

Tenancy Agreement

A quick guide and template for urban areas



Amasezerano y'ogupanga

Kubereka ubudyo bunyaruka mubice vyo mugisagara

This guide provides advice on residential tenancy agreements in urban areas. It is primarily intended for Ugandan nationals and refugees, and the local authorities working to provide access to adequate housing. It covers the relevant legal framework, the rights and obligations of the parties, and includes a template to assist with tenancy agreements.

Dutanga impanuro mukwereka abantu bapanze mubice vyo mubisagara. Kandi biraba bose haba abenegihugu canke impunzi, hamwe nababarongoye mu ducimbiri mutuyemwe hano muri Uganda. Hano turerekanamwo uko amategeko ategerezwa gukurikizwa hamwe nubutungane kumpande zose, harimwo kandi kwereka nogufasha kuvyerekeye amasezerano yo gupanga muburyo bworoshe no gutahura dukoresheje utwumba dutandukanye.



Box 1: Tenure security

Land tenure refers to the relationship of individuals and groups to land and housing defined legally, through custom or informally. Forms of tenure include ownership, lease, occupation, cooperative housing, emergency housing and informal settlements. In Uganda, land tenure is multi-dimensional, involving social, cultural, economic, institutional and political factors,

especially in urban areas. Tenure security means protection against forced evictions, harassment and other threats regardless of tenure type. Secure tenure is also a precondition for exercising a various rights, including adequate housing, food and work.



Akumba 1: Gukira umutekano

Gukingira ubutaka birafitaniye insano hagati y'umuntu kugatwe kiwe canke mumigwi yabenshi no kuba ufise amazu bicye mumategeko, ziba mumatati canke zitemewe. Hari ubwoko bwo gukingira harimwo, Nyeneyho, umugopo, kubamwo, amazu y' amakoperative, amazu yihutirwa, nokubaho nkigihe kirekire. Muri Uganda ayo mataka akoregwamwo ibintu bitandukanye.

Harimwo amashure, imico nakaranga, mumibereho isanzwe, muvya politike cane cane mubisagara niho bigwiriye. Gukingira umutekano bikwiye, nukuvuga guharanira agateka kuwurenganijwe canke kuwagirizwa hakoreshejwe igikenye. Guhohotera hamwe nibindi biasa nivy guhohotegwa. Gukingira uwurenganijwe kandi bisa nuko uriko urimenyereza muburenganzira ariwo inzu zokubamwo zikwiye, invyokurya, n'akazi.

This guide is for information purposes only and is not legal advice. Readers should consult qualified legal counsel for their specific circumstances. While believed to be accurate at the time of publication, the information's accuracy and completeness cannot be guaranteed. Nico gituma duhisemwo Kubafasha no kubereka nkuru iyinkuru vyonyene ntayindi ntumbero ihari. Kandi subuhanuzi buvuye mubutunga. Abatware bategerezwa kuraba ababi nonosoye mumategeko kubibazo vyanyu bwite. Mugihe twizera ko dutegereza kuba maso mugihe bigeye ahabona, amakuru atariyo canke adatomoye neza, canke adakwaje ibisabwa ntibishobora kwemeregwa.

This initiative is supported and funded by:



Iyi gahunda ishyigikiwe kandi iterwa inkunga na

Understanding Tenancy Agreements

What is a tenancy agreement?

A tenancy agreement is a legal contract between a property owner (a landowner) and a person (a tenant) defining the terms and conditions of renting the property for a specified period. It includes details such as rent amount, payment schedule, duration of the tenancy, and the obligations of both parties.

The legal framework in Uganda

In Uganda, tenancy agreements for residential and business premises are governed by the Landlord and Tenant Act of 2022. According to the law, tenancy agreements can be made in writing, verbally or implied by the action of the parties. However, agreements with a value higher than UGX 500,000 per month (25 currency points)¹ must be in writing.

