

## Letter Of Confirmation For Rent

**DS-LOCR-105081**

**Date:** 1/9/24

For the avoidance of doubt, by executing this Letter of Confirmation, both Tenant(s) and the Landlord(s) unequivocally agreed that the entire terms and conditions of this Letter shall be read collaboratively to be applicable to both parties with RM 2200.00 as agreed monthly rental.

Property Address: B-21-09, Menara B, Edumetro, Persiaran Subang Permai, UST 1, 47500 Subang Jaya, Selangor.

Tenant(s): Wang, Si Yi

NRIC/Passport No: EK3415040

1. I/We have inspected the above property and hereby offer to rent the said property on the following terms & conditions:

- |  |                   |
|--|-------------------|
| i. Earnest Deposit for one month:  | RM <u>2200.00</u> |
| ii. Security Deposit (equivalent to <u>two</u> month(s) rental):   | RM <u>4400.00</u> |
| iii. Utility Deposit (Electricity, Water and Sewerage) (equivalent to <u>half</u> month(s) rental):                              | RM <u>1100.00</u> |
| iv. Stamping fee of Tenancy Agreement:   | RM <u>766.00</u>  |
| v. Disbursement of Tenancy Agreement (inclusive SST):  | RM <u>-</u>       |
| vi. Access Card & car park deposit:  | RM <u>200.00</u>  |
| vii. Total Outstanding to be paid before handover of keys:   | RM <u>6466.00</u> |
| viii. Period of Tenancy <u>one</u> year(s) with an option to renew for another <u>one</u> year(s) at the prevailing market rate. |                   |
| ix. Commencement date: <u>15/9/2024</u>  |                   |
| x. Fittings & Furnishing: The Rental shall include the property's fittings & furnishing as per attached inventory list (if any). |                   |
| xi. Disbursement Cost: Tenant to bear all costs incurred in the preparation and stamping of the Tenancy Agreement.               |                   |
| xii. Vacant Possession: Delivery of Vacant Possession shall be upon the payment of Total Outstanding as stated above.            |                   |

2. Execution: I/We agree to execute the Tenancy Agreement within **14** working days from the date of Landlord's acceptance ("Execution Period"), failing which only the above Earnest Deposit shall be forfeited. In the event such other sums beyond the Earnest Deposit have been paid to the Landlord, the Landlord shall refund the same to IQI REALTY SDN BHD as stakeholders within five (5) working days from the expiry of the Execution Period, failing which an interest rate of 8 % per annum shall be charged upon such sums and the Tenant shall be at liberty to commence legal proceedings against the Landlord for the recovery of such sums and interest at the costs of the Landlord. For the avoidance of doubt, in such instance, the parties agreed that IQI REALTY SDN BHD shall not be held responsible and shall keep IQI REALTY SDN BHD indemnified (as the case may be) for any loss arising out of or in respect of the said recovery process and/or such other processes related thereto.

3. Other Conditions: -

- The Tenant hereby attaches the sum of RM 2200.00 by (Cash) payable to **IQI REALTY SDN BHD** as stakeholder, being the Earnest Deposit towards the Total Outstanding of the above property. This Earnest Deposit shall form part of the payment towards the rental of the property. The Tenant irrevocably permit IQI REALTY SDN BHD to bank in the cheque prior to the Landlord(s) acceptance of this offer. In the event that the Landlord(s) reject(s) this offer, the Earnest Deposit is to be refundable to the Tenant within five (5) working days.
- The Tenant and the Landlord agree to fully indemnify IQI REALTY SDN BHD against all claims by either party, if for any reason whatsoever, either party does not proceed to execute the Tenancy Agreement after the Earnest Deposit has been collected.
- The Tenant acknowledges that this offer is only effective upon the final acceptance by the Landlord(s) countersigning this Letter of Confirmation for Rent and the Landlord, being the registered owner/person authorized by the registered owner of the above mentioned property, acknowledges that by countersigning this offer, the Landlord accepts the terms and conditions as stated herein.
- The Landlord agrees to pay IQI REALTY SDN BHD a total agency fee of one month's rental plus **8.0%** SST amounted to RM 2200. The said agency fee shall be made payable immediately upon the signing of the TA or upon taking possession of the premises, whichever is earlier. The Landlord irrevocably instruct IQI Realty Sdn Bhd to deduct the agreed agency fee from the Earnest Deposit and release the remaining Earnest Deposit (if any) to Landlord and/or Landlord's appointed lawyer upon the signing of the Tenancy Agreement.
- In the event that after having accepted this offer and the Earnest Deposit, and not due to the reason of any dispute relating to the terms of the Tenancy Agreement, the Landlord refuses to rent the said premises to the Tenant, the Landlord agrees to immediately refund the Earnest Deposit to the Tenant plus agreed liquidated damages (compensation) being a sum equivalent to the Earnest Deposit and the Landlord agrees to pay IQI REALTY SDN BHD an equivalent to 50% of the above mentioned agency fee.
- In the event that the transaction is aborted by the Tenant's refusal to proceed with the Tenancy Agreement for whatsoever reason before the Tenancy Agreement is signed but after the Earnest Deposit is paid, and not due to the reason of any dispute



## Letter Of Confirmation For Rent


**DS-LOCR-105081**


**Date:** 11/9/24

relating to the terms of the Tenancy Agreement, the Earnest Deposit will be forfeited and the Landlord agrees to pay IQI REALTY SDN BHD a fee equivalent to 50% of the forfeited Earnest Deposit or 50% of the above mentioned agency fee, whichever is lesser.

10. All signatories hereby agree to comply with the Malaysia Anti-Corruption Commission Act 2009 and Amendment Act - Section 17A of the MACC Act 2009 (MACC 2009) and Anti-Money Laundering, Anti-Terrorism Financing and Proceeds of Unlawful Activities Act 2001 (AML/CFT).
11. Each party further represents and agrees that each has duly reviewed all aspects of this Letter and fully understands the terms and conditions thereof, has authority to enter into this Letter and has executed this Letter based upon such party's own judgment, and knowingly, voluntarily, and without duress, agrees to all of the terms set forth in this Letter.
12. All payments/cheques should be made directly to **IQI REALTY SDN BHD**. Bank: **MAYBANK, ACC NO: 5641-6444-1931** (Client Account). Should you require a receipt, please ask for a receipt of the total amount paid and highlight any discrepancy between the receipt and the amount paid (should there be any).

This letter is executed by the following parties:

<b>Tenant(s) Signature</b> :	<u>王思懿</u>	<b>Negotiator(s) Signature:</b>	<u></u>
<b>Name/Company</b> :	<u>Wang, Siyi</u>	<b>Name</b> :	<u>PUAH YAW HOOI</u>
<b>NRIC/Passport/SSM</b> :	<u>EK3415040</u>	<b>NRIC/Passport</b> :	<u>790312025047</u>
<b>Date</b> :	<u>                    </u>	<b>Date</b> :	<u>                    </u>

<b>Landlord(s) Signature</b> :	<u>Tang Pei Ni</u>	<b>Negotiator(s) Signature:</b>	<u></u>
<b>Name/Company</b> :	<u>Tang Pei Ni</u>	<b>Name</b> :	<u>PUAH YAW HOOI</u>
<b>NRIC/Passport/SSM</b> :	<u>960421-10-5766</u>	<b>NRIC/Passport</b> :	<u>790312025047</u>
<b>Date</b> :	<u>                    </u>	<b>Date</b> :	<u>                    </u>