

Rental agreement

Swiss template, fill in and sign

The dotted lines are blanks — fill in your own details.

TENANCY AGREEMENT for residential premises

between

_____ – hereinafter 'the landlord' –

and

_____ – hereinafter 'the tenant' –

1. Rental object

Let is: _____, _____.

2. Start and duration

The tenancy begins on _____. Duration: _____.

It ends by ordinary notice, observing the statutory or contractual periods.

3. Rent and utility costs

Net rent: CHF _____ per month, payable monthly in advance.

Utility costs (advance): CHF _____ per month, settled periodically.

Utility costs are only owed insofar as they are expressly agreed in this lease (Art. 257a CO).

4. Security (deposit)

The tenant provides a security of CHF _____. It is paid into a rent deposit account (blocked account)

in the tenant's name (Art. 257e CO). For residential property, at most three months' rent.

5. Handover and condition

The apartment is handed over in a condition suitable for the agreed use (Art. 256 CO). A joint handover protocol is drawn up at move-in and move-out.

6. Termination

The statutory notice periods apply (Art. 266c CO: 3 months for residential property, on the locally customary date),

unless the lease provides periods more favourable to the tenant.

7. Special agreements

8. Applicable law

Otherwise the provisions of the Code of Obligations apply (Art. 253 et seq. CO).

Deviations to the tenant's

disadvantage are void insofar as the law is mandatory.

Place / date: _____

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The landlord: _____

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The tenant: