PRIVATE RESIDENTIAL TENANCY AGREEMENT SCHEDULE ITEM

1. THIS AGREEMENT IS MADE ON:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20\_\_\_\_\_\_\_\_\_ between the parties set out in ITEMS 4 and 5 herein (the “Agreement”).

2. ADDRESS OF THE PREMISES: 123 Orchard Road, #10-05, Singapore 238888

3. TYPE OF PROPERTY:

3 BEDROOMS

4. NAME / NRIC NO. / PASSPORT NO. / FIN / UEN AND CORRESPONDENCE ADDRESS OF THE LANDLORD(S): Mr Tan Ah Kow / NRIC: S1234567A / 45 Clementi Avenue 3, Singapore 120045 (the “Landlord”)

5. NAME / NRIC NO. / PASSPORT NO. / FIN / UEN AND CORRESPONDENCE ADDRESS OF THE TENANT: John Smith / Passport: E12345678 / 22 River Valley Road, Singapore 179034 (the “Tenant”)

6. NAME(S), IDENTIFICATION NO., TYPE OF IDENTITY DOCUMENT (NRIC/Employment Pass/Work Permit/Student Pass etc.) OF OCCUPIER(S) ALLOWED TO OCCUPY THE PREMISES: Jane Smith, G1234567N, Dependant’s Pass

7. PERIOD OF THE TENANCY:

For a term of 2 years commencing on 1st October 2025 and expiring on 30th September 2027 (such term shall not be for less than three (3) consecutive months).

8. RENT:

The rent amount is S$3,800 per month payable in advance on the 1st day of each calendar month with the first payment to be made on or before the 1st October 2025. The monthly rent of S$3,800 shall comprise:

a) A monthly sum of S$3,500 being rental of the said premises.

b) A monthly sum of S$200 being rental of fixtures, furniture and fittings.

c) A monthly sum of S$100 being payment of maintenance fees. Subsequent payments shall be made to: Account Name: Tan Ah Kow Account Number: 123-456-789 Bank: DBS Bank Swift Code: DBSSSGSGB Bank Code: 7171 Branch Code: 001

9. SECURITY DEPOSIT:

The Tenant shall upon signing this Agreement pay a security deposit amount of $7,600 (equivalent to 2 month(s)’ rent).

10. MINOR REPAIR:

The Tenant is responsible to pay for all minor repairs so long as the cost per item per incident does not exceed S$150. Where the cost exceeds this amount, Tenant shall pay this amount of S$150 and the balance shall be paid by the Landlord.

11. REFUND OF COMMISSION

If this Agreement should be lawfully terminated by notice in writing by the Tenant before the expiry of the tenancy created under this Agreement, the Tenant shall refund to the Landlord, pro rata, the commission of ABC Realty Pte Ltd Dollars ($ 3,000), paid by the Landlord to the Landlord’s Estate Agent ABC Realty Pte Ltd (Licence No. L1234567Z). Proof of payment of commission shall be provided by the Landlord upon request by the Tenant. The Landlord shall be entitled to deduct such refund from the deposit held by the Landlord.

12. STAMP FEES1

The Tenant shall pay the stamp fees on this Agreement in accordance with the Stamp Duties Act.

13. THE PREMISES ARE BEING LET:

⃝ Unfurnished ⃝ Partially furnished ☑ Fully furnished

14. DIPLOMATIC / BREAK CLAUSE: ☑ Applicable ⃝ Not Applicable If at any time after the expiration of 12 months from the date of the commencement of this tenancy, John Smith (Passport: E12345678) shall be transferred out of the Republic of Singapore permanently by his firm, cease to be employed, or if for any cause whatsoever be ordered to leave the Republic of Singapore, then and in such a case, it shall be lawful for the Tenant to determine this tenancy by giving not less than 2 months’ notice or paying 2 months’ rent in lieu of such notice. Such notice shall be served on the Landlord together with documentary evidence of such transfer, cessation of employment or any other evidence. Such notice served on the Landlord shall be in compliance of Clause 12 of the Operative Part. 1For the avoidance of doubt, Section 34(a) read with the Third Schedule of the Stamp Duties Act states that in the absence of agreement to the contrary, the Tenant shall be liable to pay stamp duty. P a g e 2 of 19 P R I V ATE RESIDENTIAL TENANCY AGREEMENT

15. OPTION TO RENEW: ☑ Applicable ⃝ Not Applicable On written request of the Tenant made not less than two (2) months before the expiration of the term stipulated in ITEM 7 and if there shall not at the time of such request be any existing breach or non observance of any of the conditions of this Agreement, the Landlord may grant to the Tenant an extension of the tenancy for an additional term of 12 months [ ] months commencing at the expiration of the initial period of tenancy. All of the terms and conditions of the Agreement except for this Option to Renew (ITEM 15) shall apply during the renewal term PROVIDED THAT the monthly rent shall be at a mutually agreed rate. If the written request is not made in the manner provided within the time specified, this option shall expire. For the avoidance of doubt, in the event of an extension of the tenancy, the minimum term referred to in the Diplomatic/Break Clause (ITEM 14) shall take reference from the commencement of the initial period of tenancy

16. CONDITION OF THE PREMISES The Landlord must ensure the following before handing over the Premises to the Tenant: Aircon serviced, walls repainted

17. ITEMS TO BE DONE AND PROVIDED BY LANDLORD: The Tenant requested, and Landlord has agreed to do and provide the items listed below: New washing machine, curtains, ceiling lights

18. SPECIAL CONDITIONS This section lists any additional items and terms to the Agreement: No smoking, pets allowed (under 10kg) P a g e 3 of 19 P R I V ATE RESIDENTIAL TENANCY AGREEMENT

19. PROBLEM-FREE PERIOD There shall be a period of 30 ( ) days (the “Problem-Free Period”), which commences on the first day of the tenancy indicated in ITEM 7.

20. ANNEXURES

This Agreement shall also incorporate the Operative Part which has been agreed to between the Landlord and the Tenant.

IN WITNESS WHEREOF the parties have hereunto set their hands as shown below: LANDLORD’S SIGNATURE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord Name Mr Tan Ah Kow

IN THE PRESENCE OF: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Witness Name, NRIC No. / Identity No. Mr Lim Wei Hong, NRIC: S7654321B

TENANT’S SIGNATURE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant Name John Smith

IN THE PRESENCE OF: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Witness Name, NRIC No. / Identity No. Mr Lim Wei Hong, NRIC: S7654321B