

Detailed Malta Residential Rental Agreement

1. Property & Parties

This agreement applies to the property located at:

Property Address: _____

Landlord Full Name & ID Number: _____

Tenant Full Name & ID Number: _____

Additional Occupants: _____

No person may reside permanently in the property unless listed in this agreement. Unauthorised occupants may be considered a breach of contract.

2. Rent Payment Terms

Monthly rent shall be paid in full on or before the following date each month:

Accepted payment method(s): _____

Any delayed payment may result in written warnings, additional charges where legally permitted, and further legal action if non-payment continues. Persistent late payments may be considered a breach of agreement.

3. Security Deposit

The tenant shall pay a security deposit of €_____ before moving into the property. The deposit may be used to cover unpaid rent, damages, missing items, excessive cleaning, unpaid utility bills, replacement keys, or any breach of agreement causing financial loss to the landlord.

4. Property Condition & Inventory

The property shall be handed over in good condition. A full inventory including furniture, appliances, remotes, keys, air conditioners, and photographs of the property should be attached to this agreement. Any damages identified after move-out which were not previously documented may be charged to the tenant.

5. Utilities & Bills

The tenant shall be responsible for the following utility payments:

Water: _____

Electricity: _____

Internet: _____

Condominium Fees: _____

The landlord may request proof of payment where necessary. Unpaid utility bills remaining after termination may be deducted from the security deposit.

6. Maintenance & Repairs

The tenant agrees to maintain the property responsibly and immediately report damages, leaks, mould, appliance issues, or safety concerns. Damages caused through negligence, misuse, unauthorised alterations, or failure to report issues promptly may remain the tenant's financial responsibility.

7. Property Rules & Restrictions

The following rules apply unless otherwise agreed in writing:

Smoking Allowed: Yes / No

Pets Allowed: Yes / No

Subletting Allowed: Yes / No

Commercial Use Allowed: Yes / No

Illegal activity, excessive noise, disturbances to neighbours, or misuse of the property may be treated as serious breaches of this agreement.

8. Landlord Access & Inspections

The landlord may inspect the property with reasonable notice for maintenance, inspections, repairs, emergencies, or property viewings where legally permitted. Emergency access may occur immediately where necessary to protect the property or neighbouring units.

9. Early Termination & Breach

Required notice period before termination: _____

The landlord may pursue legal remedies where rent remains unpaid, the property is damaged, illegal activity occurs, or the tenant breaches major terms of this agreement.

Agreement Signatures

Landlord Full Name	_____
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Tenant Full Name	_____
Landlord Signature	_____
Tenant Signature	_____
Date	_____