# 房屋租赁合同免费(十四篇)

来源：网络 作者：空山幽谷 更新时间：2024-09-12

*房屋租赁合同房东版 房屋租赁合同免费一甲、乙双方本着自愿、平等的原则，就乙方承租甲方房屋事宜，根据《中华人民共和国合同法》及有关法律、法规的规定，经双方友好协商，达成如下条款，以资遵照履行。第一条 租赁标的租赁标的为位于上海市 工业园区 路...*

**房屋租赁合同房东版 房屋租赁合同免费一**

甲、乙双方本着自愿、平等的原则，就乙方承租甲方房屋事宜，根据《中华人民共和国合同法》及有关法律、法规的规定，经双方友好协商，达成如下条款，以资遵照履行。

第一条 租赁标的

租赁标的为位于上海市 工业园区 路 号 幢厂房及附属房屋和相应的空旷场地(以下简称该物业，附地形图、总平面图)。建筑面积分别为：

1、厂房，建筑面积为 平方米。

2、附属房屋(办公室)，建筑面积 平方米。总计建筑面积为 平方米。场地面积为 平方米。

3、甲方向乙方保证提供 kv用电需求，如果今后不够再协商解决。 上述房屋配备的相应空旷场地面积为 亩，以双方确认的范围为准。

第二条 租赁方式

1、乙方承租甲方该物业并采用包租形式。乙方在租赁期内必须遵守国家的有关法律、法规。

2、甲方保证对上述该物业拥有完全的处置权，将该物业依本合同的约定进行出租不存在任何事实与法律上的障碍，并保障乙方及/或使用单位在本合同有效期间能够持续有效地按上述用途使用该物业。

第三条 租赁期限

1、该物业租赁期限为 年，自20 年 月 日起至20 年 月 日止。租金起算期为 。

2、租赁期届满后，本合同即于终止，甲方有权收回该物业，乙方应于租赁期届满后 天内将该物业返还甲方。

租赁期届满如乙方拟续租的，则乙方需在本合同租赁期届满前三个月内书面通知

甲方，在同等条件下乙方享有优先承租权。

第四条 租金及支付方式

1、租金实行先付后用的方式支付，具体如下：

2、乙方向甲方支付租金，甲方应当开具收据。

第五条 公用事业费用

乙方在租赁期内实际使用而发生的水、电、通讯等公用事业费用由乙方自行承担并在接到上述费用的帐单后按相关部门有关规定的期限内付清，如发生欠费等情况则与甲方无关 。

第六条 甲方的权利、义务

1、甲方应当尽早办妥该物业房屋产权证，并及时向乙方租赁。

2、甲方提供并确保水、电等基础设施并相应配置独立计量表具(每幢厂房供 电 kv、用水量 吨/天)，如乙方对该基础设施需扩容升级的，则承担增加的费用，甲方应予以积极配合。

3、甲方负责保持/维护该物业及其基础设施使之能够满足乙方或使用单位正常使用的性能和安全状态，并承担相关费用。

4、甲方承担该物业的财产保险。

5、甲方承担租赁该物业的房产税及地税(如有)。

6、甲方有权监督、检查乙方或使用单位对该物业的使用情况。

7、甲方在乙方入注前应结清所有公共事业费用，并向乙方提供相应的付费凭据的原件。-

第七条 乙方的权利、义务

1、乙方(包括前述使用单位)在租赁期间有权对该物业依法独立使用，不受任何第三方(包括甲方)非法干涉。

2、乙方应当按本合同约定，及时如数支付租金并承担相关费用。

3、乙方在租赁期间内应爱护甲方物业，不得擅自损坏、破坏该物业，如乙方过失导致物业损坏，应负责修复。

4、乙方(包括前述使用单位)应及时办妥环保、消防等相关手续，如需甲方配合办理的，甲方应积极配合。

5、乙方应对在该物业内的自有财产，包括生产设备、原材料、成品等购置保险，如发生意外，则于甲方无关。

6、乙方有权在双方确认的该物业的租赁范围内构筑围墙。

第八条 合同的变更和解除

1、本合同条款的变更须经双方协商后另行签订书面补充协议。

2、双方同意在租赁期内，有下列情形之一的，本合同即予终止，双方均不承担违约责任。

该物业因社会公共利益被依法征用; 该物业因城市建设，列入动迁范围指区级以上拆迁(不包刮商业拆迁); 该物业因自然灾害而损毁、灭失或被鉴定为危险房屋的; 甲、乙双方如有一方因故不能履行本合同，并征得对方书面同意的。 因拆迁补偿企业的经营损失费、搬迁费等归乙方所有。

第九条 违约责任

1、乙方逾期支付租金的，除应当及时付清该部分租金外，还须以每天1%向甲方支付该部分租金的滞纳金，如乙方逾期超过 天且在甲方书面催告后 天内仍未支付的，甲方有权单方解除本合同并没收押金。

