

RENTAL AGREEMENT

PROBLEMATIC RENTAL TERMS

LANDLORD: ABC Property Company

TENANT: John Doe

RENTAL AMOUNT: S\$3,500 per month

SECURITY DEPOSIT: S\$17,500 (5 months rent) - EXCESSIVE!

LEASE PERIOD: 12 months

PROBLEMATIC CLAUSES:

1. The Tenant must pay an additional "maintenance fee" of S\$500 monthly (unclear purpose).
2. The Landlord may enter the premises at any time without notice for "inspections".
3. The Tenant is responsible for ALL repairs regardless of cause, including structural damage.
4. No termination allowed under any circumstances by the Tenant.
5. Security deposit is non-refundable for any reason.
6. Late payment incurs 10% monthly interest (excessive).
7. Tenant must pay legal fees for any disputes, even if Tenant wins.

This agreement is designed to test the legal checker system's ability to identify problematic clauses that violate Singapore rental law and fair trading practices.