

## ROOM RENTAL AGREEMENT

Re [REDACTED] \_\_\_\_\_  
Singapore [REDACTED] \_\_\_\_\_

This Agreement is made on the [REDACTED] day of [REDACTED] between [REDACTED] (hereinafter known as "The Landlord") on the one part and [REDACTED] (hereinafter known as "The Tenant") on the other part through **PROPnex REALTY PTE LTD** (hereinafter known as "the Agency").

The Landlord agrees to rent out [REDACTED] Room(s) of the [REDACTED] remises to the Tenant at the monthl rental of S\$ [REDACTED] for a period of [REDACTED] months commencing from [REDACTED] with the terms and conditions stipulated as follows:-

1. The Tenant agrees to pay the Landlord an equivalent of One (1) monthly rent as deposit.
2. Such deposit shall be refundable at the end of the term after deductions for damages caused by the Tenant, if any.
3. The Tenant must pay the monthly rental in advance on or before [REDACTED].
4. In case of non-payment of rental (the sum having first been demanded) or a breach of the agreement by The Tenant, The Landlord may re-enter and take possession of the said premises. The Landlord shall terminate the Agreement & forfeits the deposit forthwith.
5. The rental **includes** water, electricity, gas bills and cap@S\$80/pax. Any excess will be shared by all the occupiers in the unit.
6. The above premises are strictly not for immoral purposes.
7. **Compliance with Immigration Act and Women's Charter (Amendment) Act 2019**
  - 7.1 The Tenant shall produce the following documents and provide copies for retention to the Landlord and/or his representing Salesperson:
    - a) the original identity cards / passports and other relevant documents of all occupiers evidencing their legal entry into Singapore for their stay / work before the commencement of this Agreement, and
    - b) the original identity cards / passports and other relevant documents of all occupiers evidencing the renewal or extension of their lawful stay in Singapore before the expiry thereof.
  - 7.2 In respect of any change in the particulars, immigration status or employment status of the Tenant or the occupier(s), the Tenant shall inform the Landlord of the same in writing not less than fourteen (14) days prior to such change. If the change cannot be anticipated, the Tenant shall inform the Landlord as soon as practicable upon knowledge of such change.
  - 7.3 Where the Tenant notifies the Landlord of a change in occupiers of the Premises, the Landlord is required to conduct all the necessary due diligence checks on the original NRIC/passports/passes/permits, acquire copies and conduct validity checks of the passes and identity documents of the new occupiers.
8. No alteration or additional work is allowed in the premises without The Landlord's permission.
9. The Tenant is not allowed to sublet the premises without The Landlord's permission.
10. The premises / room shall not be occupied by more than 2 persons.





**Disclaimer:**






This is a general document which may not be appropriate for use in all cases. When in doubt, please seek legal advice. In the event of a dispute, the Landlord/Tenant agree not to hold **PropNex Realty Pte Ltd** liable, for any changes, amendments, additions and deletions that were made on the standard Room Rental Agreement form that had been done with the consent and agreement of both parties prior to the signing of the agreement.

11. Minor repair rules of S\$200 applies for furniture and fixture in the room.
12. The Landlord shall pay their representing salesperson's estate agency a commission of S\$681.25 (GST inclusive)
13. The landlord will provide monthly housekeeping and air con servicing every 3 months. The tenant shall handover the unit back to landlord in clean/clear and reasonable condition except wear and tear expected at end of tenancy. The landlord has the right to deduct the deposit if cleaning, disposal and repair cost incurred.
14. All commission paid shall not be refunded for services rendered.
15. In the event that the Landlord should grant The Tenant an extension of the said term herein then The Landlord and The Tenant shall pay the agency renewal commission of half month and GST for every 1 year or less period of extension of lease to their respective representing salesperson's estate agency.
16. **The Tenant must produce original/photocopy of documents such as NRIC/Passport/ Work Permit / Employment Pass / Student Pass to prove his / her identity and legitimate stay in Singapore.**

Commission Cheque shall be made payable to **PROPnex REALTY PTE LTD.**  
(A member firm of PropNex – Each member firm is independently owned and operated.)  
Company Official Receipt will be issued upon receipt of payment.

By signing below both parties agree to abide by all the above terms and conditions.

Signed by Landlord  
Name :   
NRIC No. :   
Contact :   
Address :   
Singapore 118617

Signed by Tenant  
Name :   
NRIC No. :   
Contact :   
Address :   
Singapore 

In the presence of )  
Name :  )  
NRIC No.:  )  
Contact :  )

In the presence of )  
Name :  )  
NRIC No.:  )  
Contact :  )

<sup>i</sup> Any one salesperson shall not accept any commission from both the Landlord and the Tenant regardless of whether or not consent has been obtained from either party. This is in strict compliance with the Estate Agents (estate Agency Work) Regulations 2010.

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