2、甲方未按本合同约定及时将该物业及其附属基础设施移交乙方使用的，应以每天 %月租金向乙方支付滞纳金(可在租金中扣除)。如逾期超过 天且在乙方书面催告后 天内仍未移交的，乙方有权要求甲方赔偿并可以单方面解除本合同。

第十条 索赔

1、如因甲方原因导致本合同无效或者被撤消或者出现任何第三方就该物业使用权向乙方主张权利致使乙方(包括前述使用单位)无法按本合同使用或者继续使用的，甲方应当赔偿乙方(包括前述使用单位)由此造成的经济损失。

2、如因乙方原因造成该物业及附属基础设施损坏、毁坏的，乙方除应当及时修复外，如因乙方原因造成的经济损失，乙方也应当予以赔偿。

3、乙方在租赁期结束归还甲方时应确保租前所租物品的完好率。

第十一条 双方约定的其他事项

1、双方同意该物业的租赁交接日定为20 年 月 日。

2、甲方须提供乙方企业注册所需的一切资料。

第十二条 争议的解除

甲、乙双方因履行本合同而产生争议，双方同意协商解决。如协商不成，任何一方有权向具有相应管辖权的人民法院通过诉讼解决。

第十三条 生效

本合同及附件一式四份，经甲、乙双方代表签名并加盖公章后生效，双方各执二份，具有同等法律效力。

出租人(甲方)： (公章)

代表签名：

承租人(乙方)： (公章)

代表签名：

签订地点：

本合同签订于二o 年 月 日

**房屋租赁合同房东版 房屋租赁合同免费二**

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**房屋租赁合同房东版 房屋租赁合同免费三**

出租方(甲方)：\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

承租方(乙方)：\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

甲、乙双方就房屋租赁事宜，达成如下协议：

一、甲方将位于长沙市

乙方居住使用，租赁期限为经甲方同意，乙方可转租。

二、本房屋月租金为人民币\_\_\_\_\_\_\_\_ 元(\_\_\_\_\_\_\_\_ 元整)，按季结算。每季季初\_\_\_\_\_\_\_\_ 日内，乙方向甲方支付全季租金(12月至2月为一个季度，依此类推)。如乙方延迟支付租金，应当按照每日万分之五的标准向甲方支付滞纳金。

乙方接收承租房屋时，向甲方交纳\_\_\_\_\_\_\_\_ 元(\_\_\_\_\_\_\_\_ 元)押金，乙方退还房屋当日，甲方将该贰仟元押金退还乙方，甲方延迟退还租金的，应当按照每日万分之五的标准向乙方支付滞纳金。乙为：方交纳租金及押金。

三、乙方租赁期间，水费、电费、取暖费、燃气费、物业费以及其它由乙方居住而产生的费用由乙方负担。

四、如房屋需要修缮，乙方应通知甲方进行修缮，并由甲方承担修缮费用。出租房屋内电器家具等设施因正常老化的维修由甲方负责。因出租房屋内空调老旧，甲方承诺在\_\_\_\_\_\_\_\_\_\_\_\_年\_\_\_\_\_\_\_\_\_\_\_\_月前将该房屋内两台空调维修至正常使用状态。如甲方不进行修缮或者空调维修，乙方可自行修缮或者维修，修缮或者维修费用由甲方承担，该费用凭修缮费用收据或者发票在修缮事实发生的下季度租金中扣除。

乙方不得随意损坏房屋设施。因乙方使用不当导致的维修由乙方负责，乙方有权在接收房屋半个月内要求甲方维修出租房屋内电器设施，费用由甲方承担，因乙方使用不当的除外。

甲方承诺在出租房屋内添置一张宽\_\_\_\_\_\_\_\_ 米以上的床，价格经甲方同意，乙方可自行购买并运回出租房屋，购床款及运费由甲方承担，由甲方单独向乙方支付或者在购床事实发生下个季度乙方应付租金中扣除。

五、租赁期满后，如乙方要求继续租赁，则须提前1个月向甲方提出，甲方收到乙方要求后5天内答复。双方协商续签租赁合同或者终止合同。如甲方在该的方式，自年月日起至的房屋出租给年月日止，期限内未答复，则视为同意按同等条件续签本合同。在同等条件下，乙方享有优先租赁的权利。

六、租赁期间任何一方不得无故终止合同。一方终止合同，需提前\_\_\_\_\_\_\_\_ 个月书面通知，经双方协商后签订终止合同书。若一方强行中止合同，须向另一方支付违约金元。

