



RESIDENTIAL TENANCY LEASE AGREEMENT

[MOHLE MEMBERSHIP]

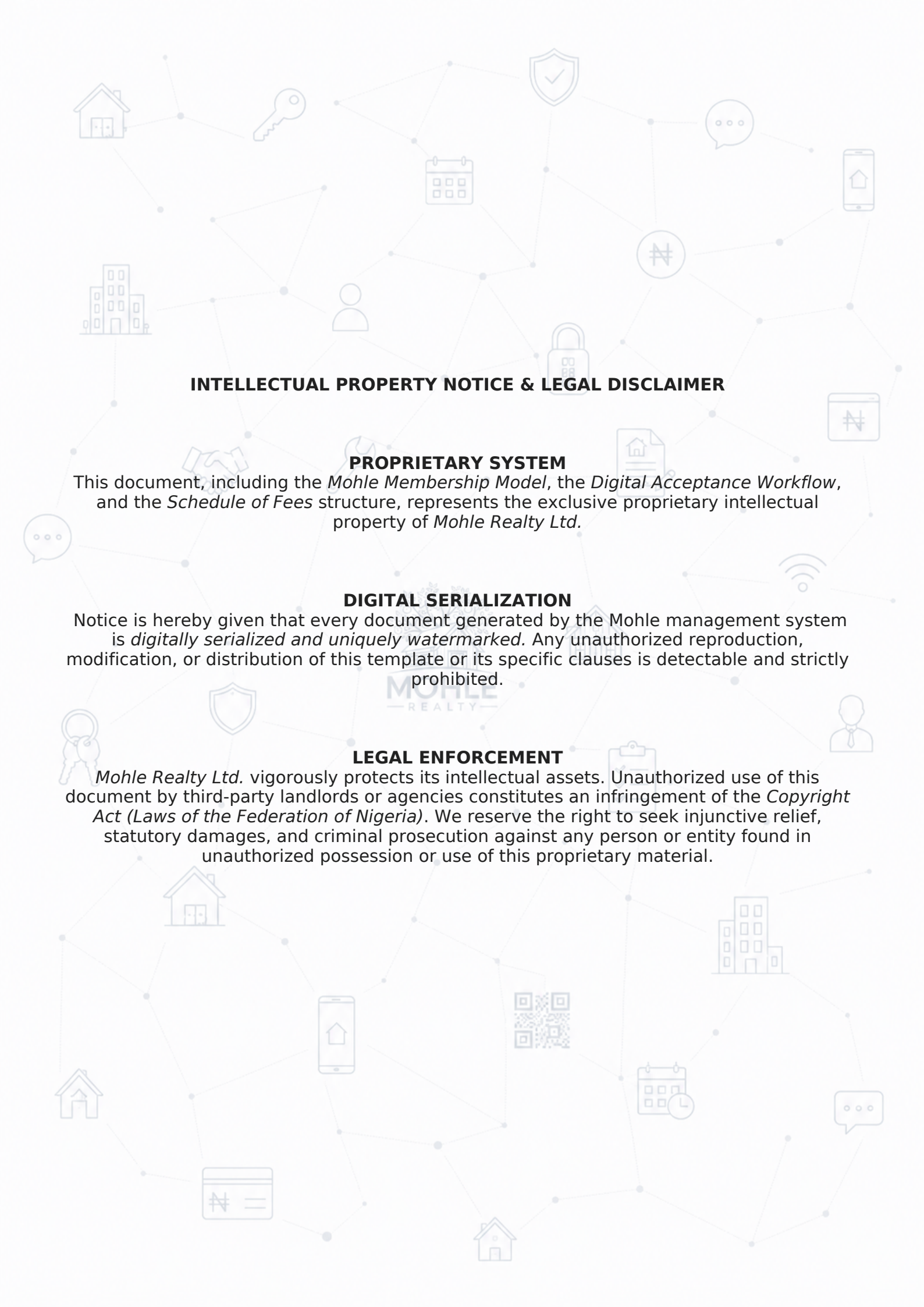
Version 2026.1

T// +234 70 7272 0403
T// +234 91 2567 8151
E// hello@mohle.ng
W// www.mohle.ng

Headquarter & invoice address
Mohle Realty Ltd.
20 Oluwakemi Street
Igbele Ajana, Ado-Odo/Ota L.G.
Ogun State, Nigeria

