

Building :	Number:	
Landlord :		
represented by :		
Tenant(s) :	Marital status:	
	Number of occupants:	
Subject matter of the Tenancy Agreement :	Flat No.:	Floor:
comprising :		
Outbuildings provided free of charge:		
Is it the main family home?		
Previous tenant:		

This Tenancy Agreement is concluded between the aforementioned Landlord and Tenant(s) under the following conditions:

1. DURATION

This Agreement commences on		at midday and ends on		at midday.
At the end of this period it will expire automatically without notice.				

2. RENT

	Monthly	Bases of calculation	
Minimum net rent	Fr.	Swiss consumer price index	pts
Incidental expenses payable on account (Article 3)	Fr.	Benchmark mortgage rate	%
	Fr.	Cap on net rent increase (*)	Fr.
Total	Fr.		%

(*) The parties consent to the aforementioned cap on the increase to enable the Landlord to adjust the rent within the limits of the admissible yield.

In the case of several tenants, they are all jointly and severally responsible for the rent. The total rent is payable monthly in advance, but is chargeable quarterly in advance in the event of late payment. Interest of 8% p.a. is automatically due on all outstanding payments resulting from the present Tenancy Agreement. **This Tenancy Agreement is an acknowledgement of debts as defined in Article 82 of the Debt Collection and Bankruptcy Act (Article 104 of the Code of Obligations).**

3. INCIDENTAL CHARGES

No guarantee is given with regard to the accuracy of the payment on account received.

3.1 Heating and hot water costs: the Tenant undertakes to pay his share of the costs of providing heating and hot water with the other tenants in the building.

3.2 Other incidental charges: these charges, which are not included in the rent, include the following expenditure:

a) charges for the water supply and sewerage system, electricity and gas, charges for regular preventative lift maintenance, washing machine, tumble-drier, air conditioning and water softener, cable television licence fees, subscription and telephone communication services for the intercom system in the lift and at the entrance door of the building, charges and taxes for the communal aerial, wages and social security contributions for the caretaker and gardener, cleaning products, cleaning of the communal areas of the building, upkeep of the garden, charges and taxes for lighting in the communal areas, charge for the collection and disposal of household refuse, administrative expenses (5 % exclusive of tax).

b)

4. GUARANTEES - SURETIES

Amount (in francs)	: Fr.
Address of the guarantor or agent :	
Type of guarantee	:

This guarantee is payable by the guarantor as well as by the owner or his representative.

5. FINANCIAL CONTRIBUTION BY THE TENANT

The Tenant undertakes in particular to contribute to the costs of servicing the technical facilities in accordance with Article 15 of the General Terms and Conditions, Rules and Rental Practices of the Canton of Valais which are attached to and form an integral part of this Agreement, on the proviso that the total cost of repair will be charged to the Tenant if there has been any negligence or carelessness on his part.

6. LEGAL FRAMEWORK

Anything that is not stipulated in the present Tenancy Agreement is governed by the Code of Obligations and other applicable statutory provisions, by the Framework Agreement in the French language which has legal force as well as by the General Terms and Conditions, Rules and Rental Practices of the Canton of Valais.

7. JURISDICTION

The parties declare that the address for service of process and jurisdiction for any disputes arising from the application or interpretation of the present Agreement is the place where the building is situated.

8. SPECIAL CONDITIONS

This Tenancy Agreement will not enter into force until it has been signed by both parties. It is not valid unless the Tenants have signed by the General Terms and Conditions, Rules and Rental Practices of the Canton of Valais, which form an integral part of this Tenancy Agreement.

Done in in two copies on:

The Tenant(s)

The Landlord or his representative

Attachments: General Terms and Conditions, Rules and Rental Practices of the Canton of Valais.

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