

# RESIDENTIAL TENANCY AGREEMENT

(Singapore)

## 1. PARTIES TO THE AGREEMENT

**LANDLORD:** Mr. Tan Ah Beng  
NRIC: S1234567A  
Address: 123 Orchard Road, #15-01, Singapore 238123  
Contact: +65 9123 4567

**TENANT:** Ms. Sarah Johnson  
Passport: E12345678  
Address: 456 Marina Bay, #20-05, Singapore 018956  
Contact: +65 8765 4321

## 2. PROPERTY DETAILS

**Property Address:** 789 Clementi Avenue 3, #08-12, Singapore 129954  
**Property Type:** 3-bedroom HDB flat  
**Furnished:** Fully furnished  
**Floor Area:** Approximately 90 square meters

## 3. RENTAL TERMS

**Monthly Rent:** S\$2,800.00  
**Security Deposit:** S\$8,400.00 (3 months rent)  
**Lease Period:** 24 months  
**Commencement Date:** 1st September 2025  
**Expiry Date:** 31st August 2027  
**Payment Due:** 1st day of each month  
**Late Payment Fee:** S\$50.00 per day after 7 days grace period

## 4. TERMS AND CONDITIONS

- The Tenant shall pay the monthly rent punctually without any deduction or set-off.
- The security deposit shall be refunded within 14 days after the expiry of this agreement, subject to deductions for damages, unpaid rent, or other breaches.
- The Tenant is responsible for utility bills including electricity, water, gas, internet, and cable TV charges.
- No pets are allowed in the premises without prior written consent from the Landlord.
- The Tenant shall maintain the property in good condition and report any damages immediately.
- Subletting or assignment of this tenancy is strictly prohibited without written consent.

## 5. MAINTENANCE AND REPAIRS

5.1 The Landlord shall be responsible for major structural repairs and maintenance of fixed installations.

5.2 The Tenant shall be responsible for minor repairs, regular cleaning, and maintenance of movable fixtures and fittings.

5.3 Any repairs exceeding S\$200.00 require prior written approval from the Landlord.

## 6. TERMINATION

6.1 Either party may terminate this agreement by giving 2 months written notice.

6.2 The Landlord may terminate immediately for non-payment of rent exceeding 14 days or material breach of agreement terms.

6.3 Upon termination, the Tenant shall vacate the premises and return all keys and access cards.

## 7. LEGAL COMPLIANCE

7.1 This agreement is governed by Singapore law and subject to HDB regulations.

7.2 Any disputes shall be resolved through the Small Claims Tribunal or Singapore courts.

7.3 Both parties acknowledge they have read and understood all terms and conditions.

## 8. SIGNATURES

### LANDLORD:

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

Name: Mr. Tan Ah Beng

### TENANT:

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

Name: Ms. Sarah Johnson

### WITNESS:

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

Name: \_\_\_\_\_