RC 9528360
Tax ID: 2622795871267





INTELLECTUAL PROPERTY NOTICE & LEGAL DISCLAIMER

PROPRIETARY SYSTEM

This document, including the *Mohle Membership Model*, the *Digital Acceptance Workflow*, and the *Schedule of Fees* structure, represents the exclusive proprietary intellectual property of *Mohle Realty Ltd.*

DIGITAL SERIALIZATION

Notice is hereby given that every document generated by the Mohle management system is *digitally serialized and uniquely watermarked*. Any unauthorized reproduction, modification, or distribution of this template or its specific clauses is detectable and strictly prohibited.

LEGAL ENFORCEMENT

Mohle Realty Ltd. vigorously protects its intellectual assets. Unauthorized use of this document by third-party landlords or agencies constitutes an infringement of the *Copyright Act (Laws of the Federation of Nigeria)*. We reserve the right to seek injunctive relief, statutory damages, and criminal prosecution against any person or entity found in unauthorized possession or use of this proprietary material.

LEGAL NOTICE: This Agreement is a legally binding contract. *The Tenant* acknowledges that the payment of Rent, Operating Costs, or any associated fees into *the Landlord's* designated account constitutes a formal and irrevocable *Acceptance* of all terms and conditions herein. As provided under the Laws of the Federation of Nigeria (including the Evidence Act), the act of payment serves as *the Tenant's* electronic signature. No physical signature is required to make this Agreement enforceable.

1. PARTIES, PREMISES & DEFINITIONS

1.1. **Parties:** This Tenancy Agreement is made between:

- **Landlord/Property Manager:** *Mohle Realty Ltd.*
- **Tenant(s):** As identified in the *Offer Letter/Invoice* (hereinafter referred to as "*the Tenant*"), who is jointly and severally liable for all payments and performance of obligations.

1.2. **Premises:** *The Landlord* lets to *the Tenant* the residential premises described in the *Offer Letter/Invoice* (hereinafter referred to as "*the Premises*").

1.3. **Mohle Membership & Occupancy:** Every individual occupant aged 18 and above who successfully passes KYC/Screening becomes a *Mohle Member*. The terms '*Mohle Member*' and '*Tenant*' are used interchangeably.

- **Primary Member:** The individual(s) identified in the *Offer Letter/Invoice* who are financially responsible for the tenancy. Verification includes full KYC, credit, and financial background screening.
- **Secondary Member:** Any additional adult resident who resides in *the Premises* under the *Primary Member's* tenancy pay *Secondary Membership Fee*. Verification for *Secondary Members* is limited to identity and background screening.
- **Membership Fees:** Applicable fees for Primary and Secondary verification are specified in *Appendix A*. A *Secondary Member* who later applies for a separate tenancy as a *Primary Member* must undergo full financial KYC and pay the applicable *Primary Membership Fee*.

1.4. **No-Fee Core Policy:** In line with Mohle values, Members are charged ₦0.00 Agent Commission, ₦0.00 Inspection Fees, and ₦0.00 Agreement Preparation Fees.

1.5. **House Rules:** Refers to the operational guidelines issued upon onboarding, and any subsequent amendments, additions, or updates issued by *the Landlord* from time to time. Upon communication to *the Member*, such updates are deemed an integral part of this Agreement.

1.6. **Defined Terms:** Terms italicized or capitalized in *Appendix A - Long Term Schedule of Fees* have the same meaning throughout this document. *Appendix A* is incorporated into and forms an integral part of this Agreement.

2. ACCEPTANCE AND PAYMENTS

2.1. **Binding Payment:** *The Tenant* agrees that any payment made toward this tenancy (whether from *the Tenant's* account or by a third party) serves as confirmation of their acceptance of this Agreement.

