

ROOM RENTAL AGREEMENT (PRIVATE CONDO/APARTMENT)

THIS AGREEMENT is made on the **02nd** day **MAY 2025**

BETWEEN

Name: [REDACTED]
UEN: [REDACTED]
Address: [REDACTED]

(hereinafter known as the “**Landlord**” which expression where the context so admits shall include the Landlord’s successors and assigns) of the one part.

AND

Name: [REDACTED]
Passport No.: [REDACTED]

(hereinafter known as the “**Tenant**” which expression where the context so admits shall include the Tenant’s successors and assigns) of the other part.

WHEREBY IT IS AGREED AS FOLLOWS:

The Landlord agrees to let and the Tenants to take one **COMMON BEDROOM** of the premises known as [REDACTED] (hereinafter called the “Premises”) together *with/without the furniture, fixtures and other effects therein (as more fully described in the Inventory List attached)* * for a period of **12** months commencing from **14th JULY 2025** to **13th JULY 2026** (the “Tenancy Agreement”), at the monthly rental of **S\$ [REDACTED]** payable monthly in advance without deduction whatsoever on the 14th day of each calendar month (the “Rent”).

All payment of Rent shall be made to the account of the Landlord and/or its representative: [REDACTED] at **UOB** bank with account number: [REDACTED] If the payment is by GIRO, evidence of such GIRO arrangement shall be provided by the Tenant to the Landlord within 1 month from the commencement of this Tenancy Agreement.

1. The Tenant hereby agrees with the Landlord as follows:

(a) To pay the Rent at the times and in the manner aforesaid without any deduction whatsoever.

RENT

(b) The Tenant shall pay to the Landlord the sum of **S\$ [REDACTED]** (which is equivalent to **01**-month(s) rental) upon signing this Tenancy Agreement to be held by the Landlord as a security deposit for the due performance and observance of the terms and conditions herein. If the Tenant fails to perform and/or comply with any of the conditions of this Tenancy Agreement, the Landlord shall be entitled to deduct such amount from the security deposit to remedy the breach and the balance thereof after deduction shall be refunded without interest to the Tenant within fourteen (**14**) days from the expiry or termination of the Agreement. The security deposit shall not be utilised by the Tenant to set off any Rent payable under this Agreement.

SECURITY DEPOSIT

(c) This lease agreement is for a **fixed** term. In the event any party decides to terminate this agreement before its expiry for any reasons other than as provided for in this Agreement (“defaulting party”), then the other party (“innocent party”) shall be entitled to enforce the terms of this Agreement for Specific Performance, Damages (to recover any losses suffered) or otherwise as the case may be.

