**ROOM RENTAL AGREEMENT**

This AGREEMENT is made on the \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20XX\_\_\_ between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter called “the Landlord” which expression together where the context so admits shall include all persons having title under the Landlord) of the one part AND \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter called “the Tenant” which expression where the context so admits shall include all persons having the title under the Tenant) of the other part.

WHEREAS the Landlord is the registered proprietor of the \_\_\_\_\_\_\_\_\_\_ (\_\_\_\_\_) room(s) (hereinafter called “the Room”) which is part of the HDB apartment situated at and known as \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ together with the furniture, fittings and domestic appliances now in or about the Room (hereinafter called “the Furniture”).

#  NOW IT IS HEREBY AGREED as follows: -

 The Landlord lets and the Tenant takes the Room for a term of \_\_\_\_\_\_\_\_\_\_(\_\_\_\_\_) year(s) commencing from the \_\_\_\_\_\_\_\_\_\_ day \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20XX\_\_\_\_\_ yielding and paying therefore the monthly rent dollars \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (S$\_\_\_\_\_\_\_\_\_\_) clear of all deductions. Such rent to be paid in advance on the first day of each calendar month.

THE TENANT HEREBY CONVENANT WITH THE LANDLORD as follows: -

 To pay the equivalent of \_\_\_\_\_\_\_\_\_\_(\_\_\_\_\_) monthly rent as deposit and one monthly rent as advance upon the commencement of this agreement. The deposit is to be held by the Landlord as security against breach of any condition of this Agreement. Such deposit shall be refundable at the end of the term or when either party terminate this agreement by giving \_\_\_\_\_\_\_\_\_\_ (\_\_\_\_\_) month notice (hereinafter called “the Notice”) less deduction for damages caused by the negligence of the Tenant and of any breach of this Agreement. In the event that the Tenant terminates this Agreement before the expiration of the term herein without giving Notice then the Landlord shall forfeit the deposit.

To use and manage the Room and the Furniture therein in a careful manner and to keep the interior of the Room in good and tenantable condition except normal fair wear and tear.

 Not to do or permit to be done upon the Room anything which may be unlawful or become a nuisance or annoyance to occupiers of adjoining or adjacent Room.

 Not to assign sublet or part with the possession of the said premises without the written consent of the Landlord.

 To use the said premises as a private residence only, and not to use it for unlawful or immoral purposes.

 During four weeks immediately preceding the termination of this Tenancy to permit persons with written authority from the Landlord or Landlord’s agent at reasonable time of the day to view the said premises for the purpose of taking a tenancy thereof.

 Tenant is not allowed to bring friends home to gamble or produce loud noises that disturb the neighbours.

Property Tax and Conservancy Charges are pay be the Landlord.

 The Tenant paying the rent of the premises and effects hereby reserved and observing the agreement’s conditions and stipulation on his part herein contained shall peacefully hold and enjoyed the premises and effects during the Tenancy without any interruption by the Landlord or any person lawfully claiming under or in trust for him.

 Either party may terminate this Tenancy Agreement by giving a \_\_\_\_\_\_\_\_\_\_ (\_\_\_\_\_) month notice to the other party.

If the rent reserved shall not be paid for fourteen (14) days after the due date or if there shall be a breach of any of the forgoing obligations on the Tenant herein contain, the Landlord may re-enter the said premises.

 The Landlord shall be keeping one (1) room for his own usage throughout the period of the Tenancy.

 The Tenant is to pay all charges to the Telecom and PUB.

 The Owner agrees to pay the Broker as commission for services rendered a fee of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ equivalent to \_\_\_\_\_\_\_\_\_\_ month(s) of the rental price.

 The Tenant agrees to pay the Broker as commission for services rendered a fee of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ equivalent to \_\_\_\_\_\_\_\_\_\_ month(s) of the rental price.

**SIGNED BY THE LANDLORD** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**IN THE PRESENCE OF** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**SIGNED BY THE TENANT** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**IN THE PRESENCE OF** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_