**RESIDENTIAL LETTER OF INTENT TO LEASE**

1 Feb 2025

**RE: Intent to Lease Residential Property**

This Letter of Intent (the “Letter”) sets forth the proposed terms and conditions of an agreement between the Lessor and Lessee (the “Parties”) and shall govern the relationship between the Parties until replaced by a definitive, formal agreement addressing the same transaction and subject matter (the “Definitive Agreement”). The agreement considered in this Letter and in the Definitive Agreement is subject in all respects to the following:

1. **THE LESSOR**. Zofia Cheung [the “Lessor”]
2. **THE LESSEE**. (on behalf of Tan Jiajian) Tan Bin [the “Lessee”] with Singapore passport K4634707Z

Phone Number: +6590013516

1. **ADDRESS OF PREMISES**.         
     
    Unit 11-69  
    Floor nine  
    HDB ToaPayoh Sapphire  
    Singapore 310155
2. **LEASE TERM**.The term of the lease (the “Lease Term”) shall be:

- Fixed-Term. The Lessee shall be allowed to occupy the Premises starting on 1 July 2025 for 24 months.

1. **RENT**. Rent shall be paid by the Lessee to the Lessor in monthly installments of S$5,000 (the “Rent”). The Rent shall be due on the 1st day of each month (the “Due Date”).
2. **EXPENSES**. The Lessee shall be required to pay the following monthly expenses in addition to the Rent:

Lessee responsible for all utilities.

1. **LATE FEE**. If Rent is not paid within 7 day(s) after the Due Date:

- The Lessee will be charged a late fee of S$200 each  day  month until the overdue amount is paid.

1. **SECURITY DEPOSIT**. The Parties agree that a:

- Deposit is Required. The Lessee shall be required to pay the Lessor a security deposit in the amount of S$10,000, due prior to or upon the signing of a lease.

1. **PETS**. The Lessee shall have no right to keep pet(s) on the Premises.
2. **FURNITURE AND APPLIANCES**. The Lessor shall supply the following appliances on the Premises for the Lessee’s use**:**

A/C, fridge, water heater.

1. **PARKING**.

- Not required.

1. **INTENTION OF THE PARTIES**. This Letter sets forth the intentions of the Parties to use reasonable efforts to negotiate, in good faith, a Definitive Agreement with respect to all matters herein. Until security deposit is received and accepted, the Lessor reserves **full legal rights** to withdraw this offer, or amend this offer in any reasonable manner whatsoever, at short notice. At the time of signing, this offer by the Lessor is strictly a bona fide non-binding offer, **not a legal obligation of the Lessor**. Notwithstanding paragraphs 12 through 14, any legal obligations of both Parties, with respect to all other matters shall only arise if and when the Parties execute and deliver a Definitive Agreement.
2. **GOVERNING LAW**. This Letter shall be governed under the laws of Singapore.
3. **SIGNATURES**.

**Lessor’s Signature**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: 1 Feb 2025

Print Name: Zofia Cheung

**Lessee’s Signature**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: 1 Feb 2025

Print Name: Tan Bin