

ROOM RENTAL AGREEMENT

Re: _____

This Agreement is made on the _____ day _____ month _____ year between _____ (hereinafter called "The Landlord") and _____ (hereinafter called "The Tenant") through **HSR International Realtors Pte Ltd** (hereinafter called "the Broker").

The Landlord agrees to rent out _____ Room(s) of the premises to the Tenant at the monthly rental of **S\$** _____ for a period of _____ () months commencing from _____ day _____ month _____ year to _____ day _____ month _____ year with the terms and conditions as below:

1. The Tenant agrees to pay the equivalent of _____ () monthly rent as deposit.
2. Such deposit shall be refundable at the end of the term less deductions for damages caused by the Tenant.
3. The Tenant must pay the monthly rental on or before _____ day of each month.
4. 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.
5. The rental includes / excludes water, electricity, gas bills / telephone bills.
6. The above premises are strictly not for immoral purposes.
7. No alteration or additional work is allowed in the premises without The Landlord's permission.
8. The Tenant is not allowed to sublet the premises without the Landlord's permission.
9. The premises / room shall not be occupied by more than _____ person(s).
10. Both Tenant & 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 refundable less deduction for damages caused by the Tenant.
11. The Landlord shall pay to the Broker a Service Fee of **S\$** _____ + **GST** = Total **S\$** _____.
12. The Tenant shall pay the Broker a Service Fee of **S\$** _____ + **GST** = Total **S\$** _____.
13. All service fee paid are not refundable.
14. The Tenant must produce original/photocopy of documents such as NRIC/Passport/ Work Permit/ Employment Pass/ Student Pass to prove his/her legal stay in Singapore.

15. It is expressly understood by both the Landlord and Tenant that law requires stamp duty to be payable on a LEASE or AGREEMENT for a lease of any immovable 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.

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

SIGNED by the Landlord : _____

Name as in NRIC : _____

Address : _____

SIGNED by the Tenant : _____

Name as in NRIC : _____

NRIC / Passport No.* : _____

Student Pass / Work Permit No./

Employment Pass No.* : _____

Occupiers : **Name(s)** **NRIC/Passport**

1. _____

2. _____

3. _____

4. _____

Witnessed By : -

Signature : _____

Name : _____

NRIC : _____