

TENANCY AGREEMENT (PRIVATE APARTMENT SAMPLE)

THIS AGREEMENT is made on the 25 OCT 2025

BETWEEN

Name: Mr. Jonathan Ong
NRIC: S9088123K
Address: 30 Holland Drive #09-11, Singapore 270030
Email: jonathan.ong@example.com
(hereinafter known as the "Landlord") of the one part.

AND

Name: Ms. Priya Nair
FIN: G1239874N
Address: 12 Upper Thomson Road #03-07, Singapore 574423
Email: priya.nair@example.com
(hereinafter known as the "Tenant") of the other part.

Premises	25 Lorong 33 Geylang #05-06, Singapore 387985
Term	1 year (Commencing 1 Dec 2025 to 30 Nov 2026)
Monthly Rent	S\$3,600 (payable on or before the 1st day of each month)
Security Deposit	S\$7,200 (two months rent)
Utilities	Tenant to bear utilities and internet charges

1. PREMISES

The Landlord agrees to rent to the Tenant the Premises described above together with all fixtures, fittings, and furniture as per the inventory attached.

2. TERM

The tenancy shall be for a fixed term as stated. Renewal shall be subject to mutual consent and a new agreement.

3. RENT & PAYMENT

The Tenant shall pay the monthly rent without deduction. Rent unpaid after 7 days shall attract an interest charge at 10% per annum.

4. SECURITY DEPOSIT

Deposit shall be refunded within 14 days of vacating, subject to deductions for damages, unpaid bills, or rent.

5. MAINTENANCE & REPAIRS

Tenant shall maintain the premises in good condition and bear minor repairs below S\$200. The Landlord shall handle structural and major repairs.

6. ALTERATION

The Tenant shall not make alterations, paint, or install fixtures without prior written consent.

7. INSPECTION

Landlord may inspect the premises with at least 24 hours' prior notice.

8. INSURANCE

The Landlord shall insure the property structure. The Tenant shall insure personal belongings.

9. TERMINATION

If the Tenant defaults in payment or breaches any clause, the Landlord may terminate the tenancy with written notice.

10. EARLY TERMINATION

Tenant may terminate after 9 months by giving 2 months' notice and paying a penalty of one month's rent.

11. GOVERNING LAW

This Agreement shall be governed by the laws of the Republic of Singapore.

SIGNED by the Landlord:

Signature: _____

Name: Jonathan Ong

NRIC: S9088123K

SIGNED by the Tenant:

Signature: _____

Name: Priya Nair

FIN: G1239874N

Schedule of Occupiers

Priya Nair — FIN: G1239874N — Occupation: Marketing Executive

Ravi Kumar — Passport: H9876543 — Occupation: IT Consultant

This tenancy agreement is a fictional document created for demonstration and testing purposes only. It follows the general structure of Singapore private apartment tenancy agreements and is not intended for legal use.

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