
ROOM RENTAL AGREEMENT

Property address:

This Agreement is made on the day of _____ between _____ (hereinafter known as the "Landlord" which expression where the context so admits shall include the Landlord's successors and assigns) on the one part

and _____ (hereinafter known as the "Tenant" which expression where the context so admits shall include the Tenant's successors and assigns) on the other part brokered through _____ (hereinafter known as the "Agency").

The Landlord agrees to rent out ___ room of the premises to the Tenant at the monthly rental of S\$ _____ for a period of _____ () months commencing from _____.

All payment of Rent shall be made to the account of the Landlord and/or its representative: _____ at _____ bank with account number: _____.

If the payment is by GIRO, evidence of such GIRO arrangement shall be provided by the Tenant to the Landlord within 1 month from the commencement of this Tenancy Agreement.

The Tenant hereby agrees with the Landlord as follows:

1. The Tenant agrees to pay the Landlord an equivalent of \$ _____ (1) month rent as deposit.
2. Such deposit shall be refunded within 14 days after the expiry or earlier termination of the Agreement, but after deductions for damages caused by the Tenant (if any).
3. The Tenant must pay the monthly rental in advance on or before the _____ day of each calendar month.
4. The rental includes water, electricity, gas bills (utilities), subjected to a maximum cap of S\$50.00 per pax per month. For avoidance of doubt, should the utilities exceed S\$50.00 per pax per month., the Tenant shall split the excess charges equally with all other tenants residing in the premise and reimburse the outstanding amount to the Landlord before the commencement of the subsequent month rent.
5. In case of (a) non-payment of rental or (b) the Room(s) are used for illegal purposes or (c) premature termination of the Agreement by the Tenant or (d) the Tenant breaches clauses 6, 7, 8 or 9 of the Agreement, the Landlord has the right to re-enter and take possession of the said Room(s), and the Agreement will be terminated forthwith and the deposit will be confiscated by the Landlord in addition to the Tenant paying on a pro-rated basis the commission paid by the Landlord to its representing salesperson's estate agency.
6. No alteration or additional work is allowed in the Room(s) without the Landlord's permission.
7. The Tenant is not allowed to sublet the Room(s) or have any individuals staying overnight without the Landlord's prior written permission.
8. Each Room(s) shall not be occupied by more than 1 person(s) including the Tenant.
9. Compliance with Immigration Act and Women's Charter (Amendment) Act 2019:
 - (a) The Tenant shall ensure that the Tenant and/or the occupiers of the Room(s) are lawfully resident in the Republic of Singapore. The Tenant covenants with the Landlord that where any of the occupiers are foreigners:
 - (i) The Tenant shall personally verify from original documentation that they have a valid employment pass, work permit, travel document or other papers granted by the Immigration & Checkpoints Authority, Ministry of Manpower or other relevant government authorities.
 - (ii) the Tenant shall ensure that the Tenant and/or occupiers are in compliance with all relevant legislation, rules and regulations including the Immigration Act, Employment of Foreign Manpower Act (if applicable) and any other applicable law in the Republic of Singapore which relates to foreign residents.
 - (b) The Tenant shall produce the following documents and provide copies for retention by the Landlord and/or his representing Salesperson:
 - (i) the original identity cards/passports and other relevant documents of all occupiers evidencing their legal entry into Singapore for their stay/work before the commencement of this Agreement, and
 - (ii) the original identity cards/passports and other relevant documents of all occupiers evidencing the renewal or extension of their lawful stay in Singapore before the expiry thereof.

