

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

....., date ... month ... year ...

HOUSE LEASE AGREEMENT

- Pursuant to the Civil Code No. 91/2015/QH13 dated November 24, 2015;
- Pursuant to the Commercial Law No. 36/2005/QH11 dated June 14, 2005;
- Pursuant to the needs and mutual agreement of the Parties to this Agreement;

Today, on ... day ... month ... year ..., the Parties include:

LESSOR (Party A):

Mr.:

Citizen Identification No.: Issued by: Date of issue:

Permanent address:

LESSEE (Party B):

Mr.:

Citizen Identification No.: Issued by: Date of issue:

Permanent address:

Party A and Party B are hereinafter collectively referred to as the “**Parties**”.

After discussion, the Parties agree to enter into this House Lease Agreement (“**Agreement**”) with the following terms and conditions:

Article 1. Leased house and accompanying assets

1.1. Party A agrees to lease, and Party B agrees to lease, the land use right and a ...-storey house attached to the land use right at address ... for residential purposes.

Land use area: m²;

House area: m².

1.2. Party A commits that the land use right and the house attached thereto are legally owned by Party A. Any dispute arising from the leased property shall be entirely the responsibility of Party A before the law.

Article 2. Handover and use of the leased property

2.1. Party A shall hand over the leased property to Party B on ... day ... month ... year ...;

2.2. Party B shall have full right to use the leased property from the handover date as specified in Clause 2.1 above.

Article 3. Lease term

3.1. Party A agrees to lease the property to Party B for a term of ... years from the date of handover of the leased property;

3.2. Upon expiry of the lease term, if Party B wishes to continue using the property, Party A shall give priority to Party B to continue the lease.

Article 4. Security deposit

4.1. Party B shall pay Party A an amount of VND (in words:) immediately after signing this Agreement. This amount serves as a security deposit to ensure the performance of this Agreement.

4.2. If Party B unilaterally terminates the Agreement without prior notice to Party A, Party A shall not be required to refund the deposit.

If Party A unilaterally terminates the Agreement without prior notice to Party B, Party A shall refund the deposit and compensate Party B an additional amount equal to the deposit.

4.3. The deposit shall not be used to offset the rental payment. If Party B breaches the Agreement causing damage to Party A, Party A shall have the right to deduct the deposit to compensate for damages, subject to written agreement between the Parties.

4.4. Upon expiry of the lease term or termination of the Agreement, Party A shall refund the deposit to Party B after deducting any repair or damage compensation costs (if any).

Article 5. Rental

5.1 The rental for the leased property specified in Clause 1.1 Article 1 is VND/month (in words:).

5.2 The rental does not include other expenses such as electricity, water, sanitation, etc. These costs shall be borne by Party B based on actual usage and calculated according to state-regulated tariffs.

Article 6. Rental payment method

The rental shall be paid monthly on the 5th day of each month.

Other expenses shall be paid directly by Party B to the relevant authorities or service providers when due.

Rental payments shall be made in Vietnamese Dong in cash.

Article 7. Rights and obligations of the Lessor (Party A)

7.1. Rights:

- To request Party B to fully and timely pay rent and other costs as agreed;
- To request Party B to repair damages caused by Party B's fault.

7.2. Obligations:

- To hand over the leased property on schedule as agreed;
- To ensure that the lease complies with applicable laws;
- To ensure Party B's independent and uninterrupted use of the leased property during the lease term, except in cases of legal violations and/or breaches of this Agreement;
- Not to unlawfully interfere with Party B's property. Any damage caused by Party A shall be compensated;
- To perform other obligations as agreed in this Agreement and/or as prescribed by Vietnamese law.

Article 8. Rights and obligations of the Lessee (Party B)

8.1. Rights

- To receive the leased property as agreed;
- To use the leased property for residential and other lawful purposes;
- To request Party A to promptly repair damages not caused by Party B;
- To remove Party B's installed assets and equipment upon lease expiry or termination.

8.2. Obligations:

- To use the property for the agreed purpose and properly maintain it;
- To pay the deposit and rent fully and on time;
- To return the leased property upon lease expiry or termination;

- Any renovation, alteration, or installation affecting the structure must be notified to Party A in writing and carried out only upon Party A's written consent;
- To strictly comply with this Agreement and Vietnamese law.

Article 9. Unilateral termination

If either Party wishes to unilaterally terminate the Agreement prior to expiry, written notice must be given to the other Party at least 30 (thirty) days in advance. Failure to provide notice shall result in compensation equal to the rental amount corresponding to the non-notice period and other related damages.

Article 10. Implementation provisions

- This Agreement shall take effect from the date of signing by both Parties;
- The Parties commit to fully and strictly performing this Agreement in good faith;
- Any amendment or supplement must be made in writing and signed by both Parties and shall form an integral part of this Agreement;
- This Agreement is made in 02 (two) originals of equal legal validity, each Party retains 01 (one) original for implementation.

LESSOR (Party A) <i>(Signature & full name)</i>	LESSEE (Party B) <i>(Signature & full name)</i>
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