2.2. Third-Party Payments: Payment made by a third party on behalf of *the Tenant* does not relieve *the Tenant* of any obligations. *The Tenant's* subsequent possession of keys or occupancy constitutes a ratification of the contract.

2.3. Mohle Member Wallet: All funds received from or on behalf of *the Tenant* are first credited to the *Member's Wallet*. *The Tenant* hereby irrevocably authorizes *the Landlord* to deduct and apply funds from the Wallet balance to settle any outstanding Rent, Operating Costs (OPC), or fees as they fall due. Any surplus funds remaining in the *Wallet* are held as a credit balance toward future obligations.

2.4. Rent & Ancillary Costs: Basic rent and Operating Costs (OPC) are outlined in the Invoice. The OPC is a budget-based contribution toward ancillary services (e.g., water, waste, security) coordinated by *the Property Manager*. The Member acknowledges that a *Mohle Service Handling Fee* is applied to OPC line items (as specified in *Appendix A*) to cover the administrative effort of vetting and settling payments with service providers.

2.5. Refund Policy: Rent and associated fees are non-refundable. Where *the Tenant* seeks to terminate the tenancy prior to or during the term, a refund is considered only upon the successful re-letting of *the Premises* to a verified Member. Any refund is limited to the overlapping period paid for by the new occupant, less a *Re-letting Handling Fee* (as specified in *Appendix A*).

3. TERM & RECOVERY OF POSSESSION

3.1. Fixed Term Certain: This tenancy is for a fixed term as specified in the Invoice. It expires automatically by effluxion of time without the need for a Notice to Quit.

3.2. Notice for Renewal/Vacating: While the tenancy is for a Fixed Term, *the Member* agrees to notify *the Property Manager* of their intention to renew or vacate:

- **Standard Arrangement:** Thirty (30) days' notice.
- **Growth Arrangement:** Ninety (90) days' notice.

3.3. Waiver of Statutory Notice: *The Tenant* expressly waives the right to any statutory period of notice (such as a 6-month or 3-month Notice to Quit). Recovery of possession upon expiration shall be subject to the service of a 7-Day Notice of Owner's Intention to Recover Possession as required by law.

3.4. Mesne Profits (Holdover): Where *the Tenant* remains in possession after expiration without renewal, *the Tenant* is liable for Mesne Profits at the prevailing market rate. This is compensation for unauthorized use and is not a punitive fine.

3.5. Accountability & Credit Reporting: Delinquent accounts may be reported to registered credit bureaus and tenant screening databases. This data submission may impact *the Tenant's* future creditworthiness and ability to secure housing or financial services.

4. SECURITY DEPOSIT (CAUTION FEE)

4.1. **Deposit Amount:** *The Tenant* pays a *Security Deposit* equivalent to three (3) months' rent and Operating Costs.

4.2. **Purpose:** The deposit serves as collateral for: (a) Damage to *the Premises*; (b) Unpaid utilities; and (c) Any breach of this Agreement.

4.3. **Optional Growth Arrangement:** Where *the Member* elects to participate in the deposit growth arrangement, the deposit is ethically invested in capital-guaranteed businesses. A minimum of ninety (90) days' notice is required prior to vacating to facilitate liquidation. Failure to provide such notice may result in the forfeiture of accrued returns, though the principal remains guaranteed.

4.4. **Refund Timeline:** Refundable within sixty (60) days after *the Tenant* vacates, subject to:

- Move-out inspection and restoration to the "*Move-in or Better*" standard.
- Settlement of all outstanding obligations and provision of a zero utility balance statement.

5. RESTORATION, MAINTENANCE AND ASSET PROTECTION

5.1. **Restoration Standard:** *The Tenant* is strictly obligated to return the premises in the *exact same or better* decorative and functional condition than at move-in.

5.2. **Tenant Responsibilities:** *The Tenant* is responsible for: (a) Minor repairs; (b) Proper hygiene and sanitation; (c) Pest control after the first 30 days; (d) Moisture/Mold prevention through ventilation; and (e) Prompt reporting of defects.