FIXED TERM

Initials

Landlord



Tenant

(d) Monthly utilities billing (Electricity, Water, Gas) is included in the monthly rental.	UTILITIES BILLING
(e) All tenants should ensure prudent usage of utilities (electricity, water and gas) and switch off devices when they are not in use. Usage of utilities are cap at \$ XXXX /month per person. All occupants are jointly responsible to pay any excess.	UTILITY – EXCESS USAGE OF IN THE PREMISES
(f) At the Tenant's own cost and expense to keep the interior of the Premises including the sanitary and water apparatus, the furniture, doors and windows in good and tenantable repair and condition, fair wear and tear excepted, throughout the term and to replace the same with new ones if damaged, lost or broken and to yield up the same in good order and condition at the end of this Tenancy Agreement.	MAINTENANCE OF DEMISED PREMISES
(g) To accept the current condition and the current furnishing . Any additional item shall be at its own expenses and shall not be considered as part of the inventory list. No disposal of any item in the signed inventory list is allowed as they form part of the inventory list.	AS-IT-IS CONDITION
(h) To observe the No Smoking rule for the comfort of the other housemates and to prevent potential fire hazard. A fine of \$200.00 will be imposed if you are found smoking in the house. The Landlord reserves the right to terminate this lease agreement and forfeit the Security Deposit after 2 warnings have been served to the Tenant	NO SMOKING
(i) To replace the key(s) and/or access card(s) at the Tenant's own expense should any key(s) or access card(s) be lost.	REPLACEMENT OF KEYS & ACCESS CARDS
(j) All utilities (e.g., electricity, WIFI, water, gas) are subjected to fair usage policy . To switch off lights and air-conditioners when not in use. If they are found to be switched on when not in use, more than 3 times , a fine of \$50.00 will be imposed	FAIR USAGE POLICY
(k) A qualified and reliable air-conditioning contractor shall service and maintain the air-conditioning units in the room , including the topping-up of gas and chemical cleaning (if required), installed at the said premises, at least once every three (3) months at the expense of the Landlord .	SERVICE OF AIRCON
(l) To keep the air-conditioning units in good and tenantable repair and condition provided always that the Landlord shall bear the cost and expense for the maintenance, repair, replacement or renewal of parts, if any, arising from fair wear and tear and damage not caused by the willful default or negligence of the Tenant and/or permitted guests. In the event that the air-conditioning units in the Room are found damaged caused by the willful default or negligence of the Tenant and/or permitted guests, the Tenant shall bear the cost and expense for the repair, replacement, or renewal of parts should any breakdown or malfunctioning occur.	MAINTENANCE OF AIRCON
(m) Not to carry out or permit or suffer to be carried out alterations, additions, drilling, hacking or any changes of whatsoever nature to the Premises without the prior written consent of the Landlord. The Tenant shall make good such alterations at his own cost and/or expense at the request of the Landlord.	NO UNAUTHORISED ALTERATIONS
(n) To permit the Landlord and its agents, surveyors and workmen with all necessary appliances to enter upon the Room at all reasonable times by prior appointment for the purpose of viewing the condition thereof or for doing such works and things as may be required for any repairs, alterations or improvements whether of the Premises or of any parts of any building to which the Premises may form a part of or adjoin.	ACCESS FOR REPAIRS
(o) To permit persons with authority from the Landlord at all reasonable times by prior appointment to enter and view the Room for the purpose of taking a new tenant during 2 calendar months immediately preceding the termination or expiry of the Tenancy Agreement.	ACCESS TO VIEWING (NEW TENANT)
(p) Not to assign, sublet or part with the possession of the Premises or any part thereof without the prior written consent of the Landlord, whose consent shall not be unreasonably withheld, in the case of a respectable or reputable person or corporation.	ASSIGNMENT/SUBLETTING
(q) Not to do or permit to be done anything on the Premises which shall be or become a nuisance or annoyance or cause injury to the Landlord or to the inhabitants of the neighbouring premises.	NOT TO CAUSE NUISANCE
(r) To use the Premises as a private dwelling house only and not for any illegal or other purpose. In the event of breach, this Tenancy Agreement shall be immediately terminated and the security deposit fully forfeited by the Landlord without prejudice to any right of action of the Landlord in respect of any breach or any antecedent breach of this Tenancy Agreement by the Tenant.	USE OF PREMISES

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| (s) Not to keep or permit to be kept on the Premises or any part thereof any materials of a dangerous, explosive or radioactive nature or the keeping of which may contravene any laws or regulations. | DANGEROUS MATERIALS |
| (t) No using and charging of any Personal Mobility Devices (PMDs) in the unit or outside the unit at all times | NO CHARGING OF PMD DEVICES |
| (u) Not to keep or permit to be kept in the Premises or any part thereof any animal or bird legally permitted to be pets without the prior written permission of the Landlord and to comply with any conditions imposed by the Landlord in the event such permission is granted. | NO PETS |
| (v) To comply and conform at all times and in all respects during the continuance of this Tenancy Agreement with the provisions of all laws, acts, enactments and ordinances and rules, regulations, by-laws, orders and notices made thereunder or made by any other competent authority or the Management Corporation. The Tenant shall bear all summonses or fines whether directly or indirectly caused by the Tenant. In the event of any complaints by the MCST or neighbours, Tenant shall take necessary steps to resolve the complaints and to fully indemnify the Landlord against all claims. If Tenant failed to resolve the complaints, it shall be deemed as breach of this Tenancy by the Tenant. | COMPLIANCE WITH LAW, RULES AND REGULATIONS |
| (w) At the expiration or earlier termination of the Tenancy Agreement to peaceably and quietly deliver up to the Landlord the Premises in like condition as if the same were delivered to the Tenant, fair wear and tear and act of God excepted. | YIELDING UP |
| (x) Only the Approved Tenant is permitted to occupy the said premises/room. No additional occupant is allowed to stay overnight in the premise/room. | NO UNAUTHORIZED OCCUPANTS |
| (y) Not to do or suffer or permit to be done anything or anything to be kept in the Premises whereby the policy or policies of insurance in respect of the Premises or any part thereof against loss or damage by fire may become void or voidable or whereby the rate of premium thereon may be increased, and to pay the Landlord all sums paid by way of increased premiums and expenses incurred for the Premises due to the Tenant's breach herein. | NOT TO AFFECT INSURANCE |
| (z) To be responsible for all minor repairs and replacement of parts and other expendable items at its own expense up to Singapore Dollars TWO HUNDRED ONLY (\$\$200.00) per item per repair. Such expenditure in excess of Singapore Dollars TWO HUNDRED ONLY (\$\$200.00) shall be borne by the Landlord provided prior consent has been sought from the Landlord and that any damage requiring such repair is not due to the negligence of the Tenant or its permitted occupiers | MINOR REPAIR |

