

LEASE AGREEMENT SET 7 - TAMPINES EXECUTIVE CONDO

RENTAL PROPOSAL

Date: March 28, 2024

Property Owner: Mrs. Susan Lim Mei Hua (NRIC: S7123456H)

Potential Tenant: Mr. Daniel Kevin Murphy (Work Permit: WP8765432A)

Unit: The Santorini, Block 201C Tampines Street 86 #09-123, Singapore 524201

Hi Daniel,

Thanks for viewing the unit yesterday! Here are the rental terms we discussed:

Basic Details:

- Rent: \$3,600 per month
- Deposit: \$7,200 (2 months rent)
- Lease: 2 years starting June 1, 2024
- Furnished: Yes, as you saw during viewing

What's included:

- All furniture and appliances (see list attached)
- Condo facilities: swimming pool, gym, playground, BBQ pits
- One parking lot (#B1-45)
- Maintenance of aircon and water heater by me

What you pay:

- Monthly rent (due 1st of every month)
- Electricity, water, gas bills
- Internet and cable TV if you want
- Small repairs under \$120 each time

House rules:

- No pets (condo management rule)
- Maximum 4 people staying
- No smoking inside the unit

- Keep the place clean and tidy
- No loud parties after 10pm (neighbors!)

Handover condition:

- I'll do professional cleaning before you move in
- All appliances will be checked and working
- Any existing damage will be noted down

Let me know if this works for you. We can sign the papers next week.

Regards,

Susan Lim

9123-4567

susan.lim.property@gmail.com

TENANCY CONTRACT - THE SANTORINI CONDO

Contract Date: April 5, 2024

LANDLORD DETAILS:

Name: Susan Lim Mei Hua

IC: S7123456H

Address: Blk 456 Bedok North Ave 2 #15-678, Singapore 469123

Phone: 9123-4567

Email: susan.lim.property@gmail.com

TENANT DETAILS:

Name: Daniel Kevin Murphy

Work Permit: WP8765432A

Company: Tech Solutions Pte Ltd, 789 Changi Business Park #04-56, Singapore 486047

Phone: 8765-4321

Email: daniel.murphy@techsolutions.sg

PROPERTY DETAILS:

Address: The Santorini, Block 201C Tampines Street 86 #09-123, Singapore 524201

Type: 4-room Executive Condominium

Size: About 1,200 sqft

Parking: Lot #B1-45

RENTAL TERMS

Monthly Rent: \$3,600

Payment Due: 1st day of each month

Payment Method: Bank transfer to DBS account 012-3456789-0 (Susan Lim Mei Hua)

Late Payment: \$50 penalty if more than 5 days late

Security Deposit: \$7,200 (2 months)

- Held as guarantee for damages, unpaid rent, etc.
- Will be returned within 14 days after lease ends (minus any deductions)
- Cannot be used to pay last month's rent

Lease Period: 24 months (June 1, 2024 to May 31, 2026)

WHAT LANDLORD PROVIDES

1. **Furnished Unit:** All items in the inventory list
2. **Working Condition:** All appliances and fixtures in good working order
3. **Condo Facilities:** Access to pool, gym, BBQ areas, playground
4. **Parking:** One designated lot
5. **Major Repairs:** Landlord fixes anything costing more than \$120
6. **Aircon Service:** Every 3 months, paid by landlord
7. **Water Heater:** Maintenance and repairs by landlord
8. **Building Issues:** Structural problems, lifts, common areas

TENANT RESPONSIBILITIES

Monthly Payments:

- Rent on time every month
- All utility bills (electricity, water, gas)
- Internet, cable TV, phone (if you want them)

Daily Living:

- Keep the place clean and well-maintained
- Replace light bulbs and small items
- Fix small problems under \$120 per item
- Report bigger problems to landlord quickly

- Take good care of furniture and appliances

House Rules:

- Only use as home (no business activities)
- Maximum 4 people living there
- No subletting to others
- No pets allowed
- No smoking inside
- Respect neighbors (no noise after 10pm)
- Follow condo management rules

Leaving the Property:

- Give 1 month notice before moving out
- Return in same condition (normal wear OK)
- Professional cleaning before handover
- Return all keys and access cards

SPECIAL CONDITIONS

Work Permit Holders:

- Must maintain valid work permit throughout lease
- Inform landlord if employment changes
- Provide updated work permit before expiry

Early Termination:

- Can end lease early after 1 year with 2 months notice
- Must pay 1 month rent as penalty
- Forfeit deposit if terminated due to tenant breach

Visitors:

- Short-term guests OK
- Long-term visitors (more than 2 weeks) need landlord approval
- Must register all occupants with condo management

WHAT HAPPENS IF...

Tenant Breaks Rules:

- First warning: Written notice to fix problem
- Still not fixed: Landlord can end lease immediately
- Tenant pays all costs and loses deposit

Landlord Doesn't Maintain:

- Tenant gives written notice of problem
- If not fixed within 14 days, tenant can hire contractor
- Landlord reimburses reasonable costs

Property Damaged:

- By accident/normal use: Landlord's insurance covers
- By tenant's fault: Tenant pays to fix
- Major disaster: Both parties can end lease early

SIGNATURES

Both parties agree to all terms written above.

