

Synthetic Lease Agreement Sets for RAG Training

Set 1: Marina Bay Luxury Condo

Letter of Intent - Marina Bay Residences

Date: 15th March 2024

Property: Marina Bay Residences #42-15, 8 Marina Boulevard, Singapore 018981

Landlord: Dr. Elizabeth Chen Wei Ming (NRIC: S7234567A)

Tenant: James Robert Mitchell (FIN: G8765432B)

Terms Offered:

- Monthly Rent: S\$8,500
- Security Deposit: S\$17,000 (2 months)
- Lease Term: 24 months
- Commencement: 1st May 2024
- Inclusions: Fully furnished, gym access, pool facilities
- Utilities: Tenant responsible for all utilities
- Special Conditions: No pets, no smoking, diplomatic clause applicable

Landlord's Commitments:

- Professional cleaning before handover
- All appliances in working condition
- Gym and pool access cards provided
- 24/7 concierge service included

Tenancy Agreement - Marina Bay Residences

THIS AGREEMENT is made on 25th March 2024

BETWEEN

Name: Dr. Elizabeth Chen Wei Ming

NRIC: S7234567A

Address: Marina Bay Residences #38-12, 8 Marina Boulevard, Singapore 018981

Email: elizabeth.chen@medicalpractice.com.sg

AND

Name: James Robert Mitchell

FIN: G8765432B

Address: c/o Goldman Sachs Asia Pte Ltd, One Raffles Link #07-01, Singapore 039393

Email: james.mitchell@gs.com

RENT: S\$8,500 monthly, payable by 1st of each month to DBS Account 045-678901-2

KEY TERMS:

- Lease Period: 24 months from 1st May 2024
- Security Deposit: S\$17,000
- Diplomatic Clause: Available after 12 months with 2 months notice
- Maintenance: Tenant responsible for items under S\$300, landlord pays excess
- Air-conditioning: Quarterly servicing by landlord
- No alterations without written consent
- Professional cleaning required at move-out
- Joint inspection mandatory before lease end

SPECIAL CLAUSES:

- Building facilities (gym, pool, concierge) included
- No subletting without prior written approval
- Visitor registration required for overnight guests
- Balcony furniture not to be moved
- Insurance: Tenant must maintain contents insurance

Inventory List - Marina Bay Residences #42-15

LIVING ROOM:

- Italian leather sofa set (3-seater, 2 single chairs) - Excellent
- Glass coffee table with chrome legs - Good
- 65" Samsung QLED TV with wall mount - New
- Bose surround sound system - Good
- Marble dining table with 6 chairs - Excellent
- Crystal chandelier - Good

- Persian rug (3m x 4m) - Good
- Art pieces (3 original paintings) - Excellent

MASTER BEDROOM:

- King-size bed with Tempur mattress - New
- Built-in wardrobe with full-length mirrors - Good
- Dresser with mirror - Good
- Bedside tables (2) with lamps - Good
- Blackout curtains with automatic controls - Excellent

GUEST BEDROOM:

- Queen-size bed with premium mattress - Good
- Wardrobe with sliding doors - Good
- Study desk with ergonomic chair - Good
- Floor lamp - Good

KITCHEN:

- Miele built-in oven and microwave - Excellent
- Bosch induction cooktop - Good
- Sub-Zero refrigerator - Excellent
- Miele dishwasher - Good
- Nespresso machine - New
- Complete cookware set - Good

CONDITIONS:

- All items in good working order as of handover date
 - Tenant responsible for minor maintenance and cleaning
 - Any damages to be reported within 48 hours
 - Replacement required for broken items of same quality
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Set 2: Tiong Bahru Heritage Shophouse

Letter of Intent - Tiong Bahru Shophouse

Date: 8th February 2024

Property: 45 Yong Siak Street, Singapore 163045

Landlord: Tan Beng Hock (NRIC: S6543210B)

Tenant: Sophie Marie Dubois (FIN: F7654321C)

Terms Offered:

- Monthly Rent: S\$4,200
- Security Deposit: S\$8,400 (2 months)
- Lease Term: 12 months
- Commencement: 15th March 2024
- Inclusions: Partially furnished, heritage features preserved
- Utilities: All utilities included up to S\$200/month
- Special Conditions: Heritage building restrictions apply

Landlord's Commitments:

- Restore original terrazzo flooring
 - Install modern air-conditioning while preserving facade
 - Provide period-appropriate furniture
 - Maintain heritage architectural features
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Tenancy Agreement - Tiong Bahru Shophouse