The importance of a written tenancy agreement

While verbal tenancy agreements can be legally binding in Uganda, promoting written agreements can provide enhanced protection. A written agreement fosters a positive relationship between landowner and tenants by clearly defining their respective responsibilities and rights. It provides both parties with documented proof and a common understanding of the tenancy terms and conditions. By ensuring compliance with the existing legal framework, written agreements establish stability and security for both parties. Additionally, they help set and manage realistic expectations, serving as a key tool to minimise potential disputes during the tenancy period.

¹ One (1) currency point is equivalent to UGX 20,000

Gusobanukirwa Amasezerano y'ogupanga

Isezerano y'ogupanga n'iki?

Isezerano ryogupanga ni icemezo kiri hhati y'a nyeneyo. (Nyenurupangu) hamwe numuntu (apanze) asigura ivyo bategerzwa kugenderako canke gukwirikiza mukuba aho hantu nigihe utegerzwa kuhaba. Iyo harimwo, amafaranga uzoja uriha, uko uzoja uriha, ikiringo c'umupangaye, hamwe niyo mwunvikanyeko hagati yanyu mutegerezwagukora.

Uko amategeko yabitunganiye muri Uganda

Mungingo y' 2022 mu mumasezerano y'ogupanga muri Uganda, amazu yokubamwo canke ayo gucururizamwo Nyenerupangu hamwe n'umupangaye ajejwe kuzikurikirana. Bivanye namategeko uko abivuga, amasezerano ategerezwa kuba kumunwa canke kwandikwa, canke bigakorwa nabandi babaserukira. Ariko amasezerano arenga kumafaranga yamshingi ibihumbi amajana atanu (500,000 UGX) kukwezi nukuvuga inoti (25 zamashilingi ya Uganda)¹ ategerzwa kuba mumasezerano y'inyandiko.

Iciza co kwandika amasezerano yo gupanga

Mugihe vyemewe namategeko ya Uganda kudakoreshe inyandiko mumasezerano ya Uganda, Kwijukira gokora amasezerano yanditse agwiza amahigwe yo kwikingira. Amasezerano yanditse azana ubwizerwa hagati y'anyenurupangu n'uwupanzemukwerekana neza uburenganzira ninshingano zabo biyemeje gukora. Igaragaza ivyemezo vyerekana ivyo bagenderako nivy'ogupanga bategereza nivy'ogupanga badategerezwa gukora kumpanzose. Mukugendera kumategeko amategeko yashinzwe nuko abivugako biciye mumasezerano y'inyandiko, yerekana kudahindagurika, bigatanda numutekano hagati yimpande zose. Kucongeyeko, afasha gutegura no nogushobora kugabanya ibibazo bishobora kwaduka mukiringo mwasezanye kubaho nkumu pangayi.

¹ Rimwe rifise agaciro kangana n' ibihumbi 20,000 muma shillingi ya Uganda

Key elements of a written tenancy agreement

When drafting a tenancy agreement, including these elements helps establish clear expectations and protects the rights of both landowners and tenants throughout the tenancy period.

- **Description of the land/property:** Specify the precise location and boundaries, including the street name, plot or block number, village and district name.
- **Identification of parties to the tenancy:** Include the landowner and the tenant's full names and contact information, including a phone number.
- **Tenancy period:** Clearly state the start and end dates of the tenancy.
- **Rental fee and payment terms:** Specify the amount of rent and frequency of payments. Rent is typically paid monthly after an initial three-month advance payment. Utilities are not generally included in the rental fee; tenants pay by consumption. It is advised to have individual water and electricity meters for accurate billing.
- **Notice periods:** Detail the notice periods for rent increments and termination of the agreement, ensuring compliance with legal requirements.
 - ✓ **Rent Increment Notice:** Landowners must give tenants at least 60 days' notice before increasing the rent. The increment cannot exceed 10% of the annual rent and can only be increased once per year.
 - ✓ **Termination Notices:** The notice period depends on the type of tenancy. Landowners must provide tenants with the following notice periods: 7 days for weekly tenancies, 30 days for monthly tenancies, and 60 days for annual (12-month) tenancies. Parties can agree on a different notice period, but any period shorter than the specified ones is invalid.
- **Purpose of the land/property:** Specify the purpose of the tenancy agreement (e.g., residential).
- **Rights and obligations:** Clearly outline the responsibilities of both parties, including maintenance and repairs.

