

# TENANCY AGREEMENT

Residential Property Rental Agreement

## Agreement Details

**Agreement ID:** 3

**Date Created:** 01 September 2025

**Lease Period:** 12 months

**Agreement Fee:** RM 399.00

## LANDLORD (LESSOR)

**Full Name:** John Landlord

**Email:**  
landlord@test.com

**Phone:** +60123456789

## TENANT (LESSEE)

**Full Name:** Jane Tenant

**Email:** tenant@test.com

**Phone:** +60123456788

### Property Details

**Address:** Test Property for Deposit System, Kuala Lumpur      **Property Type:** apartment

**Bedrooms:** None      **Bathrooms:** None

**Floor Area:** None sq ft      **Furnished:** Not specified

### Financial Terms

<b>MONTHLY RENT</b> <b>RM 1500.00</b>	<b>SECURITY DEPOSIT</b> <b>RM 3750.00</b>	<b>AGREEMENT FEE</b> <b>RM 399.00</b>
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### Lease Terms

**Lease Start:** 10 September 2025      **Lease End:** 10 September 2026

**Utilities Included:** No      **Parking Included:** No

### Terms and Conditions

#### 1. RENT PAYMENT

The Tenant agrees to pay the monthly rent of RM 1500.00 on or before the 1st day of each month. Late payment may incur additional charges as per applicable law.

## **2. SECURITY DEPOSIT**

The Tenant has paid a security deposit of RM 3750.00 which will be held by the Landlord as security for the performance of the Tenant's obligations under this Agreement.

## **3. USE OF PREMISES**

The premises shall be used solely for residential purposes. The Tenant shall not use the premises for any illegal activities or purposes that may disturb other residents.

## **4. MAINTENANCE AND REPAIRS**

The Tenant shall maintain the premises in good condition and promptly report any damages or required repairs to the Landlord. Normal wear and tear excepted.

## **5. TERMINATION**

This Agreement may be terminated by either party with 30 days written notice. Early termination by the Tenant may result in forfeiture of the security deposit.

## **6. UTILITIES AND SERVICES**

The Tenant is responsible for all utility bills including electricity, water, gas, internet, and other services.

## **7. PARKING**

Parking is not included and must be arranged separately by the Tenant.

## 8. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of Malaysia. Any disputes arising from this Agreement shall be resolved through the appropriate legal channels in Malaysia.

### LANDLORD SIGNATURE

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**John Landlord**  
Date: 03 September 2025

### TENANT SIGNATURE

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**Jane Tenant**  
Date: 03 September 2025

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Agreement ID: 3 | Status: Active