七、双方在签名处注明联系方式，如联系方式变更，应当在\_\_\_\_\_\_\_\_ 日内通知对方，因一方联系方式变更未通知对方引起的责任由未通知方承担。

七、发生争议，甲、乙双方友好协商解决。协商不成时，依法向租赁物所在地人民法院提起诉讼。

八、本合同连同附件一式贰份，甲、乙双方各执壹份，自双方签字之日起生效。

九、房屋内可移动设施清单：

1、洗衣机壹台(状态/购买时间：\_\_\_\_\_\_\_\_\_\_\_年\_\_\_\_\_\_\_\_\_\_\_\_月\_\_\_\_\_\_\_\_\_\_\_\_日

2、空调三台(状态/购买时间)：\_\_\_\_\_\_\_\_\_\_年\_\_\_\_\_\_\_\_\_\_\_\_月\_\_\_\_\_\_\_\_\_\_\_\_日

3、电视机壹台(状态/购买时间：\_\_\_\_\_\_\_\_\_\_年\_\_\_\_\_\_\_\_\_\_\_\_月\_\_\_\_\_\_\_\_\_\_\_\_日

4、电冰箱壹台(状态/购买时间\_\_\_\_\_\_\_\_\_\_年\_\_\_\_\_\_\_\_\_\_\_\_月\_\_\_\_\_\_\_\_\_\_\_\_日

甲方：\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_年\_\_\_\_\_\_\_\_\_\_\_\_月\_\_\_\_\_\_\_\_\_\_\_\_日

乙方：\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_年\_\_\_\_\_\_\_\_\_\_\_\_月\_\_\_\_\_\_\_\_\_\_\_\_日

**房屋租赁合同房东版 房屋租赁合同免费四**

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**房屋租赁合同房东版 房屋租赁合同免费五**

1、本合同适用于在本市行政区域内的房屋租赁，但不包括在建房屋租赁、执行政府租金的房屋租赁和房屋转租。

2、合同签定前，当事人须认真审查对方有关身份证件或法人证件；出租人应向承租人出具《房屋所有权证》或其他合法权属证明。

3、本合同为示范文本，由当事人认真协商后签定。填写时应字迹清楚；空格部分若不填写内容，应用“/”划掉。合同经签字或盖章后，不得任意涂改。

4、合同签定之日起30日内，出租人应当向房屋所在地的区、县房地产管理局办理租赁登记备案手续；当事人一方系外国、港、澳、台地区的，应到市房地产产权市场管理处办理租赁登记备案手续。

5、承租人租赁房屋作为企业住所（经营场所）的，本合同经房地产管理部门登记备案后，向工商行政管理部门申请登记。

6、本合同不得翻印。

租赁当事人：

出租人（以下简称甲方）

国籍/法定代表人：

身份证/营业执照/其他证件：

地址：

邮政编码：

联系电话：

委托代理人：

国籍/法定代表人：

身份证/营业执照/其他证件：

地址：

邮政编码：

联系电话：

承租人（以下简称乙方）

国籍/法定代表人：

身份证/营业执照/其他证件：

地址：

邮政编码：

联系电话：

委托代理人：

国籍/法定代表人：

身份证/营业执照/其他证件：

地址：

邮政编码：

联系电话：

根据《中华人民共和国合同法》、《中华人民共和国城市房地产管理法》等有关法律、法规，甲、乙双方遵循自愿、平等、公平、诚实信用的原则，经协商一致，达成如下条款：

1-1 甲方将座落于 区、县 路、道、街 房屋出租给乙方。该出租房屋面积 平方米（建筑面积、使用面积），产别 ，结构 ，房屋类型 （平房/多层/高层），设计用途 ，房屋所有权证号为 .该房屋 （已/未（设定抵押。

1-2 房屋交付时装修、家具、设备情况，返还时状态及违约责任（见附件一）

2-1 乙方所承租房屋用于

（居住/商业/服务业/办公/工业/其它约定）

2-2 乙方应按照约定的用途使用房屋，不得利用承租房屋进行违法活动。乙方改变房屋用途的，应征得甲方书面同意，并按照规定报经房地产行政主管部门批准。未经甲方书面同意，乙方擅自改变房屋用途，甲方可以解除合同，并要求乙方赔偿损失。

2-3 乙方所承租的房屋用于居住的，每居室（每间）的居住人数不得超过 人。违反约定的，甲方可解除合同。

3-1 房屋租赁期限自 年 月 日起至 年 月 日止。

3-2 甲方于 年 月 日前，将出租的房屋交付乙方。甲方延期交付房屋，乙方有权按下述第 种约定追究甲方违约责任：

1、合同继续履行。甲方自应交付房屋之次日起至实际交付之日止，按每日 元向乙方支付违约金。

2、解除合同。超过应交付日期 个月的，乙方可以解除合同，要求甲方一次性支付 元违约金。若约定的违约金不足抵付乙方损失的，甲方还应负责赔偿超过违约金部分的损失。

3-3 租赁期届满时，甲方有权收回房屋，乙方应按期返还。乙方需继续承租该房屋时，应提前 个月与甲方协商。甲方要求返还房屋，乙方逾期返还的，自租赁期届满之次日起至实际返还房屋之日止，乙方除支付租金外，还应按每日 元向甲方支付违约金。