Ibintu bikuru twisunga mukwandika amasezerano y'o gupanga

Mugihe turiko dutegura amasezerano yo gupanga, dukwirikije ivyo bintu bikuru twisunze, biradufasha kugira icizere co gukingira bikwiye bose Ny'enurupangu nuwupanze, mrico kiringo co gupanga.

- **Ukuvuga canke Gusigura uko Urupangu/ Ivyutunze bimeze naho biri:** Erekananeza aho rutumbereye, imbibe, izina ryibarabara, Numero y'urupango, Umutumba, n'intara.
- **Kwereka uwugiye gupanga Ibiranga abababaserukira:** Aha harimwo ivya Nyenurupangu, amazina yose y'umupangayi, icomushobora kuvuganirako, harimwo numero ya Telephone.
- **Ikiringo c'ugupanga:** Kwerekana neza igihe co gutangura gupanga nigihe kizohereza.
- **Amafaranga yo gupanga hamwe n'ivyo dukwirikiza:** Erekananeza amafaranga yo gupanga ningene azoza arihw. Amafaranga yinzu muvuyukuri arihwa kukwezi inyuma yuko amezi atatu watanze mugufata inzu aheze. Ayandi mafaranga yibindi ntaba ari mumahera yo kuriha inzu, umupangaye ariha bivanye nuko yayakoresheje kubindi bintu. Duhanura ko umuntu yogira imetero yamazi niya matara yisangije kugira vyorohe kiriha atamwidogo.
- **Ibaruwa ryigihe:** Ikiringo cibauwa ryo kuduza canke ryo guhagarika amasezerano, ritegerezwa kuba rikwirikije amategeko asabwa.
 - ✓ **Ibaruwa dyo kuduza igiciro:** Nyenurupangu ategerezwa gutanga ibaruwa dyo kuduza amahere yo gupanga nimiburiburi imbere yimisi 60. Kuduza inzu ntishoboro kurenze 10 kwija, (10%) kandi inzu itegerzwa kurizwa rimwe mumwaka gusa.
 - ✓ **Ibaruwa ryo guhagarika:** Ibaruwa dyo guhagarika bivane numupangaye. Nyenurupangu ategerezwa gutanga iryo baruwa akwirikije Ibi biringo bikurikira: Imisi indwi (7) igize nindwi yose, imisi mirongo itatu (30) igize ukwezi, imisi mirongo itandatu (60) igize umwaka wamezi cumi nabiri (12) yubupanzi. Ababaserukira barashobora kwunvika kukirigo cibauwa

- **Tax payments:** Specify that landowners are responsible for covering all current and future taxes, including municipal rates.
- **Dispute resolution provision:** Agree on mechanisms to resolve disputes, ensuring clarity and fairness.
- **Signatures:** Obtain signatures from both parties and witnesses. It is advisable for both spouses to sign the tenancy agreement, where possible. This practice can safeguard women's interests in cases like divorce or the loss of their husbands, as housing decisions significantly impact their safety, security, and family stability.

Box 2: Women's Security of Tenure

With many refugee women taking on the role of head of households, they are increasingly involved in property-related matters, including signing tenancy agreements. Property rights are central for a woman's stability in cases of household breakdown due to death, divorce or abandonment, which have become more common during crises. In these situations, women assume the responsibilities of a head of household and are responsible for any children and other dependents. Therefore, it is recommended that particular attention is paid to women and support initiatives to ensure their security of tenure.

rimwe murayo ariko riritari mukiringo cakure.

