



Sample tenancy agreement

For residential and covered commercial lets – Turkish Code of Obligations no. 6098

This document is a sample for information only. Adapt it to your situation before use and seek legal advice where necessary.
The Turkish version prevails.

Property

Neighbourhood / street / no. / flat

District / province

Type (residential / commercial)

Intended use

Condition of the property

Fixtures and fittings (as per attached report)

Parties

Landlord – name / company

ID / tax no.

Landlord – address

Phone / e-mail

Tenant – name / company

ID / tax no.

Tenant – address

Phone / e-mail

Terms

Start date

Term

Monthly rent (in figures and words)

Annual rent

Payment date and method (IBAN)

Deposit (max. 3 months' rent)

Special terms

1. Rent is paid to the bank account no later than the day stated above each month.
2. On renewal, the rent increase may not exceed the 12-month average CPI of the previous rental year (TCO art. 344).
3. Service charges, electricity, water, gas and similar consumption costs are borne by the tenant.
4. The tenant uses the property with care; minor cleaning and upkeep are borne by the tenant, major repairs by the landlord (TCO art. 301, 317).
5. Without the landlord's written consent the tenant may not sublet, assign the use or alter the property.



6. The property is handed over in the condition stated in the attached handover report and is to be returned in the same condition.
7. The tenant complies with the management plan and the owners' resolutions.
8. Matters not covered here are governed by the Turkish Code of Obligations.

Additional terms

No.	Term

Place

Date

Landlord

Tenant

Joint guarantor (if any)

Full name · Date · Signature

Full name · Date · Signature

Full name · Date · Signature