

ROOM RENTAL AGREEMENT

Re: **Blk 304 Ubi Ave 1, #04-115 Singapore 400304**

This Agreement is made on the **26th day of August 2023** between **Goo Chert Chin** (hereinafter known as "The Landlord") on the one part and **Lee Jinsu & You Mingi** (hereinafter known as "The Tenant") on the other part through **PROPNE X REALTY PTE LTD** (hereinafter known as "the Agency").

The Landlord agrees to rent out **1 Room (Master Bedroom)** of the premises to the Tenant at the monthly rental of **S\$1,600.00** for a period of **Six (6) months** commencing from **1st day of September 2023** to **29th day of February 2024** with the terms and conditions stipulated as follows: -

1. The Tenant agrees to pay the Landlord an equivalent of **One (1)** monthly rent as deposit.
2. Such deposit shall be refundable at the end of the term after deductions for damages caused by the Tenant, if any.
3. Deposit and monthly rental to be transferred to **HSBC Account No. 145-460242-492**.
4. The stamp duty on the original and duplicate of this Agreement shall be borne by the tenant and paid forthwith.
5. The Tenant must pay the monthly rental in advance on or before **1st day of each calendar month**.
6. In case of non-payment of rental (the sum having first been demanded) or a breach of the agreement by The Tenant, The Landlord may re-enter and take possession of the said premises. The Landlord shall terminate the Agreement & forfeits the deposit forthwith.
7. The rental **does not include** gas, water and electricity bill. Tenant to bear the expenses according to headcount
8. The rental **includes** Wi-Fi.
9. The tenant shall arrange for AC servicing every 3 months at tenant's expense.
10. The above premises are strictly not for immoral purposes.
11. No smoking in the premises.
12. No pets allowed in the premises.
13. **Compliance with Immigration Act and Women's Charter (Amendment) Act 2019**

12.1 The Tenant shall produce the following documents and provide copies for retention to the Landlord and/or his representing Salesperson:

- a) the original identity cards / passports and other relevant documents of all occupiers evidencing their legal entry into Singapore for their stay / work before the commencement of this Agreement, and
- b) the original identity cards / passports and other relevant documents of all occupiers evidencing the renewal or extension of their lawful stay in Singapore before the expiry thereof.

12.2 In respect of any change in the particulars, immigration status or employment status of the Tenant or the occupier(s), the Tenant shall inform the Landlord of the same in writing not less than fourteen (14) days prior to such change. If the change cannot be anticipated, the Tenant shall inform the Landlord as soon as practicable upon knowledge of such change.

Disclaimer:

This is a general document which may not be appropriate for use in all cases. When in doubt, please seek legal advice. In the event of a dispute, the Landlord/Tenant agree not to hold **PropNex Realty Pte Ltd** liable, for any changes, amendments, additions and deletions that were made on the standard Room Rental Agreement form that had been done with the consent and agreement of both parties prior to the signing of the agreement.

12.3 Where the Tenant notifies the Landlord of a change in occupiers of the Premises, the Landlord is required to conduct all the necessary due diligence checks on the original NRIC/passports/passes/permits, acquire copies and conduct validity checks of the passes and identity documents of the new occupiers.

14. No alteration or additional work is allowed in the premises without The Landlord's permission.

15. The Tenant is not allowed to sublet the premises without The Landlord's permission.

16. The room shall not be occupied by more than **Two (2)** persons.

17. The Landlord shall pay their representing salesperson's estate agency a commission of **S\$800.00** plus GST **S\$64.00** total **S\$864.00**.

18. All commission paid shall not be refunded for services rendered.

19. In the event that the Landlord may grant The Tenant an extension of the said term herein then The Landlord shall pay the agency renewal commission of half month and GST for every 1 year or less period of extension of lease to their respective representing salesperson's estate agency.

20. The Tenant must produce original/photocopy of documents such as NRIC/Passport/ Work Permit / Employment Pass / Student Pass to prove his / her identity and legitimate stay in Singapore.

Commission Cheque shall be made payable to **PROPnex REALTY PTE LTD.**
(A member firm of PropNex – Each member firm is independently owned and operated.)
Company Official Receipt will be issued upon receipt of payment.

By signing below both parties agree to abide by all the above terms and conditions.

Signed by Landlord

Name : Goo Chert Chin
NRIC No. : S8370088B
Contact : 91379493

Signed by Tenant

Name : Lee Jinsu & You Mingi
NRIC/ FIN No. : G2854097W and M4249804
Contact : 87539252

In the presence of)
Name :)
NRIC No.:)
Contact :)

In the presence of)
Name :)
NRIC No.:)
Contact :)

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