

# TENANCY AGREEMENT (PRIVATE CONDO/APARTMENT)

THIS AGREEMENT is made on the 01 NOV 2025

## BETWEEN

Name: Olivia Mei Chen  
NRIC: S9123456A  
Address: 18 Tanjong Pagar Road, #10-04, Singapore 088440  
Email: olivia.chen@example.com  
(hereinafter known as the "Landlord") of the one part.

## AND

Name: Daniel Wei Lee  
FIN: F1234567X  
Address: c/o BlueWave Technologies Pte Ltd, 50 Collyer Quay #22-01, Singapore 049321  
Email: daniel.lee@bluewave.sg  
(hereinafter known as the "Tenant") of the other part.

## 1. PREMISES & TERM

The Landlord agrees to let and the Tenant agrees to take the premises known as 12 River Valley Road #08-05, Singapore 238630 (the "Premises") together with furniture and fittings as described in the inventory attached, for a period of 12 months commencing from 1 December 2025 (the "Term").

## 2. RENT

The monthly rent shall be S\$4,200 payable monthly in advance on or before the 1st day of each calendar month into the Landlord's nominated bank account. The Tenant shall pay the rent without set-off or deduction.

## 3. SECURITY DEPOSIT

The Tenant shall pay a security deposit of S\$8,400 (equivalent to two months' rent) upon signing this Agreement. The deposit will be held by the Landlord against breach of the Agreement and refunded (less any lawful deductions) within 14 days after the end of the tenancy.

## 4. OUTGOINGS

The Tenant shall be responsible for payment of utilities and services consumed at the Premises (electricity, water, gas, telecoms) unless otherwise agreed in writing.

## 5. MAINTENANCE, REPAIRS & AIRCON

The Tenant shall keep the interior, fixtures and fittings in good order and carry out minor repairs not exceeding S\$200 per item. The Landlord shall be responsible for major repairs and servicing of built-in systems and for fair wear and tear.

## 6. NO ALTERATIONS OR SUBLETTING

The Tenant shall not carry out alterations, drilling or structural changes without prior written consent of the Landlord and shall not assign or sublet the whole or any part of the Premises without written permission.

## 7. ACCESS FOR VIEWING & REPAIRS

The Tenant shall permit the Landlord (or agent) reasonable access for inspection, repairs or for viewings of prospective tenants or purchasers upon prior notice.

## 8. INSURANCE & LIABILITY

The Landlord will insure the building and landlord's fixtures. The Tenant is responsible for insuring personal possessions. The Tenant shall indemnify the Landlord against claims arising from the Tenant's negligence.

## 9. DEFAULT & TERMINATION

If the rent is unpaid for 7 days after the due date, or the Tenant otherwise breaches the Agreement, the Landlord may re-enter and terminate the tenancy. Interest on overdue rent shall accrue at 10% per annum from the due date.

## 10. DIPLOMATIC CLAUSE

If after 6 months from commencement the Tenant is deported, relocated overseas by employer, or otherwise prevented from remaining in Singapore, the Tenant may terminate the tenancy by giving two months' notice or paying two months' rent in lieu, subject to documentary proof.

## 11. GOVERNING LAW & NOTICES

This Agreement is governed by the laws of the Republic of Singapore. Notices shall be served by registered post or email to the addresses stated herein.

## **12. INVENTORY & JOINT INSPECTION**

An inventory list of furniture and fittings is attached. At the end of the Term the Landlord and Tenant will perform a joint inspection and the Premises shall be returned in like condition (fair wear and tear excepted).

IN WITNESS WHEREOF the parties have set their hands the day and year first above written.

### **SIGNED by the Landlord**

Name: Olivia Mei Chen  
NRIC No.: S9123456A

In the presence of:

Name: Tan Mei Ling  
NRIC No.: S7123452D

### **SIGNED by the Tenant**

Name: Daniel Wei Lee  
FIN No.: F1234567X

In the presence of:

Name: Aaron Koh  
NRIC No.: S8123457K

**List of Occupiers**

Daniel Wei Lee — FIN: F1234567X — Occupation: Software Engineer

Lim Su Mei — Passport: E9876543 — Occupation: Researcher

This Tenancy Agreement is a fictional, sample document generated for demonstration purposes only and is not legal advice. It is modelled on a standard tenancy agreement format. For any real tenancy, seek legal advice or use an appropriate standard form. The original reference document used to model this sample is the user's uploaded tenancy agreement.

Document generated on 30 Oct 2025, 08:42:54