

## TENANCY AGREEMENT (ROOM RENTAL)

Premises: [REDACTED] Singapore 133028

This Agreement is made on the [REDACTED] day of [REDACTED] 20[REDACTED] between [REDACTED]  
(hereinafter known as "The Landlord/Master Tenant") on the one part and [REDACTED]  
(hereinafter known as "The Tenant/Sub-Tenant") on the other part for the premises.

WHEREBY it is agreed as follows:

The Landlord/Master Tenant agrees to rent out Master Bedroom of the premises to The Tenant/Sub-Tenant at the monthly rent of S\$ [REDACTED] for a period of 12 months commencing from [REDACTED] day of [REDACTED] 20[REDACTED] to [REDACTED] day of [REDACTED] 20[REDACTED] with the terms and conditions stipulated as follows:-


1. The Tenant/Sub-Tenant agrees to pay The Landlord/Master Tenant an equivalent of 0.5 month(s) rent as deposit.
2. This deposit shall not be utilized to offset any rent due even for the last month's rent. Such deposit shall be refundable at the end of the term after deductions for damages caused by The Tenant/Sub-Tenant, if any within 14 working days after handover back. In the event that the IPA/Student Pass is found to be invalid, such deposit shall not be refundable and The Tenant/Sub-Tenant will have to vacate the room with immediate effect.
3. The first payment of the rent is payable upon signing of this Tenancy Agreement and subsequent payments of the rent shall be payable monthly in advance on or before the **FIRST** day of each calendar month **indicating The Tenant/SubTenant's full name and Room Number as per the Tenancy Agreement** to the following bank account:

Name of Account Holder: [REDACTED]  
Bank Account No:  
Paynow: [REDACTED] savings account [REDACTED]

4. A penalty of S\$50 will be imposed for the delay in rent payment for more than seven(7). In the event that the rent remains unpaid seven days after becoming payable (whether formally demanded or not), it shall be lawful for The Landlord/Master Tenant at any time thereafter to re-enter and take possession of the said premises. Thereupon, this Tenancy Agreement shall be terminated and the deposit stated under Clause (1) be forfeited.
5. The rental includes water, electricity, Wi-Fi. The utility is capped at S\$150.00 per pax.
6. The Landlord/Master Tenant shall give a defect free period of seven(7) days from the date of handover. Afterwhich, all minor repairs in the premises will be at Tenant/Sub-Tenant's own expense capped at \$100. Tenant/Sub-Tenant is required to first obtain a quotation and agree prior to any repair works to be carried out. In the event that Tenant is not agreeable to the quotation, he/she may engage his/her own contractor to rectify the job/repair/replacement. For repairs above S\$100.00, The Landlord's/Master Tenant's approval must be obtained prior to such repair as Landlord/Master Tenant reserves the right to engage its own contractor. In such case, the initial \$100 is to be borne by the Tenant/Sub-Tenant.