5.3. **Landlord Responsibilities:** *The Landlord* is responsible for structural repairs (Roof, Foundation, Major External Systems), except where damage is caused by *the Tenant's* negligence or act.

5.4. **Damage & Liability:** *The Tenant* is liable for all damage caused by *the Tenant*, occupants, guests, or staff. Where repair costs exceed the *Security Deposit*, *the Tenant* pays the balance within seven (7) days of demand.

6. USE OF PREMISES, PROHIBITIONS

6.1. **Residential Use:** *The Premises* are used strictly for residential purposes. Subletting or assignment is prohibited without prior written consent.

6.2. **Occupation & Guests:** Occupation is restricted to verified *Mohle Members*. Guests may not stay beyond twenty-one (21) days without prior consent.

6.3. **Conduct:** *The Tenant* does not cause a nuisance, engage in unlawful activities, or keep hazardous materials. The possession or growth of marijuana/cannabis is grounds for immediate eviction.

6.4. **Electricity:** Any act resulting in the disruption of a collective electricity system carries a *Joint Electricity Recovery Fee* (as specified in *Appendix A*).

7. ACCESS & ABANDONMENT

7.1. **Access:** *The Landlord* may enter *the Premises* at reasonable times for inspection or repairs, or at any time in case of emergency. Refusal of access for repairs carries an *Access Refusal Fee* (as specified in *Appendix A*).

7.2. **Abandonment:** *The Premises* may be deemed abandoned where: (a) Rent remains unpaid for fourteen (14) days; AND (b) *The Tenant* is absent for fourteen (14) consecutive days without notice. *The Landlord* may thereafter re-enter and take possession subject to applicable law.

8. LEGAL PROVISIONS

8.1. **Indemnity:** *The Tenant* indemnifies *the Landlord* against any loss arising from *the Tenant's* use of *the Premises*.

8.2. **Insurance:** *The Tenant* is responsible for insuring personal belongings.

8.3. **Dispute Resolution:** Parties first attempt to resolve disputes through mediation (e.g., Lagos Multi-Door Court House) before resorting to litigation. Costs of mediation are shared equally.

8.4. **Costs:** *The Tenant* is liable for reasonable legal and recovery costs incurred by *the Landlord* in enforcing this Agreement.

8.5. **Administrative Recovery Charge:** To compensate for the actual administrative labor and operational costs of debt recovery following a payment default (>3 days), a flat *Administrative Recovery Charge* (as specified in *Appendix A*) is applied to *the Tenant's* account. This fee represents a pre-estimated cost of recovery labor and does not constitute interest or a penalty for the delay of money.

8.6. **Mode of Service:** Notices or official offers delivered via Digital Service (Email/WhatsApp) or Physical Delivery (to *the Premises* entrance) are deemed sufficient and valid personal service. Every official notice carries a unique *Notice Reference (NR)* which governs the funds subsequently paid into the *Member Wallet*. Accounts requiring Physical Delivery incurs a *Physical Service Delivery Fee* (as specified in *Appendix A*) per tenancy term to cover the logistical and administrative costs of manual notice coordination for that period.

8.7. **Priority of Documents:** In any dispute, the *Version Number* stated on the *Offer Letter / Pro Forma Invoice* is the final authority in determining which specific edition of this Agreement (including *Appendix A*) governs the tenancy. In the event of a discrepancy in fees or specific terms, the *Offer Letter/Invoice* generated by *the Property Manager's* system shall prevail over all other communications.

APPENDIX A

LONG-TERM SCHEDULE OF FEES

1. INTRODUCTION

This Appendix outlines the applicable fees, charges, and administrative costs associated with services, compliance requirements, and operational enforcement under the *Residential Tenancy Lease Agreement (Version 2026.1)* to which it is attached and of which it forms an integral part.

2. SCHEDULE OF FEES

Category	Amount	Description
Primary Membership Fee		