- **Impangu zibaho ngo zikoriki/ Aho kuba:** Erekena impanvu impangu zibaho (akarorero: Nizo kubamwo)
- **Uburenganzira nivywo kwisunga:** Vuga mutujambo tugufi kandi twunvikana ibikorwa abaserukira Nyenurupangu N'uwupanze, harimwo no gufata neza hamwe no gusubiramwo urupangu.
- **Kuriha amakori:** Erekena neza ko nyenurupangu ariwe ategerezwa kuriha am taxehari nayandi bazobaca muri kazoza harimwo nayo muma comakomine.
- **Gutorera inyishu zibazo:** Kwemeranya uko muzokemura ibibazo mukuyyerekena neza, mugashika kunyishu yemewe namwese.
- **Iikumu/ sinyatire:** Kugumana ibikumu vyatewe nimpande zose harimwo nivyabona. Duhanura ko bose umugabo numugore botera ibikumu vyamasezerano yo gupanga aho bishoboka. Ibi bizokingira abagore munyungu zabo, cane mugihe habaye ikibazo co kwahukana, nko kubura umugabo, nkuko gupanga vyemera kandi bikerekanya gukingigwa kuronka umutekano hamwe no kunva uguwe neza mumudyango.



Akumba ka 2: Gukingira umutekano w'abakenyizi

Mumpunzi nyinshi abagore bafise amabanga yo kuba nyerugu, baguma biyongera mubibazo bijanye namatungo harimwo no gusinya kumasezeranyo yo gupanga. Uburenganzira bwamatungo nico bashira imbere yavyose mugihe babaye abaserukira umudyango, mukwahukana/ canke guhebana, mugihe hari uwaphuye, ibi bisigaye vyibonekeza kenshi kandi vyabaye nkiisanzwe mribi bihe. Muribi bibazo, abagore bakora amabanga nkayo uwuserukira umudyangokandi bakitaho abana nabandi bose bakuru muruwo mudyango. Ico gihe bisabwa ko bisaba ko ategerezwa uwo mugore ariwe akwirikirana ibintu vyose biraba uwo mudyango harimwo nicumutekano wabaturanze bese.

For more information and to seek support:

Norwegian Refugee Council (NRC):

Kampala: Offices at Mengo, Nsambya, Ndeje, Kawempe, Kireka (Plavu), Salama Road (PPDRU)
Arua: Offices at Mvara Arua City along Oluko Road and ICLA access centre at Water Department Offices, Arua District Local Government next to Auditor General's Office along Pajjulu Road.

Refugee Law Project (RLP):

Kampala: Office at Old Kampala, Opposite Old Kampala Primary School-Coronation Road.
Arua: Office at Water Mount Road/MUBS Avenue Nvara

Ugandan Law Society (ULS):

Kampala: Office at Block 216 Plot 610, Buye, Wamala Road
Arua: Office at Plot 12, Junior Quarters, Accessible Obi Crescent.

FRRM Helpline 0800 32 32 32

Ushaka kumenya amakuru arambuye hamwe no kurondera ubufasha:

Norwegian Refugee Council (NRC):

Kampala: NRC Office ya Mengo, Nsambya, Ndeje, Kawempe, Kireka, (Plavu), Kwibarabara ya Salama (PPDRU)

Arua: NRC Office mu Mvara mugisagara ca Arua Kwibarabara Oluko hamwe na nishami bita ICLA kubiro bijejwe ivyamazi muntara ya Arua muri comine iruhande y'ibiro bikuru bikurikirana isesagura ryubutuzi kwibarabara Pajjulu.

Refugee Law Project (RLP):

Kampala: Office ku Old Kampala, Opposite Old Kampala Primary School-Coronation Road.
Arua: Office ku Water Mount Road/MUBS Avenue Nvara.

Ugandan Law Society (ULS):

Kampala: Office ku Block 216 Plot 610, Buye, Wamala Road
Arua: Office ku Plot 12, Junior Quarters, Accessible Obi Crescent.

Template Tenancy Agreement / Ubudyo Amasezerano Yogupanga Akozwe (ENG/KIRUNDI)

REPUBLIC OF UGANDA

IN THE MATTER OF THE LANDLORD AND TENANT ACT,
2022

AND

IN THE MATTER OF THE CONTRACT ACT 2010
(as amended)

TENANCY AGREEMENT

THIS TENANCY AGREEMENT is made this ____ day of
_____, 202__.