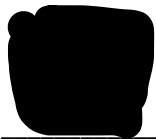
Initial	
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7. The Tenant/Sub-Tenant/Occupier must produce the original and provide copies for retention the documents such as NRIC/passport/work permit/ employment pass/student pass to prove his/her identity and legitimate stay in Singapore to The Landlord/Master Tenant and/or his representing Salesperson at point of handover of the premises. Such documents should be provided prior to its expiry or upon renewal/extension of the Tenancy Agreement whichever is earlier. In respect of any change in the particulars, immigration status or employment status of The Tenant/Sub-Tenant/ Occupier, he/she shall inform The Landlord/Master Tenant of the same in writing not less than fourteen (14) days prior to such change. If the change cannot be anticipated, The Tenant/Sub-Tenant/Occupier shall inform The Landlord/ Master Tenant as soon as practicable upon knowledge of such change. In the event of such notification, The Landlord/ Master Tenant and/or his representing Salesperson is required to conduct all the necessary due diligence checks on the original documents and acquire copies for retention.
8. No alteration or additional work is allowed in the premises without The Landlord's/Master Tenant's permission.
9. To accept the "as it is condition" of the premises. And to use and manage the premises and furniture therein in a careful manner and to keep the interior including fridge, washer/dryer, wardrobe of the premises clean, good and tenantable condition except normal fair wear and tear.
10. To use the premises for the purpose of a private residence only and not to assign, sublet or otherwise part possession of the premises or any part thereof without the written consent of The Landlord/Master Tenant.
11. Do not do or permit to be done upon the premises any act or thing which may be or may become a nuisance or annoyance to or in any way interfere with the quiet or comfort of any other adjoining occupiers or to give reasonable cause for complaint from the occupiers of neighbouring premises and not to use the premises for any activity which is unlawful, illegal or immoral.
12. Tenant/Sub-Tenant is not allowed to use the vacant rooms without prior approval from the Landlord/Master Tenant. Otherwise, a penalty of \$200 will be imposed with a warning leger to the Tenant/Sub-Tenant.
13. To peaceably and quietly at the expiration of the tenancy deliver to The Landlord/Master Tenant the premises in like condition as if the same were delivered to The Tenant/Sub-Tenant at the commencement of this Agreement, fair wear and tear accepted. The Tenant/Sub-Tenant shall do a general cleaning of the premises, including washing of bedlinen before handing back to The Landlord/Master Tenant. Otherwise, S\$100 will be deducted as cleaning fee from the deposit.
14. Smoking in the premises including common areas (living room, balcony, dining room, toilets & kitchen) is prohibited. A fine of S\$200 will be imposed if The Tenant/Sub-Tenant is caught smoking in the premises. A warning leger will be served and it may lead to termination of this Agreement.
15. To keep the common areas (living room, dining room, toilets & kitchen clean after each use.
16. To switch off the aircon, water heater and all electrical appliances when not in use. A penalty of S\$50 each will be imposed if The Tenant/Sub-Tenant fails to oblige. A warning leger will be served and it may lead to termination of this Agreement.

Initial	
Landlord	Tenant
	

17. In the event that The Tenant/Sub-Tenant locks himself/herself out of room, The Landlord/Master Tenant will provide a temporary spare key with a nominal fee of S\$**25** per event during office hours. After office hours, Tenant/Sub-Tenant may arrange for the locksmith at his/her own expense. In the event that a new lock is changed, Tenant/Sub-Tenant is required to provide The Landlord/Master Tenant a spare set of the new lock key.
18. No pets are allowed in the premises unless otherwise agreed and approved by The Landlord/Master Tenant in writing. A warning letter will be served and it may lead to termination of this Agreement.
19. No durians are allowed at all times.
20. **No early termination is allowed.** If this Tenancy Agreement is terminated by breach in any of the clauses herein, the party in breach shall be liable to compensate the innocent party of the loss suffered as a result of the breach. In the event that an early termination is initiated by The Tenant/Sub-Tenant, the deposit shall be forfeited in its entirety. In addition, The Tenant/Sub-Tenant agrees to reimburse the Landlord/Master Tenant commission paid to his representing salesperson's estate agency on a pro-rata basis for the remaining unfulfilled term. Furthermore, The Tenant/Sub-Tenant shall compensate The Landlord/Master Tenant with an additional one month's rent as stipulated in the Tenancy Agreement herein. Otherwise, the Landlord/Master Tenant reserves the rights to seek legal action to claim the remaining lease of this Tenancy from the Tenant/Sub-Tenant.
21. In the event of enbloc, redevelopment or sale of the premises, The Landlord/Master Tenant shall be at liberty by giving **two(2) months' notice** in writing to determine the Tenancy hereby created and shall refund the deposit without interest to The Tenant/Sub-Tenant and neither party shall have any claims against the other.

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



Signed by Landlord/Master Tenant

Name:

NRIC No:

Address:

Signed by Tenant/Sub-Tenant

Name:

Passport No:

FIN No.

Contact/Email:

**Disclaimer.**

This is a general document which may not be appropriate for use in all cases. When in doubt, please seek legal advice