a reference template provided for information only. It does not constitute legal advice and does not remove the need to consult a legal professional, in particular for a lease involving a significant amount, a jointly owned property or professional use. The parties remain solely responsible for what they sign.