BETWEEN

_____ with the telephone number
_____ (hereinafter referred to as "the Landlord"),
including their personal representatives, assignees, and
successors in title;

AND

_____ with the telephone number
_____ (hereinafter referred to as "the
Tenant"), including their personal representatives, assignees,
and successors in title on the other part,

Collectively, the Landlord and the Tenant may be referred to
as "the Parties" and individually as a "Party."

WHEREAS

- (a) The Landlord is the owner of the property located at
_____ in _____ Village,
_____ District (herein referred to as "the
Premises") and;
- (b) The Tenant desires to rent the Premises, and the Landlord
is willing to rent out the Premises, and,
- (c) The Tenant is willing and ready to rent the Premises from
Landlord under the following agreed terms,
- (d) Both Parties have represented to each other that they are
legally capable of fulfilling the above obligations and have
both agreed to enter into this transaction with the intent to be
legally bound.

NOW THIS AGREEMENT WITNESSETH;

1. CONSIDERATION

- (a) The Tenant shall pay the Landlord a monthly rent of
Uganda Shillings, UGX _____, exclusive of any/all
utilities and service fees. It is a condition of this agreement

REPUBLIKA YA UGANDA

UKO ITEGEKO RYO MU 2022, RIVUGA KUVYERKEYE
NYENURUPANGU N' UMUPANGAYI

N'

ITEGEKO RYO 2010 (nkuko ribivuga) MUGUKORA
AMASEZERANO.

ISEZERANO RYO GUPANGA

IRI SEZERANO RYO GUPANGA ryemejwe kwi rya ____
zukwezi kwa _____, mu 202 _____.

HAGATIYA

_____ Nimeroy ya telephone
_____ (inyuma yibi nka) "Nyenurupangu" "nimugihe
nko gufata ingingo kuvyerekeye ibisubizo birekuriwe ku bantu
bamuserukiye, canke abo ashobora gutuma, ariko bafise
uburenganzira kuri uruhande" nyene.

NA

_____ Numero ya telephone
_____ inyuma yibi (nk'
"Umupangayi") nimugihe nko gufata ingingo kuvyerekeye
ibisubizo birekuriwe ku bantu bamuserukiye, canke abo
ashobora gutuma, ariko bafise uburenganzira kuri
uruhande nyene.

Nyenerungu nuwupanze bashobora kurungika "abandi"
canke nkabonyene biciye mukuri, "nkuwundi yobaserukira."

NKA

- (a) Nyene gupangisha niwe "Nyenurupangu" "ruherereye
k' _____ mu _____ komine, _____
Intara (Aho "urupangu" rutumbereye) Na;

- (b) Umupangayi niwe acashima kubaho hama nyenurupangu
nawe agaca agenda kuba ahandi hatari ngaho muriyonzu,
hama;

- (c) Umupangaye yishimiye gupanga, kandi ariteguye
gupangira nyenurupangu akwirikije ivyo bunvikanyeko,

- (d) Bose barerekanye ko bakwirikije kandi bujuje ibisabwa
namategeko. Bose baca bemeranya ko bahana amafaranga
yo gupanga.

UBU RERO NISEZERANO RYO KWEMERANYA

1. ICOKWISUNGA

- (a) Umupangayi azorika kukwezi kukwezi amafaranga angana
.....mu mafaranga yama shilingi ya Uganda
(UGX) Y'inzu gusa / hatarimwo ayandi mahera yokurika ibindi

that once the Tenant has paid the reserved rent, it is non-refundable.

(b) By the time of execution of this agreement, the Tenant has paid UGX _____ as consideration for the period of _____ to _____.

(c) The rental payment, as stipulated, shall be paid in the following manner" initially, a three-month instalment is to be paid in advance of occupying of the Premises. Once the initial payment is completed, the Tenant is obligated to pay rent on a monthly basis not later than ten (10) days.