- (c) In respect of any change in the particulars, immigration status or employment status of the Tenant or the occupier(s), the Tenant shall inform the Landlord of the same in writing not less than 14 days prior to such change. If the change cannot be anticipated, the Tenant shall inform the Landlord as soon as practicable upon knowledge of such change.
10. Where the Tenant notifies the Landlord of a change in occupiers, the Landlord is required to conduct all the necessary due diligence checks on the original NRIC/passports/passes/permits, acquire copies and conduct validity checks of the passes and identity documents of the new occupiers.
 11. Void of Insurance. Not to do or permit to be done anything whereby the policy or policies of insurance on the Said Premises against damage by fire may become void or voidable or whereby the premium thereon may be increased.
 12. Default in Rent. In the event the rent remaining unpaid for seven (7) days after becoming payable (whether formally demanded or not), it shall be lawful for the Landlord to claim interest at ten percent (10%) per annum on the amount unpaid calculated from after the date due to the date of actual payment.
 13. To replace any other items and minor repairs at the Tenant's own expense up to \$100 per item / repair. In the event the item / repair is more than \$100 per item / repair, the initial \$100 is to be borne by the Tenant and the excess to be borne by the Landlord.
 14. In the event the Tenant needs a replacement for the access card, the Tenant will seek from the condominium's management office for a replacement card at \$50 cost. Should the Landlord or anyone on behalf of the landlord be required to make a trip to the condominium's management office to assist in card replacement, a Transport Fee of \$50 will be incurred.
 15. Any invalid pass / illegal passports or identity cards will not reason to void the tenancy agreement and will have to bear the rental amount.
 16. Access to Premises. To permit the Landlord and its agents, surveyors and workmen with all necessary appliances to enter upon the Said Premises at all reasonable times by prior appointment (except in the case of emergency where no appointment is required) for the purpose whether of viewing the condition thereof or of doing such works and things as may be required for any repairs, alterations or improvements whether of the Said Premises or of any parts of any building to which the Said Premises may form a part of or adjoin.
 17. Viewing of Premises by Prospective Tenants During the two (2) months immediately preceding the expiration or early termination of this Tenancy, to permit the Landlord or its representatives at all reasonable times and by prior appointment to bring interested parties to view the Said Premises for the purpose of letting the same.
 18. Comply with Management Corporation To comply with all such rules and regulations and terms and conditions as may be imposed from time to time on occupiers of the building by the Management Corporation or other bodies (where applicable) for the proper management of the same.
 19. The stamp duty S\$ of this Agreement and administrative charges \$ payable shall be borne by the Tenant and shall be paid on the date of signing of this Agreement.

Guidelines and House rules for Living in a Shared Household :

1. Treat your housemates with respect, including their belongings and privacy, as you would like to be treated.
2. Be considerate of others and keep the noise level low.
3. Prior to leaving the house, ensure that all electricity is turned off to contribute to environmental conservation efforts.
4. Always clean up after yourself in shared areas.
5. No heavy cooking allowed
6. Immediately wash and clean your pots, plates, and cups after use.
7. Dispose Trash EVERY night.
8. Pets are NOT allowed.
9. Smoking is strictly PROHIBITED inside the house, and violators may be subject to a fine of \$300.00.
10. No guests allowed after 10pm. Tenants need to inform LANDLORD/NUMBER PROVIDED before bringing in the visitor. No guests are allowed to sleep overnight in the room.
11. Cleaning for room as per request. For personal requests on room cleaning, the cleaner and landlord will not be responsible for the loss of valuables inside the room. Please handle your valuables well at your own discretion. Each room tenant is responsible for taking care of their own room and valuables.
*When the unit has 6 tenants, weekly cleaning of rooms and common areas will be arranged.
* When the unit has less than 6 tenants, bi weekly cleaning of rooms and common areas will be arranged.
12. Ensure all common areas like Dining Area, Toilets, Kitchen etc are all handled with care. As it is shared among housemates, it is important to take care of the items in these common areas like your personal items. That will help to make this Shared Household a desirable place to live in. Please report to us if any damages are found and necessary actions will be taken.
13. Internet WIFI usage, no mining of cryptocurrency is allowed.
14. Please be advised that the terms stated, regarding house rules, air conditioning maintenance, and weekly cleaning services may be revised and amended at the sole discretion of the management of **Peak Legacy Enterprise Pte. Ltd.**

END OF TENANCY CHECKLIST

The Tenant understands at the end of the Term to return the Premises to a condition comparable with that at the commencement of the Term (fair wear and tear excepted). The Landlord may claim damages costs and expenses incurred or likely to be incurred that result from a breach of Tenant's obligations in this Agreement. The Landlord shall be entitled to deduct such cost and expense from the Security Deposit as necessary. The Landlord/his representative may conduct an inspection of the Premises at the end of the Term before taking back possession of the Premises. When handing over, the following is expected: -

1. The Premises are thoroughly cleaned including all cabinets, wardrobes, appliances, windows, lightings, furniture and fixtures belonging to the Landlord. The Landlord shall be entitled to deduct cleaning costs of up to \$300 from the Security Deposit should the Tenant fail to fulfill his/her obligation to yield a clean premise.
2. The Tenant's belongings and other goods brought onto the Premises during the duration of the Term are removed. The Landlord shall have the right to remove and/or dispose of any belongings or other goods left behind by the Tenant if any, disposal fees will be charged accordingly from the Security Deposit.
3. The Premises are in substantially the same condition as that at the commencement of the Agreement, save for fair wear and tear.
4. The Tenant shall make good any damage to the Premises example if removal of any adhesive materials.
5. The Tenant shall return all telecommunication equipment subscribed and installed in the Premises.
6. The Tenant shall ensure that all keys, access cards, instruction manuals and items in the Inventory List are accounted for.

By signing below both parties agree to abide by all the above terms and conditions.

Signed by Landlord	Signed by Tenant
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Name : **Peak Legacy Enterprise Pte. Ltd.**

Name: _____

FIN/ ID: _____

Contact : **+65 88534921**

Contact: _____

UEN: 202330629E

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#05-14
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