**ROOM RENTAL AGREEMENT**

**PREMISE: APT BLOCK XX WESTWOOD AVENUE #XX-XX SINGAPORE 6\*\*\*\*\***

This Agreement is made on the **10TH AUGUST 2018** between

**Zhang Shan NRIC S\*\*\*\*\*\*C** (hereinafter called “The Landlord”) and

**Li Si FIN G\*\*\*\*\*\*K** (hereinafter called “The Tenant”)

The Landlord agrees to rent out ONE COMMON (furnished & air-conditioned) room of the premise to the Tenant at a monthly rental of **SINGAPORE DOLLARS SEVEN HUNDREDS ONLY (S$ 700.00)** for a period of **TWELVE (12)** months commencing from **10TH AUGUST 2018** to **31STJULY 2019** with the terms and conditions as below.

1. The Tenant agrees to pay the equivalent of **ONE (01)** monthly rent as deposit.
2. Such deposit shall be refundable at the end of the term less deductions for damages caused the Tenant.
3. The Tenant must pay the monthly rental on or before **1ST** day of each month.
4. The Tenant shall pay additional **SINGAPORE DOLLARS FIFTY ONLY (S$ 50.00)** monthly. If the Tenant terminates the lease early, the additional deposit shall the forfeited.
5. In case of non-payment of rental (the sum having first been demanded) or a breach of the agreement by the Tenant, the Landlord may re-enter and take possession of the said premises. The Landlord shall terminate the Agreement and forfeit the deposit accordingly.
6. The rental includes water, electricity & gas bills, provision of wireless internet & air-conditioning in the room, use of washing machine twice weekly.
7. The Landlord shall be responsible for servicing and maintaining the Air-Conditioner Throughout the said term herein stated at the Landlord’s own cost and expenses. The Landlord shall be responsible for the repair and replacement of parts not arising from the willful misuse or gross negligence of the Tenant.
8. The Landlord shall be responsible for the repair and replace of blown fuse, electric lights, bulbs and tubes, and any other electronic appliances, such as water heater in the common toilet.
9. The above premises are strictly not for immoral purposes.
10. No Alternation or additional work is allowed in the premises without The Landlord’s permission.
11. The Tenant is not allowed to sublet the premises without the The Landlord’s permission.
12. This tenancy is for 1 adult only. If additional person need to stay, the Tenant need to seek written approval from the Landlord and photocopy all particulars of their friends or relative to the Landlord.
13. It is expressly understood by both the Landlord and Tenant that law requires stamp duty to be payable on a LEASE or AGREEMENT for the lease of any immobile property (under Stamp Duties Act (Cap 312)). Stamp Duty is payable within 14 days from the date of Agreement if it is signed in Singapore and within 30 days from the date of receipt in Singapore if it is signed outside Singapore. The stamp duty of this agreement shall be borne by the Tenant and shall be paid on the date of signing of this Agreement.

**Additional Remarks:**

The room is furnished with an air-conditioner unit, a built-in wardrobe, a queen-sized bed and a table.

Light cooking such noodles or soup and reheating of food in microwave oven is allowed.

Exception to Clause 12: Occasional stay-over at the room by the Tenant’s wife 2 or 3 times per year for about one week is allowed. The Landlord may charge a nominal fee for utilities consumption during this period. The Tenant has to notify the Landlord in advance & produce original & photocopy of relevant travel documents as proof of legal immigration status during the stay.

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

SIGNED by the Landlord :

Name as in NRIC : Zhang Shan

NRIC NO : S\*\*\*\*\*\*\*C

Address : APT BLOCK XX WESTWOOD AVENUE #XX-XX

SINGAPORE 6\*\*\*\*\*

SIGNED by the Tenant :

Name as in NRIC : Li Si

FIN NO : G\*\*\*\*\*\*\*K