(d) The aforesaid rent shall be payable in UGX using the mode proposed by the Landlord (e.g. a receipt).

(e) The rent can only be increased once per year by a maximum of 10% of the annual amount, with at least 60 days' notice given to tenants.

2. DURATION

(a) The tenancy term shall commence on the date and year above first mentioned and shall continue in accordance with the terms and conditions agreed herein.

3. THE TENANT HEREBY AGREES WITH THE LANDLORD as follows:

(a) To pay the said rent in the manner aforesaid.

(b) To use the said Premises strictly as residential premises.

(c) To pay and discharge all future charges for all utilities, including electricity and water bills, in respect of the Premises during the tenancy.

(d) Not to assign, sublet, charge or otherwise dispose of the Premises or any part thereof without the Landlord's consent in writing.

(e) To maintain the Landlord's house in good and tenantable condition, consistent with its original state.

(f) To allow the Landlord or his authorised representatives to enter the premises for inspection at all reasonable times, with prior notice of at least two (2) days.

(g) Not to make any alterations, additions or modifications to the Premises, including removing any partitions, doors, cupboards or fittings or causing damage to floors, walls, windows or roofs without obtaining prior written consent from the Landlord. The said consent of the Landlord shall not be unreasonably withheld.

(h) To vacate the premises at the expiration or early termination of the tenancy.

canke ayandi maserevise. Ikindi congeyeko kuraya masezerano, mugihe uzoba wahejeje kuriha canke wamaze gufata inzu, ntuzosubizwa ayo mafaranga.

(b) Mugihe co kwemeranya irisezerano, umupangayi arishe amashillingi ya Uganda (UGX) angana _____ mukiringo c' _____ gushika _____.

(c) Amafaranga yogupanga ategerezwa kurihwa nkuko vyeneranjwe, kandi biri mumasezerano. Kuriha amezi atatu imbere yukaba munzu inyumayayo mezi aheze umupangayi atagerezwa kuriha kukwezi, kukwezi bitarenze inyuma yimisi cumi (10). Inyuma yaho usawa kuriha kukwezi.

(d) Ayo azohora arihwa mumashillingi ya Uganda ukoresheje uko nyenurupangu yakubwiye uzohora urihirako. (Akarorero nkagapapuro kerekana ko warishe).

(e) Kuduza ibiciri vyinzu bishobora kuba rimwe mumwaka kubice nka cumi kwijana (10%) vyamahera nimiburiburi mumisi 60 bimenyeshejwe uwupanze.

2. IKIRINGO

(a) Ikiringo c'umupangaye kizotangura kwitarike numwaka twavuze ubwambere muraya masezerano, hama kizobandanya bivanye namasezerano namategeko yemeranjwe.

3. IVYO UMUPANGAYE YEMERANYA NA NYENURUPANGU nkuko akurikira:

(a) Kuriha amafaranga yo gopanga yemeranjwe kandi uko bisabwa

(b) Gukoresha nenza nokumenya ko arinzu yo kubamwo gusa.

(c) Kuriha amafaranga y' amatra namazi nayo uheranye yose mugihe uzoba ugipanze ngaho

(d) Ntukarekurire, ntugapangishe, ntugatangishe, canke ibindi bintu kuvverekeye aho upanze ata ruhusha dwanditse uhawe na nyene urupangu.

(e) Gufata neza inzu ya nyenurupangu, nukuyisubiramwo nkuko wayisanze

(f) Kwemerera nyenurupangu canke uwumuserukira kwijira mu rupangu umwanya wose mugihe bishoboka, nimiburiburi imisi ibiri (2) gukwirikirana ivyurupangu gwiwe canke inzu yiwe

(g) Kutagira ingingo yindi ufata, kutongerako canke ngo ukureko ikintu nakimwe muri bintu bikurikira: Inmidyangi, ububati bwokubikamwo haba ubwimpuzi canke ubwo kubikamwo ibikoreshe vyo mugikoni, kugabanya ubwaguke, konona ama karo anke isima bisize hasi, ibihome canke ibsakaye inzu. Ibi bishobora kuba inyuma yugwandiko mwemeranije na nyenurupangu, nkuko na nyenurupangu mumasezerano ki bishitse atavyo mwunvikanyeko atazovyihanganira.

