

## Repair and Deduct Agreement

This agreement is made on \_\_\_\_\_ between  
\_\_\_\_\_ and \_\_\_\_\_:

That \_\_\_\_\_,  
being necessary for safe, habitable housing free of pests and toxins, will be made under the  
following guidelines:

- The Tenant will make the necessary repairs him/herself. The Landlord will deduct  
\_\_\_\_\_ from the Tenant's \_\_\_\_\_  
rent for the completion of the repairs. Should the repairs cause any further damage, the Tenant  
will be held solely responsible for their repair, or the cost of the damages will be added to the  
monthly rent.
- The Tenant will contract a professional to make the necessary repairs. The Landlord will deduct  
up to \_\_\_\_\_ from the Tenant's \_\_\_\_\_  
rent for the completion of the repairs. Should the repairs cause any further damage or go over the  
allotted budget, the Landlord and Tenant will revisit the agreement and make alterations in  
writing.
- Upon completion of the repairs, the Landlord will have \_\_\_\_\_ days to inspect the  
property and determine if additional damage has been done. Thereafter, any new damages will be  
treated separately from this agreement.

\_\_\_\_\_  
(Tenant)

\_\_\_\_\_  
(Landlord)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Date)