

TENANCY AGREEMENT

(Governing Law: Republic of Singapore)

This Tenancy Agreement (“**Agreement**”) is made on this _____ day of _____, 20____,

BETWEEN:

- (1) Mr./Ms. _____, NRIC/Passport No. _____, of _____ (“**Landlord**”);
- (2) Mr./Ms. _____, NRIC/Passport No. _____, of _____ (“**Tenant**”).

The Landlord and the Tenant shall hereinafter be collectively referred to as the “**Parties**”.

1. PREMISES

The Landlord hereby lets to the Tenant, and the Tenant hereby takes from the Landlord, the premises known as _____ (the “**Premises**”).

2. TERM

The tenancy shall commence on the _____ day of _____, 20____, for a period of _____ (_____) years, ending on the _____ day of _____, 20____, with an **option to renew** for a further _____ (_____) years at a rental rate subject to annual adjustment in accordance with the **Consumer Price Index (CPI)** published by the Singapore Department of Statistics.

3. RENTAL

The monthly rent shall be S\$ _____ (Singapore Dollars _____ Only), payable **monthly in advance on the first day of each calendar month**.

4. SECURITY DEPOSIT

The Tenant shall deposit with the Landlord a sum equivalent to _____ (_____) months’ rent (“**Security Deposit**”) upon signing this Agreement. The Security Deposit shall be held by the Landlord

throughout the term as security for due performance of this Agreement and shall not be used by the Tenant to offset rent. The Security Deposit shall be refunded (without interest) within thirty (30) days after expiry or lawful termination, subject to deductions for damage or unpaid sums.

5. SPECIAL CONDITION – STORAGE CLAUSE

In consideration of the Landlord's substantial investment in interior renovation and fittings, both Parties agree that the **Security Deposit shall be three (3) months' rent** instead of the standard two (2) months. This is acknowledged as reasonable and non-negotiable.

6. EARLY TERMINATION

If the Tenant terminates this Agreement before expiry of the fixed term, the Tenant shall remain liable for the rent payable for the unexpired balance of the tenancy period. This clause constitutes an agreed **liquidated damages** provision and not a penalty.

7. RENEWAL OPTION

The Tenant may renew this tenancy for a further term of _____ (_____) years by giving not less than two (2) months' prior written notice to the Landlord before expiry of the current term, provided that all obligations have been duly performed.

8. USE OF PREMISES

The Premises shall be used solely for **residential purposes** and for no other purpose without the Landlord's prior written consent.

9. REPAIRS AND MAINTENANCE

- a. The Tenant shall keep the interior of the Premises and all fixtures and fittings in good tenantable repair, reasonable wear and tear excepted.
- b. The Landlord shall be responsible for structural and external repairs unless caused by the Tenant's negligence or misuse.
- c. The Tenant shall promptly report any defects or required repairs to the Landlord in writing.

10. UTILITIES AND OUTGOINGS

The Tenant shall pay all utilities, including electricity, water, gas, internet, and telephone charges incurred during the tenancy. The Landlord shall pay property tax and other outgoings not specifically attributable to the Tenant's use.

11. ENTRY AND INSPECTION

The Landlord or its authorised agent may enter the Premises upon at least twenty-four (24) hours' prior notice to inspect, carry out repairs, or show the Premises to prospective tenants or purchasers.

12. INSURANCE AND INDEMNITY

The Tenant shall indemnify the Landlord against loss or damage caused by the Tenant's negligence or that of its guests. The Landlord shall maintain building insurance for the Premises, excluding the Tenant's personal property.

13. PERSONAL DATA PROTECTION

Each Party agrees to comply with the **Personal Data Protection Act 2012** of Singapore in collecting, using, and disclosing any personal data obtained under this Agreement solely for purposes of tenancy administration.

14. GOVERNING LAW AND JURISDICTION

This Agreement shall be governed by and construed in accordance with the laws of the Republic of Singapore. The Parties submit to the exclusive jurisdiction of the Singapore courts.

15. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the Parties and supersedes all prior discussions, negotiations, or representations, whether oral or written.

16. NOTICES

Any notice shall be in writing and delivered personally or sent by registered post or email to the address stated above. Notice shall be deemed received on delivery or two (2) business days after posting.

17. EXECUTION

IN WITNESS WHEREOF, the Parties have executed this Tenancy Agreement as of the date first written above.

For and on behalf of the Landlord

Name: _____

NRIC/Passport No.: _____

Signature: _____

Date: _____

For and on behalf of the Tenant

Name: _____

NRIC/Passport No.: _____

Signature: _____

Date: _____