(k) Kwimuka mugihe ikiringo cogupanga carangiye canke kwirukanwa imbere yuko ikiringo kirangia

4. THE LANDLORD HEREBY AGREES WITH THE TENANT as follows:

- (a) To pay all current and future taxes, and municipal rates that may be charged upon the Premises; and also pay all the outstanding electricity, and water bills before the commencement of the tenancy.
- (b) Maintain the exterior of the premises in good repair and condition at all times, PROVIDED always that this clause shall not apply to any damage negligently or deliberately caused by the Tenant or their agents.
- (c) As long as the rent specified in this agreement is paid and the Tenant duly observes the conditions outlined herein, to allow the Tenant to enjoy quiet and peaceful possession and occupation of the premises without any disturbance by the Landlord or any person lawfully claiming to act as his agent and/or employees.
- (d) To give the Tenant a copy of the fully signed tenancy agreement.

5. PROVIDED ALWAYS AND IT IS HEREBY AGREED BY BOTH PARTIES as follows:

- (a) If the rent or any part thereof shall be in arrears for the space of three months (3 months) after the date when the rent should have been paid or if there shall be a breach of any of the conditions in this agreement by the Tenant THEN, in any such case it shall be lawful for the Landlord to re-enter the premises and terminate the tenancy without notice. The Landlord may additionally enforce other rights provided for under the law.
- (b) Any revision of the agreed rent shall be given in writing. Any notice under this agreement shall be deemed sufficiently served if left at the address provided by the Tenant or at the Premises.
- (c) Any notice under this agreement shall be in writing and shall be delivered in writing to:

The Landlord: _____
_____ (Address)

The Tenant: _____
_____ (Address)

6. GOVERNING LAW AND DISPUTE RESOLUTION

- (a) This Agreement shall be construed in accordance with the Laws of Uganda.
- (b) If any dispute, controversy, or claim concerning the execution or implementation of this agreement arises, it shall be settled fairly and agreeably.
- (c) If the dispute cannot be settled within thirty (30) days after receipt of the other Party's request for such fair and agreeable settlement, the Parties shall refer the dispute to mediation.

4. IVYO NYENURUPANGU YEMERANYA N' UMUPANGAYI nkuko bikurikira:

- (a) Kuriha amafaranga yamatara Namazi yose aboneka kumametero nayandi yose ahernye imbere yuko umupangayi atangura kuriha.
- (b) Kwama yitwararika kubijanye nurupangu akama azi ko rumeze neza arusubiramwo, nkuko BITANGWA igihe cose, kuko ikizokononekara kiri hanze ntikizobazwa nyenegupanga canke abo babana munzu ngo rifatwe nkikosa ryabo.
- (c) Mugihe wamaze gufata inzu ukaba wamaze nukuriha, nukuvuga biboneka ko ukwiye kubamuzu udyohewe, mumwidenyonyo atabikudurumbanya, haba nyenurupangu canke uwumuserukira batagerezwa kukubahiriza. Ntawuza kukubuza amahoro Haba abo mumategako canke abakozi baho.
- (d) Guha ikopi yaya masezerano yose umupangayi.