2. The Tenant shall further comply with the terms and conditions below:

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| (aa) The Tenant shall ensure they are lawfully resident in the Republic of Singapore. The Tenant covenants with the Landlord that they are foreigners: | IMMIGRATION LAWS AND CHECKS FOR FOREIGN TENANTS |
| (bb) the Tenant shall personally verify from original documentation that they have a valid employment pass, work permit, travel document or other papers granted by the Immigration & Checkpoints Authority, Ministry of Manpower or other relevant government authorities. | |
| (cc) the Tenant shall ensure that the Tenant are in compliance with all relevant legislation, rules and regulations including the Immigration Act, Employment of Foreign Manpower Act (if applicable) and any other applicable law in the Republic of Singapore which relates to foreign residents. | |
| (dd) The Tenant shall produce the following documents and provide copies for retention to the Landlord and/or his representing Salesperson: | |
| (ee) the original identity cards/passports and other relevant documents of all Tenant evidencing their legal entry into Singapore for their stay/work before the commencement of this Tenancy Agreement, and | |
| (ff) the original identity cards/passports and other relevant documents of all Tenant evidencing the renewal or extension of their lawful stay in Singapore before the expiry thereof. | |
| (gg) In respect of any change in the particulars, immigration status or employment status of the Tenant, the Tenant shall inform the Landlord of the same in writing not less than 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. | |

	Initials
Landlord	Tenant
	

(hh) Notwithstanding anything herein contained, if at any time during the Term of this Tenancy Agreement, any prohibited immigrant is found on the Premises, this Tenancy Agreement shall be immediately terminated and the security deposit fully forfeited by the Landlord without prejudice to any right of action of the Landlord in respect of any breach or any antecedent breach of this Tenancy Agreement by the Tenant.

3. The Landlord hereby agrees with the Tenant as follows:

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| (a) The Tenant paying the Rents hereby reserved, performing and observing the terms and conditions herein contained shall peaceably hold and enjoy the Room during the tenancy without any interruption by the Landlord or any person rightfully claiming under or in trust for the Landlord. | QUIET ENJOYMENT |
| (b) To be responsible for the repair, maintenance, and replacement of parts in respect of the air-conditioning units installed at the Said Premises, save where the same is caused by any act, default, neglect, or omission on the part of the Tenant or any of its servants, agents, occupiers, contractors, guests or visitors | REPAIR OF AIR-CON |
| (c) To keep the roof, ceiling, main structure, walls, floors, wiring, and pipes of the Premises in good and tenantable repair and condition. | KEEP PREMISES IN GOOD REPAIR |
| (d) To insure the Premises against loss or damage by fire and to pay the necessary premium punctually. For the avoidance of doubt, such insurance coverage shall be for the loss and/or damage of the Landlord's property and shall not cover any loss and/or damage of the Tenant's property. | FIRE INSURANCE |

4. PROVIDED ALWAYS and it is hereby agreed as follows:

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| (a) If (i) the Rent hereby reserved shall be unpaid for 3 days after being payable (whether formally demanded or not), (ii) the Tenant becomes bankrupt or enter into composition with the Tenant's creditors or suffer any distress or execution to be levied on the Tenant's property, (iii) if the Tenant being a company shall go into liquidation whether voluntary (save for the purpose of amalgamation or reconstruction) or compulsory, (iv) the Premises is used for illegal activities, or (v) prohibited immigrant is found in the Premises, it shall be lawful for the Landlord at any time thereafter to re-enter upon the Premises/Room or any part thereof and thereupon this tenancy shall absolutely terminate but without prejudice to the right of action of the Landlord in respect of any antecedent breach of this Tenancy Agreement by the Tenant. | DEFAULT OF TENANT |
| (b) In the event the Rent remains unpaid for 3 calendar days after becoming payable (whether formally demanded or not) it shall be lawful for the Landlord to claim an interest at 10% on an annual basis on the amount unpaid calculated from after the date due up to the date of actual payment. The recommended formula which is agreed upon by both parties will be as follows: monthly rental x 10%/365 (to derive interest for 1 day) x number of days payment is late. | INTEREST FOR RENT ARREARS |
| (c) If the Tenant decides to terminate this tenancy before the expiry of the lease term, then the said Tenant shall thereupon pay the Landlord the full rent for the remaining unfulfilled months of the lease term without prejudice to any rights which the Landlord is entitled to exercise under this Agreement. | PREMATURE TERMINATION |
| (d) If this Tenancy Agreement is terminated by breach, the party in breach shall be liable to compensate the innocent party of the loss suffered as a result of the breach. | COMPENSATION FOR LOSS |
| (e) In case the Premises or any part thereof shall at any time during the said tenancy be destroyed or damaged by fire, lightning, riot, explosion or any other cause not within the control of the parties so as to be unfit for occupation and use, then and in every such case (unless the insurance money shall be wholly or partially irrecoverable by reason solely or in part of any act of default of the Tenant) the Rent hereby reserved or a just and fair proportion thereof according to the nature and extent of the damage sustained shall be suspended and cease to be payable in respect of any period while the Premises (or part thereof) shall continue to be unfit for occupation and use by reason of such damage. | UNTENANTABILITY OF PREMISES LEADING TO SUSPENSION OF RENT |
| (f) In case the Premises shall be destroyed or damaged as per the sub-clause above, and if the Landlord or the Tenant so thinks fit, either party shall be at liberty to terminate the tenancy hereby created by notice in writing and upon such notice being given the term hereby created shall absolutely cease and determine but without prejudice to any right of action of either party in respect of any antecedent breach of this Tenancy Agreement by the other party. | UNTENANTABILITY OF PREMISES LEADING TO TERMINATION OF LEASE |
| (g) In the event of enbloc redevelopment, the Landlord shall be at liberty by giving 3 months' notice in writing to determine the tenancy hereby created and shall refund the security deposit to the Tenant (without interest) and neither party shall have any claims against the other. | ENBLOC RE-DEVELOPMENT |

