

Tenancy Agreement (Rental of Rooms)

1.0 **AGREEMENT DATE** : DDth MMM YYYY (13th Nov 2022)

2.0 **LANDLORD'S PARTICULARS**

2.1 Name as in NRIC : Some Name
Another Name

2.2 Address : 123 Woodlands st 01 #01-123 S(712345)

2.3 Telephone : +65 9876 5432

3.0 **TENANT'S PARTICULARS**

3.1 Name as in NRIC or Passport : Yet Another Name

3.2 FIN or NRIC No. : M12345678T

3.3 Telephone : +016 1234 1234

4.0 **PREMISES TO BE RENTED**

4.1 Address : 123 Woodlands st 01 #01-123 S(712345)

4.2 Rooms to be Rented : ~~Master Bedroom~~ / Bedroom 1 / ~~Bedroom 2~~ / ~~Bedroom 3*~~

4.3 Furniture, Fixtures & Fittings : ~~Bare~~ / Furnished

5.0 **TENANCY PERIOD**

5.1 Term of Tenancy : Twelve (12) Months (Minimum 6 Months)

5.2 Start Date : 1st December 2022

5.3 End Date : 1st December 2023

5.4 Notice Period to be given by
Landlord or Tenant to terminate
after minimum term of
Eleven (11) Months : One (1) Month

6.0 **PAYMENT OF RENT**

6.1 Monthly Rent : **\$750** (Payable on the 1st day of every month)

6.2 Rental Deposit : Amount: **\$750**
(Refunded free of interest at the end of this tenancy, subject to any deductions
by the Landlord as may be necessary)

6.3 Payment via Bank Transfer : POSB Savings 123-12345-1
Account holder's name: Landlord's Name

6.4 Not to be utilised as set off : This deposit shall not be utilised as set-off for any rent due and payable during the
currency of this Agreement

Landlord	Tenant

(Please Initial)

7.0 RESPONSIBILITIES OF PARTIES

- 7.1 Charges for water, electricity, Gas and Wi-Fi
Landlord / ~~Tenant~~ *
- 7.2 Charges for installation & usage of telecommunication and other services
~~Landlord~~ / Tenant *
- 7.3 Replacement of electric bulbs & other expendable items
Landlord / ~~Tenant~~ *
- 7.4 Payment of rates, taxes, maintenance charges etc. imposed on said premises
Landlord / ~~Tenant~~ *
- 7.5 Servicing of air-conditioning units (Every 6 months)
~~Landlord~~ / Tenant *
- 7.6 Repair of air-conditioning units
Landlord / ~~Tenant~~ *

8.0 TENANT'S RESPONSIBILITIES

- 8.1 To pay the rent punctually every month.
- 8.2 To keep the interior of the premises in good & tenantable condition.
- 8.3 To permit the Landlord or its representatives to bring interested parties to view the said premises for the purpose of letting or selling the same during 1-month notice period.
- 8.4 To use the said premises for private residence only.
- 8.5 Not to become a nuisance or annoyance to adjoining occupiers.
- 8.6 Not to use the said premises for any unlawful or immoral purposes.
- 8.7 Not to assign or sublet the said premises without the consent of the Landlord
- 8.8 To ensure all the occupants of the said premises comply with all applicable laws for entering and staying in Singapore.
- 8.9 No visitors allowed without consent of landlord at all times during the period of lease.
- 8.10 Light cooking is allowed with consent of landlord at all times during the period of lease. Cleaning is required after every cook session.
- 8.11 Tenant shall maintain the dwelling in a clean and tidy condition, especially bathroom and kitchen.
- 8.12 No smoking allowed at all times in the premise during the period of lease.
- 8.13 Laundry is allowed at up to twice per week, additional usage will be not allowed without consent of landlord at all times during the period of lease.
- 8.14 In the event the rent remaining unpaid seven (7) days after becoming payable (whether formally demanded or not), it shall be lawful for the Landlord to claim interest at ten percent (10%) per annum or \$50 whichever is higher on the amount unpaid calculate from after the date due to the date of actual payment.
- 8.15 To be responsible for all minor repair and replacement of parts
Items listed in inventory list at its own expense up to Dollars One Hundred and Fifty (S\$180) per item. In the event Expenditure exceeds (S\$180), the Tenant shall bear the first (S\$180) and any excess thereof shall be borne by the Landlord. For repairs above (S\$180), Landlord's approval must be obtained prior to such repair and the Landlord reserve the right to engage his contractor.

Landlord	Tenant

(Please Initial)

* OTHER TERMS & CONDITIONS

: In event of any breach of the terms and condition of the tenancy agreement, Landlord shall give 1 month notice for early termination of lease without refund of security deposit

SIGNED by the Landlord

Name

NRIC No.

Witnessed By

Name

: To be filled by Rent@SG

NRIC No.

: To be filled by Rent@SG

Signature

: To be filled by Rent@SG

SIGNED by the Tenant

Name

NRIC No.

Witnessed By

Name

: To be filled by Rent@SG

NRIC No.

: To be filled by Rent@SG

Signature

: To be filled by Rent@SG

Landlord	Tenant

(Please Initial)