

ROOM RENTAL AGREEMENT

The Premises Known As: _____

This Agreement is made on the _____ between _____ hereinafter called (The Landlord) and _____ hereinafter called (The Tenant).

The Landlord agrees to rent out a _____ of the premises to the Tenant at the monthly rental of Singapore Dollars _____ for a period of _____ months commencing from the _____ to the _____ with the term and conditions as stated below: -

1. The Tenant agrees to pay _____ rent as deposit equivalent to Singapore Dollars _____.
2. Such deposit shall be refundable at the end of the term less deduction for damage caused by the Tenant, if any.
3. The Tenant must pay the monthly rental on or before ___ of each month.
4. In case of non-payment (the sum having first been demanded) or breach of this agreement by the Tenant, the Landlord may re-enter and take possession of the said premises. The Landlord may also terminate the Agreement & forfeit the deposit accordingly.
5. The rental *includes / excludes water, electricity, gas, and internet bills. * The monthly utility bill shall be capped at Singapore Dollars _____ (S\$_____). The Tenant shall pay the *full / ___% of the excess amount.
6. The above premises are strictly for residential use only and no other use is permitted without the expressed and written consent of the Landlord.
7. No alteration or additional work is allowed in the premises without the Landlord's written permission.
8. The room shall be not occupied more than _____ persons. The Tenant is not allowed to sublet the premises.
9. The Tenant shall not smoke in the premises.
10. The Tenant shall not keep any pet or bird at the premises without the written permission of the Landlord and to comply with any conditions imposed by the Landlord in the event of such permission being granted.
11. Both the Tenant and the Landlord can give _____ month(s) notice for early termination of tenancy after a minimum occupation period of _____ month(s). In this case, the deposit shall be refunded after deductions for damages caused by The Tenant, if any. In the event the Tenant gives such notice, the Tenant shall reimburse to the Landlord, in respect of the unexpired portion of the tenancy, a proportionate part of the commission paid by the Landlord to the Estate Agent.
12. If the Tenant fails to proceed with the Rental Agreement by _____, the deposit shall be forfeited to the Landlord. If the Landlord fails to proceed with this Room Rental Agreement, the Landlord shall refund the deposit to the Tenant and shall pay the agreed commission to The Estate Agent.
13. The Tenant must produce original & photocopy of his/her NRIC / Passport / Student Pass / Work Pass to prove his/her identity and legitimate stay in Singapore.

SCHEDULE
(List of furniture, fittings, and fixtures)

In agreement to the above terms and conditions.

Landlord's Signature

Name:

*NRIC / FIN / Passport No.:

In the presence of

Tenant's Signature

Name:

*NRIC / FIN / Passport No.:

In the presence of

Name:

*NRIC / FIN / Passport No.:

Name:

*NRIC / FIN / Passport No.:

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