5. BITANGWA IGIHE COSE KANDI VYEMEJWE NIPANDE ZOSE uku bikurikira:

- (a) Bishitse ikiringo co kuriha kirenze amezi (3) inyuma yuko amafaranga yarishwe kirenze, canke hagize ikindi kibazo kiboneka, nko guhonyanga amasezerano canke kutayakwirikiza bigakogwa numupangayi AHO amategako aremerera nyenurupangu guhagarika umupangayi atamugishije inama. Nyenurupangu arashobora no gukoresha inzindi nguvu ziwe bidakurikijwe amategako agasubirana inzu yiwe.
- (b) Ngo ikintu cose kizosubigwamwo muraya masezerano yo gupanga bizotegerezwa guca mumyandikiko. Ikizoshikirizwa cose muraya masezerano kizotegerezwa guhabwa agaciro mugihe kizoba gitangiwe mukibanza gitanzwe na nyene gupanga canke aho apanze.
- (c) Ikintu cose kiri muraya masezerano, canke ikizoshikirizwa, kizoba ari icanditse, kandi gishikirizwe munyandiko kuraba bakurikira:

Nyenurupangu: _____ Aho aba _____

Umupangayi: _____ Aho aba _____

6. ITEGEKO RY'IGIHUGU HAMWE NOGUTORERA INYISHU IKIBAZO

- (a) Irisezerano rizokurikizwa ryisunze amategako ya Uganda.
- (b) Nihagira ikibazo icaduka nko kutunvikana, uwiyitira gushira mungiro, canke gutanguza bitemewe, kizobonekeza muriri sezerano, naha nyene inyishu yemejweko nabose izoboneka
- (c) Mugihe ico kibazo kidatorewe inyishu mukiringo c'imisi (30) kitarunvikanwako, aho murashobora kwitura umuhuza waho muba akabahuza.

(d) The mediation shall be conducted before the Local Council Chairperson of the area where the premises is located.

(e) In the event that no fair and agreeable agreement is reached, the Parties may resort to courts of law for dispute resolution.

7. TERMINATION

(a) The tenancy may be terminated by either party giving to the other _____ weeks/months(s) notice in writing of his/her desire to terminate the tenancy.

(b) Any breach of part or all of this agreement shall entitle the aggrieved Party to terminate the agreement, and the same shall be communicated to the other Party in writing.

8. AMENDMENTS/VARIATION

(a) Any amendments/variations to this agreement must be in writing and agreed upon by both Parties.

IN WITNESS WHEREOF, the Parties hereto have signed on the day, month and year mentioned above.

Signed by the Said:

LANDLORD/ NYENURUPANGU

NAME/ AMAZINA

In the presence of/ Imbere y'icabona

WITNESS/ICABONA

NAME/AMAZINA

TENANT/UMUPANGAYI

NAME/AMAZINA

In the presence of/Imbere y'icabona

WITNESS/ICABONA

NAME/AMAZINA

All in the presence of/Imbere y'ivyabona vyose

WITNESS / SUWUDIN

NAME/ AMAZINA

(d) Ubuhuza butegerezwa kuba imbere yuko muja kwitura umukuru wagacimbiri, yaho ugwo rupagu canke inzu itumbereye

(e) Mugihe bishitse hakabamwo uwutanyuzwe ninyishu ivuyemwo, arshobora kwitura ubutungane bukabatunganiriza.

7. GUHAGARIKA

(a) Umupangayi arashobara guhagarikwa giturumbuka kubandaya apanga, hama nyenurupangu akayihira uwundi _____ urwandiko rukugabisha rutegerezwa kuba ugwindwi imwe / amezi bivanye nigihe wunva ushaka kuhavira.

(b) Ikizotera amahane kuruhande narumwe canke kurenga ayamasezerano, bizotuma umwe asezerera uwundi giturumbuka. Nahone bizo shikirizwa munyandiko kuwo biraba.

8. IBISUBIZO / N'IVYEMEWE

(a) Ibisubizo/ N'ivyemewe muriri sezerano , bitegerezwa kuba ari ivyanditse nkuko vyemeranijweko nimpande zose.

IMBERE Y'IVYABONA, impande zose zitegerezwa kubahiriza ayamasezerano duhejeje gusezerana ari heju, imisi yose, kukwezi, numwaka mugushira imbere vyose munyandiko.

Bishizweko imikono nababivuze:

SIGNATURE/SINYATIRE

SIGNATURE/SINYATIRE

SIGNATURE/SINYATIRE

SIGNATURE/SINYATIRE

SIGNATURE/SINYATIRE