LANDLORD:

Susan Lim Mei Hua

Signature: _____

Date: April 5, 2024

Witness: Johnny Tan (NRIC: S8901234J)

TENANT:

Daniel Kevin Murphy

Signature: _____

Date: April 5, 2024

Witness: Sarah Chen (NRIC: S9012345K)

FURNITURE & APPLIANCES LIST

Property: The Santorini #09-123

Inspection Date: April 3, 2024

Condition Key: NEW = Brand new | GOOD = Works perfectly | OK = Shows some use but fine | FAIR = Usable but aged

LIVING/DINING AREA

Seating & Tables:

- Fabric sofa (3-seater, grey) - GOOD (bought 2022)
- Coffee table (glass top, black legs) - OK (small scratches)
- Dining table (wood, seats 6) - GOOD (extendable)
- Dining chairs x6 (matching wood) - OK (chair #3 has loose screw)
- TV console (white, 3 drawers) - GOOD

Electronics:

- Smart TV 50" Samsung - NEW (still has warranty till 2026)
- Soundbar Sony - GOOD (remote included)
- Aircon remote - OK (batteries not included)

Lighting & Decor:

- Ceiling lights (LED) - GOOD (energy saving)
- Floor lamp (adjustable) - OK (bulb needs replacing)
- Wall paintings x3 - GOOD (IKEA prints)
- Curtains with tracks - OK (needs washing)

KITCHEN

Built-in Appliances:

- Electric cooker (4 rings + oven) - GOOD (Electrolux brand)
- Hood with exhaust fan - OK (needs deep cleaning)
- Built-in cabinets (upper & lower) - GOOD (plenty of storage)

Standalone Appliances:

- Refrigerator 2-door (Samsung) - GOOD (very quiet)
- Microwave (Panasonic) - OK (turntable rattles slightly)
- Rice cooker 1.8L (Tiger brand) - GOOD (non-stick inner pot)
- Electric kettle 1.7L - OK (some mineral deposits)

- Toaster 2-slice - FAIR (works but looks old)

Kitchen Items:

- Pots and pans set (non-stick) - OK (coating wearing off on big pan)
- Plates, bowls, cups (service for 6) - GOOD (complete set)
- Cutlery set (stainless steel) - GOOD
- Chopping boards x2 (plastic) - OK (some knife marks)
- Kitchen utensils (spatula, ladle, etc.) - OK

MASTER BEDROOM

Furniture:

- Queen bed with mattress - GOOD (Seahorse brand, comfortable)
- Wardrobe (built-in, sliding doors) - GOOD (mirrors on doors)
- Bedside tables x2 - OK (drawers stick a bit)
- Dressing table with stool - OK (mirror has small chip)

Bedding & Others:

- Mattress protector - OK (washable)
- Pillows x4 (foam) - FAIR (might want to replace)
- Bedside lamps x2 - GOOD (touch sensors)
- Clothes hangers (20 pieces) - OK

BEDROOM 2

Furniture:

- Single bed with mattress - OK (good for guest/child)
- Study table with drawers - GOOD (perfect for working)
- Office chair (adjustable height) - OK (wheels work fine)
- Built-in wardrobe - GOOD (smaller than master)

Study Items:

- Desk lamp (LED) - GOOD (adjustable arm)
- Cork board for notes - OK (pins included)

BEDROOM 3

Furniture:

- Single bed with mattress - OK (backup guest room)
- Small wardrobe (2 doors) - FAIR (door handle loose)
- Plastic drawers x1 (3 levels) - OK (for storage)

BATHROOMS

Master Bathroom:

- Shower (rain head + hand held) - GOOD (good water pressure)
- Toilet bowl with seat - GOOD (soft-close lid)
- Sink with cabinet underneath - OK (tap drips occasionally)
- Mirror with light - GOOD
- Towel rack - OK
- Exhaust fan - OK (bit noisy but works)

Common Bathroom:

- Bathtub with shower attachment - OK (some staining but clean)
- Toilet bowl - GOOD
- Sink (pedestal style) - OK
- Mirror (large) - OK (no lighting)
- Towel hooks x3 - OK

UTILITY/BALCONY

Laundry:

- Washing machine 8kg (LG front load) - GOOD (very efficient)
- Clothes drying rack (foldable) - OK (one bar bent but usable)
- Laundry basket - OK (plastic, has cracks but holds)

Cleaning:

- Vacuum cleaner (Philips) - OK (suction still strong)
- Mop and bucket - OK (mop head needs replacing soon)
- Broom and dustpan - OK

Balcony:

- Small table (plastic) - FAIR (weathered but stable)
- Chairs x2 (plastic) - FAIR (faded from sun)
- Planter boxes x3 - OK (no plants included)

GENERAL CONDITIONS**Tenant Notes:**

- All electrical items tested and working
- Small scratches and marks from normal use are acceptable
- Any new damage during tenancy will be tenant's responsibility
- Landlord will fix the loose dining chair screw before handover
- Professional cleaning done before tenant moves in

Move-in Checklist: ☒ All lights working☒ All appliances plugged in and tested☒ Water pressure checked in all taps☒ Aircon units tested (all 3 bedrooms + living room)☒ All keys and access cards ready☒ Condo management informed of new tenant

Tenant Acknowledgment: I have inspected all items listed above and agree with their condition descriptions. I understand I'm responsible for returning them in the same condition at the end of my lease.

Daniel Murphy

Signature: _____

Date: April 3, 2024

Landlord Confirmation:

All items listed are available for tenant use and remain landlord's property.

Susan Lim

Signature: _____

Date: April 3, 2024