THIS AGREEMENT is made on 20th February 2024

BETWEEN

Name: Tan Beng Hock

NRIC: S6543210B

Address: 128 Tanjong Pagar Road #12-34, Singapore 088539

Email: bh.tan@heritage-properties.sg

AND

Name: Sophie Marie Dubois

FIN: F7654321C

Address: c/o French Embassy, 101-103 Cluny Park Road, Singapore 259595

Email: sophie.dubois@diplomatie.gouv.fr

RENT: S\$4,200 monthly, payable by 15th of each month to OCBC Account 123-456789-0

KEY TERMS:

- Lease Period: 12 months from 15th March 2024
- Security Deposit: S\$8,400
- Utilities Cap: S\$200 monthly (excess paid by tenant)
- Heritage Restrictions: No structural modifications permitted
- Maintenance: Tenant responsible for items under S\$150, landlord pays excess
- Original features must be preserved
- Professional heritage-appropriate cleaning required

SPECIAL CLAUSES:

- Heritage building guidelines must be followed
 - No nails or screws in original walls without approval
 - Original shutters and tiles to be maintained
 - Tenant may use courtyard space for personal use
 - Parking space not included
 - Early termination: 1 month penalty if before 8 months
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Inventory List - Tiong Bahru Shophouse

GROUND FLOOR - LIVING AREA:

- Restored Peranakan tiles (original, 1930s) - Heritage condition
- Teak dining table with marble top - Restored
- Rattan chairs (4) with cushions - Good
- Vintage ceiling fan (restored) - Good
- Traditional wooden display cabinet - Restored
- Original terrazzo flooring - Heritage condition

UPPER FLOOR - BEDROOM:

- Double bed with coconut fiber mattress - Good

- Antique camphor wood wardrobe - Restored
- Period dressing table with mirror - Restored
- Traditional wooden shutters - Heritage condition
- Mosquito netting - New

KITCHEN:

- Restored 1940s kitchen tiles - Heritage condition
- Modern induction cooktop (discreetly installed) - New
- Compact refrigerator - Good
- Traditional spice rack - Restored
- Vintage kitchen scales - Good

BATHROOM:

- Original hexagonal floor tiles - Heritage condition
- Restored clawfoot bathtub - Excellent
- Period-appropriate fixtures - Restored
- Modern water heater (concealed) - New

CONDITIONS:

- All heritage items to be treated with special care
- Professional conservation cleaning only
- Any damage to heritage features subject to restoration costs
- Modern appliances integrated sensitively

Set 3: Sembawang Family HDB

Letter of Intent - Sembawang HDB

Date: 2nd January 2024

Property: Blk 123 Sembawang Drive #08-456, Singapore 750123

Landlord: Lim Hwee Choo (NRIC: S7890123C)

Tenant: Raj Kumar Patel (FIN: S8901234D)

Terms Offered:

- Monthly Rent: S\$2,800
- Security Deposit: S\$5,600 (2 months)
- Lease Term: 24 months
- Commencement: 1st February 2024
- Inclusions: Basic furnishing, family-friendly
- Utilities: Tenant responsible
- Special Conditions: Family occupancy preferred, near good schools

Landlord's Commitments:

- Fresh coat of paint throughout
 - All electrical fixtures in working order
 - Provide basic furniture for family living
 - Ensure all safety features functional
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Tenancy Agreement - Sembawang HDB

THIS AGREEMENT is made on 15th January 2024

BETWEEN

Name: Lim Hwee Choo

NRIC: S7890123C

Address: Blk 456 Yishun Avenue 6 #12-789, Singapore 760456

Email: hweechoo.lim@gmail.com

AND

Name: Raj Kumar Patel

FIN: S8901234D

Address: c/o Tech Innovations Pte Ltd, 123 Ubi Avenue 1 #05-12, Singapore 408937

Email: raj.patel@techinnovations.com.sg

RENT: S\$2,800 monthly, payable by 1st of each month to UOB Account 234-567890-1

KEY TERMS:

- Lease Period: 24 months from 1st February 2024
- Security Deposit: S\$5,600
- HDB regulations apply throughout tenancy

- Maintenance: Tenant responsible for items under S\$100, landlord pays excess
- Town Council fees: Landlord's responsibility
- Conservancy charges: Included in rent
- Standard HDB diplomatic clause not applicable