- (h) If one party breaches or defaults any of the terms and conditions in this Tenancy Agreement, and the other party waives such breach or default, that shall not be construed as a waiver of any similar breach or default in the future. If one party delays or omits to exercise any of its rights in this Tenancy Agreement, the delay or omission shall not operate as a waiver of any breach or default of the other party. **NON-WAIVER**
- (i) The stamp duty on the original and duplicate of this Tenancy Agreement shall be borne by the tenant and paid forthwith. **STAMPING**
- (j) Any notice required under this Tenancy Agreement shall be sufficiently served if it is sent by post in a registered letter addressed to the Tenant or the Landlord or other person or persons to be served by name at their address specified herein at the last known place of abode or business. A notice sent by registered letter shall deemed to be given at the time when it ought in due course of post to be delivered at the address to which it is sent. **SERVICE OF NOTICE**
- (k) The law applicable in any action arising out of this lease shall be that governing the Republic of Singapore and the parties hereto submit themselves to the jurisdiction of the law of Singapore. **GOVERNING LAW**

IN WITNESS WHEREOF the parties have hereunto set their hands the day and year first above written.

SIGNED by the Landlord

(With Company stamp affixed where applicable)

Name : [REDACTED]

UEN No. : [REDACTED]

In the presence of

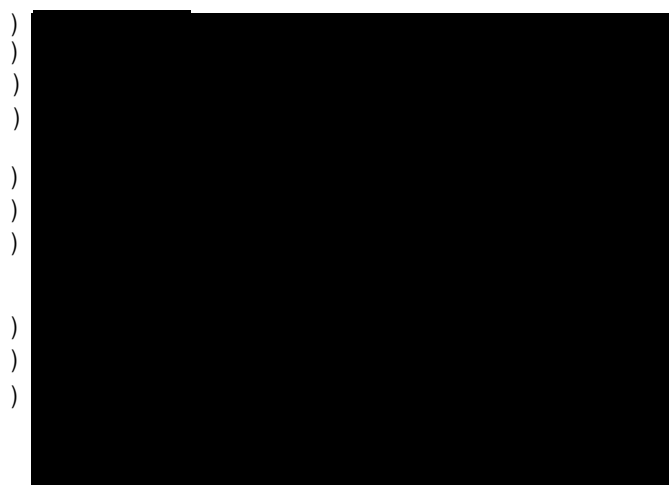
Name : [REDACTED]

CEA REG No. : [REDACTED]

SIGNED by the Tenant

Name : [REDACTED]

Passport No. : [REDACTED]



Initials

Landlord

Tenant



CO-LIVING HOUSE SHARING ETIQUETTE

Respect your house mates, their belongings and privacy. Treat them as you would wish them to treat you.

1. Strictly **NO** Smoking in the house. (Fine \$200.00)
2. Switch off all electricity in your room and the house before leaving the house. Do your part to save the environment.
3. Always clean up after yourself in communal areas.
4. Please keep the doors and windows in the bathroom open after your shower to air the place and prevent mold build up.
5. Clean up the stove and kitchen areas after every cooking.
6. Clean up your pots, plates and cups immediately after each use. Do it as you use it.
7. Visitor is allowed but visitor cannot stay overnight which is against the government regulations.
8. Always keep your noise volume low. Be considerate.
9. No shoes to be worn in the house. Please keep shoes at the shoe racks provided near the door
10. Please replace common use items like toilet rolls, dish soap, Hand-wash, as agreed among your co-tenants
11. Aware the presence of CCTV in the premises for safety surveillance of all the occupants
12. Use of Washer and Dryer should only be capped at 2x per week per person. Any persons found to have misuse the system and reported by your housemate shall bear the cost of additional utility fee of your housemate incurred above the individual capped.