

# TENANCY AGREEMENT (EXECUTIVE CONDOMINIUM SAMPLE)

THIS AGREEMENT is made on the 30 OCT 2025

## BETWEEN

Name: Mrs. Sarah Lim Hui Wen  
NRIC: S8765432E  
Address: 5 Ang Mo Kio Street 64, #10-02, Singapore 569085  
Email: sarah.lim@example.com  
(hereinafter known as the "Landlord") of the one part.

## AND

Name: Mr. Kelvin Tan Jun Hao  
FIN: G9988776P  
Address: 33 Serangoon North Avenue 3, #03-08, Singapore 550333  
Email: kelvin.tan@example.com  
(hereinafter known as the "Tenant") of the other part.

|                  |   |
|------------------|---|
| Premises         | 78 Compassvale Bow, #15-09, Singapore 544784                              |
| Term             | 9 months (Commencing 1 Jan 2026 to 30 Sep 2026)                           |
| Monthly Rent     | S\$3,200 (payable on or before the 5th day of each month)                 |
| Security Deposit | S\$6,400 (two months rent)  |
| Utilities        | Tenant to pay all utilities; Landlord to pay property tax and maintenance |

## 1. PREMISES

The Landlord hereby lets to the Tenant the above-stated Premises together with fixtures and fittings as per the attached inventory list.

## 2. TERM

The tenancy shall be for a fixed term as stated and may be renewed subject to mutual agreement.

## 3. RENT

The Tenant shall pay the rent on or before the 5th day of every month. Payments shall be made via bank transfer to the Landlord's nominated account.

## 4. SECURITY DEPOSIT

The Tenant shall pay a security deposit upon signing this Agreement. The deposit shall be refunded within 14 days after the expiration of the tenancy, subject to any deductions for damages or unpaid obligations.

## 5. USE OF PREMISES

The Tenant shall use the Premises for residential purposes only and shall not conduct business or illegal activities on the premises.

## 6. REPAIRS AND MAINTENANCE

The Tenant shall maintain the Premises in good and tenantable condition and bear minor repairs up to S\$150 per item. The Landlord shall be responsible for major structural repairs.

## 7. AIR-CONDITIONING SERVICING

The Tenant shall service the air-conditioning units once every three months at their own cost and provide receipts to the Landlord.

## 8. PETS AND NOISE

No pets or animals shall be kept on the Premises without prior written consent of the Landlord. The Tenant shall ensure that noise is kept at a reasonable level.

## 9. TERMINATION AND DEFAULT

In the event of default or non-payment, the Landlord may terminate this Agreement with one month's notice. Tenant shall vacate the Premises immediately upon termination.

## 10. DIPLOMATIC CLAUSE

If the Tenant is transferred overseas by the employer after six months, the Tenant may terminate this Agreement with two months' written notice and documentary proof.

#### **11. GOVERNING LAW**

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

SIGNED by the Landlord:

Signature: \_\_\_\_\_

Name: Sarah Lim Hui Wen

NRIC: S8765432E

SIGNED by the Tenant:

Signature: \_\_\_\_\_

Name: Kelvin Tan Jun Hao

FIN: G9988776P

**Schedule of Occupiers**

Kelvin Tan Jun Hao — FIN: G9988776P — Occupation: Product Designer

Ng Jia Wei — Passport: T1298765 — Occupation: Financial Analyst

This tenancy agreement is a fictional document created for educational and demonstration purposes. It reflects the general format of tenancy agreements used for executive condominiums in Singapore.

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