ROOM RENTAL AGREEMENT

**THIS AGREEMENT** is made on the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20 \_\_\_\_\_\_ between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(NRIC No.: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_) of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter called the “Landlord”) of one part and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(NRIC No.: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_) of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter called “Tenant”) of the other part.

**WHEREAS IT IS HEREBY AGREED AND DECLARED AS FOLLOWS: -**

1. The Landlord agrees to let, and the Tenant agrees to take the Master bedroom/Second bedroom/Third bedroom (Furnished/Unfurnished) in the premises know as \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.
2. The lease period shall be \_\_\_\_\_\_ months from the \_\_\_\_\_\_\_\_ to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.
3. The monthly rental shall be Singapore Dollars \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(S$\_\_\_\_\_\_\_\_\_\_\_) inclusive of Service, Maintenance and Utilities Charges, payable without any deductions in advance on or before the \_\_\_\_\_\_\_ day of each calendar month.
4. The Tenant shall pay a holding deposit of Singapore Dollars \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (S$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_) upon signing of this Agreement. Such deposit shall be refunded to the Tenant without interest on the termination of this Agreement less damages (if any).
5. To keep the Room(s), fixtures, fittings and additions thereto in good tenantable condition and repair. To service and maintain the air-conditioner in the Room(s) (if any) throughout the said term, at the Tenant’s own expense.
6. To permit the Landlord and/or the Landlord’s agents, surveyors, workmen and prospective Tenants or Buyers to enter upon the Room(s) at all reasonable time for the purpose of either viewing the condition thereof or doing such works and things as may be required for any repairs, alterations or improvement of the Room(s).
7. To use the Room(s) for the Tenant’s own residence only and not to do or permit anything to be done which may infringe any law or by-laws or regulations or improvements for the Room(s).
8. Not to assign or sublet or license the occupation of or part with or share the possession or occupation of the Room(s) or any part thereof with any person, firm or corporation without first obtaining the written consent of the Landlord.
9. Either party may terminate this Agreement by giving one-month advance notice in writing only after completing a minimum Tenancy Period of \_\_\_\_\_\_\_\_\_\_\_\_\_\_ (\_\_\_\_\_\_\_) months. The party who terminates this Agreement before the said minimum Tenancy Period shall compensate the other party with \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.
10. Upon the expiry or sooner determination of this Agreement to yield up the Room(s) in good and tenantable condition, fair wear and tear accepted with all locks, keys and fastenings complete.
11. If any part of the rent hereby shall be unpaid for seven days after becoming payable (whether formally demanded or not), or if the Tenant shall fail to observe or perform any of the stipulation on the Tenant’s part herein contained or if the Tenant shall become bankrupt, it shall be lawful for the Landlord at any time to determine this Agreement without compensation to the Tenant and the Landlord may re-enter upon the Room(s) but without prejudice to any rights of action of the Landlord in respect of any breach of the Tenant’s agreements herein contained.
12. It is expressly understood by the Landlord and Tenant that the commission paid to their respective estate agencies (if any) as the brokerage fee in this transaction has been fully earned, and therefore no claims shall be made by the Landlord or Tenant against the respective estate agencies (if any) for a refund of the commission should the Landlord or Tenant prematurely terminate the Tenancy herein for any reasons whatsoever.
13. Other specified conditions \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

I/We Landlord of the above-mentioned property hereby confirm that I/we will be residing in the \*Master/Second/Third bedroom of the subject property.

**IN WITNESS WHEREOF** the parties hereof have hereto set their hands the day and year first above written.

Signed by Landlord: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signed by Tenant: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

NRIC/Passport No: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

NRIC/Passport No: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signed by Witness: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signed by Witness: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Tenant received \_\_\_\_\_\_\_\_ set of \_\_\_\_\_\_\_\_ keys on the \_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_ 20 \_\_\_\_.

***Important!***

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