



ERA Realty Network Pte Ltd.

Estate Agent Licence No. L3002382K
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Letter Of Intent (ERA Serving Tenant)

Date: _____

To: _____

SUBJECT TO CONTRACT

Dear Sir/Madam,

RE: LETTER OF INTENT FOR TENANCY OF _____

(the "**Property**")

Pursuant to your request to rent out the Property, we are pleased to inform you that _____

(the "**Tenant**"), intends to rent the Property based on the following terms and conditions:-

Rent S\$_____ per month (unfurnished / partially furnished as per attached Inventory List / fully furnished as per attached Inventory List) inclusive of maintenance charges, payable monthly in advance, on the _____ day of each month.

Tenancy Commences On _____.

Duration of Tenancy _____ months with an option to renew for a further _____ months at the then prevailing market rent.

Diplomatic Clause The Tenant is entitled to preterminate the tenancy by giving at least _____ month(s) written notice if the Tenant/Occupant is transferred out of Singapore permanently by his organisation or ceases to be employed, provided that:-
a. Such notice may be given only after a tenancy period of at least twelve (12) months; and
b. The Tenant shall refund to the Landlord, in respect of the unexpired portion of the tenancy, a proportionate part of the commission of S\$_____ (inclusive of Goods and Services Tax), paid by the Landlord to the Landlord's real estate agent.

Security Deposit S\$_____

Utilities Supply Charges for the supply of water, electricity and gas shall be borne by the Tenant.

Telecommunication Charges Telecommunication Charges shall be borne by the Tenant.

Singapore Cable Vision Charges for Singapore Cable Vision facilities which are incurred by the Tenant shall be borne by the Tenant.

Occupants Only persons approved by the Landlord are permitted to occupy the Property, which approval shall not be unreasonably withheld. The Tenant shall at all times ensure that all occupants of the Property comply with all applicable laws for entering and staying in Singapore.

Stamp Duty Stamp duty on the Tenancy Agreement and other administration charges shall be borne by the Tenant.

Due Diligence Prior to execution of the Tenancy Agreement, the Tenant shall produce all relevant documents to verify that the Tenants/Permitted Occupiers are not prohibited immigrants under the provisions of the Immigration Act.

Lapse of Offer This offer shall lapse within _____ (_____) days from the date hereof. In the event this offer is not accepted by the stipulated date, any deposit

or monies received by the Landlod shall be returned to the Tenant immediately and thereafter neither party shall have any claims against each other.

Tenant's Other Requirements _____

Good Faith Deposit Enclosed please find the amount of \$_____ (Cheque No. _____)
being payment of the good faith deposit. This will form part of the security deposit if a Tenancy Agreement is entered into between the Landlord and Tenant. The balance of the deposit (if any) and rent will be paid upon Execution of the Tenancy Agreement.

Tenancy Agreement The Landlord shall provide a draft copy of the Tenancy Agreement to the Tenant by _____.
The Landlord and the Tenant shall reach an agreement on the terms of the Tenancy Agreement by _____, failing which the Landlord shall return the Good Faith deposit to the Tenant in full, without interest, in full and final settlement of the matter. Please confirm your acceptance to the above by signing below.

Yours faithfully,

ERA Salesperson

Name: _____ CEA Reg No.: _____ Associate Code: _____

TENANT

I/We confirm acceptance of the above terms and conditions:

Dated this _____ day of _____ 20_____.

Signature of Tenant (or its authorised signatory)

Name: _____

ID No.: _____

Signature of Tenant (or its authorised signatory)

Name: _____

ID No.: _____

LANDLORD

I/We confirm acceptance of the above terms and conditions:

Dated this _____ day of _____ 20_____.

Signature of Landlord (or its authorised signatory)

Name: _____

ID No.: _____

Signature of Landlord (or its authorised signatory)

Name: _____

ID No.: _____