SPECIAL CLAUSES:

- Family occupancy only (no commercial use)
 - Children's safety measures must be maintained
 - Void deck and common area usage as per HDB rules
 - Rental approval from HDB required (landlord's responsibility)
 - Maximum 4 occupants as per HDB regulations
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Inventory List - Sembawang HDB #08-456

LIVING ROOM:

- 3-seater fabric sofa - Good
- Coffee table (wood laminate) - Fair
- 42" LCD TV with wall bracket - Good
- TV console with storage - Good
- Dining table with 4 chairs - Good
- Standing fan - Good
- Window grilles (safety) - Good

MASTER BEDROOM:

- Queen bed with mattress - Good
- Built-in wardrobe - Good
- Dressing table - Fair
- Bedside table - Good
- Window with safety grilles - Good

BEDROOM 2:

- Single beds (2) with mattresses - Good
- Study table with chair - Good

- Built-in wardrobe - Good
- Desk lamp - Good

BEDROOM 3:

- Single bed with mattress - Good
- Small wardrobe - Fair
- Study area - Good

KITCHEN:

- Gas stove (2 burners) - Good
- Range hood - Good
- Refrigerator (2-door) - Good
- Microwave - Good
- Kitchen cabinets - Good

CONDITIONS:

- Basic but functional condition throughout
 - HDB maintenance standards apply
 - Child safety features must not be removed
 - All fixtures meet HDB requirements
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Set 4: Sentosa Cove Waterfront Villa

Letter of Intent - Sentosa Cove Villa

Date: 10th April 2024

Property: Ocean Drive Villa #12, Sentosa Cove, Singapore 098234

Landlord: Richard Jonathan Hayes (NRIC: S8123456D)

Tenant: Kenji Nakamura (FIN: G9876543E)

Terms Offered:

- Monthly Rent: S\$15,000
- Security Deposit: S\$30,000 (2 months)
- Lease Term: 36 months

- Commencement: 1st June 2024
- Inclusions: Luxury furnished, marina berth, golf cart
- Utilities: Tenant responsible for all utilities
- Special Conditions: Yacht berth access, club membership transferable

Landlord's Commitments:

- Full interior design refresh
 - All luxury amenities operational
 - Marina berth prepared and accessible
 - Golf cart serviced and ready
 - Club facilities access arranged
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Tenancy Agreement - Sentosa Cove Villa

THIS AGREEMENT is made on 25th April 2024

BETWEEN

Name: Richard Jonathan Hayes

NRIC: S8123456D

Address: Ocean Drive Villa #8, Sentosa Cove, Singapore 098230

Email: richard.hayes@maritime-investments.com

AND

Name: Kenji Nakamura

FIN: G9876543E

Address: c/o Mitsubishi Corporation, 10 Marina Boulevard #15-01, Singapore 018983

Email: kenji.nakamura@mitsubishi.com

RENT: S\$15,000 monthly, payable by 1st of each month to Citibank Account 567-890123-4

KEY TERMS:

- Lease Period: 36 months from 1st June 2024
- Security Deposit: S\$30,000
- Marina berth included in rent
- Golf cart usage included
- Maintenance: Tenant responsible for items under S\$500, landlord pays excess

- Pool and garden maintenance: Landlord's responsibility
- Sentosa Cove Club membership: Transferable during tenancy

SPECIAL CLAUSES:

- Marina berth for vessel up to 40 feet
 - Golf cart for island transportation included
 - Pool heating system maintenance included
 - Garden and landscape maintenance by landlord
 - Security system monitoring included
 - Yacht berth utilities separate from house utilities
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Inventory List - Sentosa Cove Villa #12

GROUND FLOOR:

- Designer sectional sofa (Italian leather) - Excellent
- Marble coffee table set - Excellent
- 75" Samsung Frame TV - New
- Bose home theater system - Excellent
- Grand piano (Steinway baby grand) - Excellent
- Wine refrigerator (200 bottles) - New
- Designer dining set (10 seater) - Excellent
- Crystal chandelier (Austrian) - Excellent

MASTER SUITE:

- California King bed (custom) - New
- His/Hers walk-in wardrobes - Excellent
- En-suite with Jacuzzi - Excellent
- Private balcony furniture set - Good
- Smart home control panel - New

GUEST SUITES (3):

- Queen beds with luxury linens - Excellent
- Built-in wardrobes - Good

- En-suite bathrooms - Excellent
- Individual air-con controls - Good

OUTDOOR:

