

# TENANCY AGREEMENT

Sample — Nigeria Format

**Important notice:** This is a filled-in **example** showing what a completed tenancy agreement looks like — it is a general template, not legal advice. Notice periods and requirements vary by state and tenancy type. Review carefully and consult a qualified lawyer before signing a real agreement. To generate your own personalized, editable version, use our free **Tenancy Agreement Generator** at [nigeriabuildingcost.ng/tenancy-agreement](https://nigeriabuildingcost.ng/tenancy-agreement).

This Agreement is made this 1st day of September, 2026 between:

**THE LANDLORD:**

Name: Mr. Adewale Johnson  
Address: 12 Landlord Street, Ikeja, Lagos  
("the Landlord")

**THE TENANT:**

Name: Miss Chidinma Okeke  
Address: 4 Ocean View Estate, Lekki Phase 1, Lagos  
("the Tenant")

## 1. THE PROPERTY

The Landlord agrees to let and the Tenant agrees to take a tenancy of the property described as: a 2 Bedroom Flat situated at 4 Ocean View Estate, Lekki Phase 1, Lagos ("the Property"), fully tiled with 24-hour estate power supply.

## 2. RENT & PAYMENT

The annual rent for the Property is **₦1,500,000.00 (One Million, Five Hundred Thousand Naira)** per annum, payable in advance. Late payment beyond 14 days of the due date may attract a fee as agreed between the parties.

## 3. CAUTION / SECURITY DEPOSIT

A refundable caution deposit of **₦150,000.00** is held by the Landlord to cover damage beyond fair wear and tear, refundable within 30 days of the Tenant vacating, less any deductions for repairs or unpaid bills.

## 4. AGENCY & LEGAL FEES

Agency fee of 10% and legal fee of 10% of the annual rent are payable by the Tenant at the commencement of the tenancy, in line with local practice in Lagos State.

## 5. DURATION & RENEWAL

This tenancy runs from 1st September 2026 to 31st August 2027. Renewal is subject to mutual agreement on updated rent, where applicable.

## 6. NOTICE TO QUIT

As this is a yearly tenancy, either party wishing to terminate must give **6 months' written notice**, in line with the tenancy laws applicable in Lagos State. Both parties should confirm the exact statutory requirement before relying on this clause.

## 7. TENANT OBLIGATIONS

The Tenant shall keep the property in good and tenantable condition, use it only for residential purposes, not sublet or assign without the Landlord's prior written consent, and permit the Landlord reasonable access for inspection with notice.

## 8. LANDLORD OBLIGATIONS

The Landlord shall ensure the Tenant's quiet enjoyment of the Property and remain responsible for structural repairs and major maintenance not caused by the Tenant's negligence.

## 9. TERMINATION / BREACH

Either party may terminate this agreement for a material breach (including persistent rent default) after appropriate notice, subject to the applicable law.

## 10. GOVERNING LAW

This agreement is governed by the tenancy laws applicable in Lagos State, Nigeria.

## SIGNATURES

By signing below, both parties confirm they have read, understood, and agree to be bound by the terms of this agreement.

\_\_\_\_\_  
Landlord's Signature & Date

\_\_\_\_\_  
Tenant's Signature & Date