4-1 甲、乙双方按下列第 种方式计算租金。

1、按建筑面积计算租金，每平方米（月租金、日租金）为 元（人民币）；

2、按使用面积计算租金，每平方米（月租金、日租金）为 元（人民币）；

3、按套计算租金，每套（月租金、日租金）为 元（人民币）

4-2 乙方按下列第 种方式支付租金。

1、按月支付租金，付款时间

2、按季支付租金，付款时间

3、按年支付租金，付款时间

4-3 乙方延期支付租金，甲方有权按下述第 种约定追究乙方违约责任：

1、合同继续履行。乙方除应支付拖欠租金外，还应自应交租金之次日起至实际交付拖欠租金之日止，按每日 元向甲方支付违约金。

2、解除合同。乙方拖欠租金累计达 个月及其以上的，甲方可以解除合同。乙方除应支付累计拖欠租金外，还应自解除合同之次日起至实际交付拖欠租金之日止，按每日 元向甲方支付违约金。

5-1 甲方交付该房屋时，乙方向甲方支付押金，押金为 元。

甲方收取押金后，应向乙方开具收条。

租赁关系终止时，甲方收取的押金以及产生的利息除用以抵充应由乙方承担的 费用外，剩余部分归还乙方。

5-2 租赁期间，使用该房屋所发生的费用（水、电、煤气、通讯、物业管理、有线电视、供热费等）中， 费用由 承担；其他有关费用，均由 承担。

6-1 在租赁期内，甲方应保证出租房屋的使用安全。乙方应合理使用其所承租的房屋及其附属设备。

6-2 租赁期间，乙方拆改房屋的，应预先征得甲方书面同意，并按规定报经房地产行政主管部门批准。未经甲方书面同意，乙方拆改房屋的，甲方可以解除合同，并要求乙方赔偿损失。

乙方装修房屋、增加设备的，应预先征得甲方书面同意，并商定增加的装修、设备的归属及维修责任（见附件二）未经甲方书面同意，乙方装修房屋、增加设备，或因使用不当使房屋和设备损坏的，甲方可以要求乙方给予修复，并赔偿损失。

6-3 房屋及原有附属设备因乙方正常使用，发生损坏的，双方按下列第 种方式承担维修责任。

1、甲方负责出租房屋及原有附属设备的维修，承担维修费用；乙方发现房屋及原有附属设备有损坏或故障时，应及时通知甲方修复；甲方应在接到乙方通知后 日内进行维修，乙方应予以协助。逾期不维修的，乙方可代为维修，甲方承担维修费用及逾期维修造成的损失。

2、乙方负责承租房屋及原有附属设备的维修，并承担维修费用，甲方应予以协助。

7-1 经甲方同意，乙方可以将承租的房屋转租给第三人使用。转租期限不得超过本合同约定的终止日期。乙方转租的，甲乙双方的租赁合同继续有效。

未经甲方同意，乙方擅自转租的，甲方可以解除合同，并要求乙方赔偿损失。

7-2 甲方在租赁期限内出售乙方承租房屋时，应提前三个月通知乙方，同等条件下，乙方可优先购买。

8-1 租赁期间，非本合同约定的情况，甲方解除本合同，提前收回房屋的，甲方向乙方支付违约金 元。若约定的违约金不足抵付乙方损失的，甲方还应负责赔偿超过违约金部分的损失。

8-2 租赁期间，非本合同约定的情况，乙方解除本合同的，乙方向甲方支付违约金 元。若约定的违约金不足抵付甲方损失的，乙方还应负责赔偿超过违约金部分的损失。

9-1 租赁期间，甲方抵押该房屋，须书面通知乙方。

9-2 本合同未尽事宜，甲乙双方另行订立补充条款（见附件三）附件一至三为本合同不可分割部分，具有同等效力。

9-3 在合同履行过程中发生争议，甲乙双方应协商解决；协商不成时，按下列第 种方式处理。

1. 向人民法院提起诉讼。

2. 向 仲裁委员会申请仲裁。

9-4 本合同连同附件共 页，一式 份。甲乙双方、登记备案机关各执一份，其余备用，具有同等效力。

甲方（签章） 乙方（签章）

年 月 日 年 月 日

委托代理人（签章） 委托代理人（签章）

年 月 日 年 月 日

合同登记备案情况：

经审查本合同系甲乙双方自愿签订，符合天津市房屋租赁管理有关规定，准予登记备案。

登记备案机关（章）

年 月 日

**房屋租赁合同房东版 房屋租赁合同免费六**

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