- Infinity pool with heating system - Excellent
- Pool deck furniture (teak) - Good
- BBQ pavilion with equipment - Good
- Marina berth (Berth #23) - Good
- Golf cart (electric, 4-seater) - Good

CONDITIONS:

- Ultra-luxury standard throughout
 - Professional weekly cleaning recommended
 - Pool maintenance by landlord's contractor
 - Marina facilities access card provided
 - Golf cart insurance and maintenance included
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Set 5: Bugis Shophouse Office-Residential

Letter of Intent - Bugis Shophouse

Date: 20th March 2024

Property: 78 Haji Lane, Singapore 189249

Landlord: Ahmad Rahman bin Salleh (NRIC: S7456123E)

Tenant: Maria Isabella Santos (FIN: G6543210F)

Terms Offered:

- Monthly Rent: S\$5,500
- Security Deposit: S\$11,000 (2 months)
- Lease Term: 18 months
- Commencement: 15th May 2024
- Inclusions: Mixed use (residential upper, office ground), partially furnished
- Utilities: Split between floors
- Special Conditions: Business registration permitted, foot traffic area

Landlord's Commitments:

- Separate utility meters for each floor
 - Basic office setup on ground floor
 - Residential setup on upper floors
 - Ensure compliance with mixed-use zoning
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Tenancy Agreement - Bugis Shophouse

THIS AGREEMENT is made on 5th April 2024

BETWEEN

Name: Ahmad Rahman bin Salleh

NRIC: S7456123E

Address: 234 Geylang Road #15-67, Singapore 389292

Email: ahmad.rahman@shophouse-ventures.sg

AND

Name: Maria Isabella Santos

FIN: G6543210F

Address: c/o Creative Digital Agency, 456 North Bridge Road #12-34, Singapore 188719

Email: maria.santos@creative-digital.com

RENT: S\$5,500 monthly, payable by 15th of each month to POSB Account 345-678901-2

KEY TERMS:

- Lease Period: 18 months from 15th May 2024
- Security Deposit: S\$11,000
- Mixed-use zoning: Business operations permitted on ground floor only
- Residential use: Upper floors only
- Maintenance: Tenant responsible for items under S\$200, landlord pays excess
- Business registration: Tenant's responsibility
- Separate utility accounts for each floor

SPECIAL CLAUSES:

- Ground floor for business use only (9am-10pm)
- Upper floors residential only

- No food & beverage operations without additional approval
 - Street-facing signage subject to URA approval
 - Foot traffic management tenant's responsibility
 - Noise restrictions after 10pm
 - Business insurance mandatory
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Inventory List - Bugis Shophouse #78

GROUND FLOOR - OFFICE SPACE:

- Reception desk (modern white) - Good
- Office chairs (4, ergonomic) - Good
- Meeting table with 6 chairs - Good
- Wall-mounted whiteboard - Good
- Filing cabinets (2) - Good
- Printer stand - Fair
- Air-conditioning (commercial grade) - Good
- Glass partition with door - Excellent

UPPER FLOOR - RESIDENTIAL:

- Double bed with mattress - Good
- Wardrobe (built-in) - Good
- Kitchenette with mini-fridge - Good
- Microwave and kettle - Good
- Small dining table with 2 chairs - Good
- Compact washing machine - Good
- Traditional shutters - Good

SHARED FACILITIES:

- Staircase with traditional tiles - Heritage condition
- Common toilet on ground floor - Good
- Separate residential toilet upstairs - Good
- Original brick walls (exposed) - Heritage condition

- Modern electrical wiring - Good

CONDITIONS:

- Mixed-use setup as per URA guidelines
 - Business equipment separate from residential
 - Traditional features to be preserved
 - Modern safety standards maintained
 - Separate cleaning requirements for each floor
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Usage Notes for RAG Training

These synthetic agreements provide variety in:

- **Property types:** Luxury condo, heritage shophouse, HDB, waterfront villa, mixed-use
- **Rental amounts:** S\$2,800 to S\$15,000
- **Lease terms:** 12 to 36 months
- **Special clauses:** Diplomatic clauses, heritage restrictions, mixed-use permissions
- **Maintenance responsibilities:** Varying thresholds from S\$100 to S\$500
- **Included amenities:** From basic to ultra-luxury

Each set contains realistic variations that your RAG system should be able to distinguish and retrieve appropriately based on user queries about specific properties, terms, or conditions.