

TENANCY AGREEMENT
(Room)

THIS AGREEMENT is made on the 27 of Apr 2025 between [REDACTED] (NRIC: [REDACTED]) of (hereinafter called the "Landlord" and [REDACTED] (Passport No: [REDACTED]) (hereinafter called "Tenant") of the other part. Tenant's official Singapore Employment Pass details will be updated upon approval and issuance from the Singapore Government.

WHEREAS IT IS HEREBY AGREED AND DECLARED AS FOLLOWS:-

1. The Landlord agrees to let and the Tenant agrees to take the common bedroom (furnished) in the premises known as [REDACTED]
2. The lease period shall be [REDACTED] from the [REDACTED] to [REDACTED] M [REDACTED] Exact date to be confirmed upon confirmation of the Tenant's working arrangement.
3. The monthly rental shall be Singapore Dollars [REDACTED] inclusive of Utilities (Water and Electricity) and Internet Broadband charges, payable without any deductions in advance on or before the day of each calendar month. Exact date to be confirmed upon confirmation of the Tenant's move-in date. The Tenant shall reimburse the Landlord for any excessive usage of utilities, or repairs upon written notice from the Landlord.
4. The Tenant shall pay a holding deposit of Singapore Dollars One Thousand Dollars (S\$1000) upon signing of this Agreement. Such deposit shall be refunded to the Tenant without interest on the termination of this Agreement less damages (if any). Such deposit shall not be used to offset any rent arrears.
5. The Tenant shall at the Tenant's own cost and expense keep the interior of the Flat including the flooring and interior plaster or other surface material or rendering on the walls and ceilings including doors and windows, wire and installations and fittings and Effects in good and tenable repair and condition throughout the Term; and to replace the same with new ones if damaged, lost or broken and at the expiry or termination of the Term, to yield up the Flat and Effects to the Landlord in good order and condition.
6. To permit the Landlord and/or the Landlord's agents, surveyors, workmen and prospective Tenants or Buyers to enter upon the Room(s) at all reasonable time for the purpose of either viewing the condition thereof or doing such works and things as may be required for any repairs, alterations or improvement of the Room(s).
7. To use the Room(s) for the Tenant's own residence only and not to do or permit anything to be done which may infringe any law or by-laws or regulations or improvements for the Room(s).
8. Not to assign or sublet or license the occupation of or part with or share the possession or occupation of the Room(s) or any part thereof with any person, firm or corporation without first obtaining the written consent of the Landlord.
9. Either party may terminate this Agreement by giving one month advance notice in writing. The Tenant shall complete a minimum Tenancy Period of twelve (12) months. Should the Tenant terminate this Agreement without completing a minimum Tenancy Period of 12 months, the Tenant shall compensate the Landlord with an additional one month's rental fee.
10. Upon the expiry or sooner determination of this Agreement to yield up the Room(s) in good and tenable condition, fair wear and tear is accepted with all locks, keys and fastenings complete.
11. If any part of the rent hereby shall be unpaid for seven days after becoming payable (whether formally demanded or not), or if the Tenant shall fail to observe or perform any of the stipulation on the Tenant's part herein contained or if the Tenant shall become bankrupt, it shall be lawful for the Landlord at any time to determine this Agreement without compensation to the Tenant and the Landlord may re-enter upon the Room(s) but without prejudice to any rights of action of the Landlord in respect of any breach of the Tenant's agreements herein contained.
12. It is expressly understood by the Landlord and Tenant that the commission paid to their respective estate agencies (if any) as the brokerage fee in this transaction has been fully earned, and therefore no claims shall be made by the Landlord or Tenant against the respective estate agencies (if any) for a refund of the commission should the Landlord or Tenant prematurely terminate the Tenancy herein for any reasons whatsoever.
13. Other specified conditions to be followed by the Tenant:
 - (1) No visitors allowed in the room and house
 - (2) No smoking allowed in the room and house
 - (3) No open fire for cooking allowed; Fair usage of Landlord's microwave and toaster in kitchen permitted
 - (4) Air-conditioning usage in room: Fair usage of 8 hours/day at night
 - (5) Washing machine usage: 1 day/week

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

Signed by Landlord: _____

Name: _____

Dated: _____

Signed by Tenant: _____

Name: _____

Dated: _____