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Propnex tenancy agreement template

Our consultants are professionally qualified and when engaged, they are required to deliver their services with compliance to requirements stated in the Code of Ethics & Professional Client Care and Regulations Act. They are therefore entitled to their commission when the transaction is completed. Consultants are not allowed to collect commission or fees from more than one party in a transaction. If he collects commission from you, he cannot collect a commission or co-broking fee or payment from the other party or from the latter's salesperson. Please note that PropNex Realty is a GST-registered estate agency and is allowed to charge and collect GST. Do clarify with your salesperson if the GST payable is factored into the commission amount stated in the agreement. When engaging a salesperson, consumers are advised to use Prescribed Estate Agency Agreement as it protects the interest of both parties. The commission amount or rate agreed upon should be recorded and a copy of the agreement given to you. If you and the salesperson wish to include mutually agreeable terms and conditions that are not printed in the prescribed estate agency agreement, these additional terms should be added in the space provided or on a separate pink sheet of paper. The additional terms cannot conflict with, or vary from, the printed prescribed terms. For transparency of the commission that you should be paying, here are our Commission Guidelines: The remuneration system for Estate Agents is based on the provision of service and / or upon successful transaction. This document stipulates the professional fee/commission for Estate Agents based on standard services rendered on property transactions. This scale of professional fee/commission is not intended to restrict or interfere with any private arrangements which Estate Agents may have with their clients. Agreements and undertakings in all transactions shall be made between clients and PropNex and not with the individual Salesperson. PropNex and their clients and Estate Agents amongst themselves shall document/communicate at the outset, their agreement on commission, costs and disbursements. The documentation/communication shall also include the scope of works, duties and undertakings by the Estate Agents. Salespersons shall conduct themselves at all times in a professional manner that will not prejudice the standards and reputation of PropNex or the real estate industry. "Salesperson" mean individual who represent the PropNex as "The Estate Agent"; "Clients" means all those who engage, use or retain the services of an Estate Agent; "Professional fee/commission" means all forms of remuneration including commission, Brokerage fee, finder's fee, service fee, disbursements or any other sum payable by clients to The Estate Agent; "Gross rental" means total monthly rental (including rental of furniture, maintenance charge and sinking fund, where applicable); "HDB" means the Housing and Development Board constituted under the Housing and Development Act (Cap 129); "HUDC flats" means flats in the housing estates known as HUDC housing estates which maintenance and management are not under the Housing and Development Board (HUDC Housing Estates Act - Cap 131); (Including HDB Resale Flats and Non-Privatized HUDC Flats, Commercial and Industrial Properties) In a co-brokerage, the agents shall collect the commission from their respective clients as in the table above. Party Professional Fee Commission Payable to agency Vendor Minimum two percent (2%) or Up to a maximum of four percent (4%) of contracted price as sales commission. Purchaser Minimum One percent (1%) or Up to 2% of contracted price as Service fee (if the Estate Agent is the appointed representative). An Estate Agent or the Salesperson shall not accept any commissions from both the Vendor and Purchaser in the same transaction regardless consent has been obtain from either party. This is in strict compliance to the Estate Agents (Estate Agency Work) Regulations 2010. Commission shall become due immediately upon completion of sale and purchase or as otherwise agreed between the parties. In a co-brokerage, the agents shall collect the commission from their respective clients as in the table above. An Estate Agent or Salesperson shall not accept any commission from both the Landlord and Tenant in the same transaction regardless consent has been obtains from either party. This is in strict compliance to the Estate Agents (Estate Agency Work) Regulations 2010. Commission shall become due immediately upon execution of the tenancy agreement by Landlord and Tenant.

- 1) Not to do or permit to be done on the said Premises anything whereby the policy or policies of insurance against loss or damage by fire does thereof may become void or voidable or whereby the insurance premiums payable therefor may be increased and to reimburse the Landlord in full in respect of any expense incurred as a result of breach of this covenant.
- 2) Not to do or cause to be done anything on the said Premises which may be or become a nuisance to the members of the public in general and the occupants of the neighbouring houses in particular.
- 3) To permit the Landlord or the Landlord's representative to enter upon the said Premises at all reasonable time of the day by given a notice of 3 days prior appointment for purpose of inspection and or maintaining the said Premises in pursuance of the Landlord's covenants and obligations herein contained.
- 4) At the expiration of the tenancy lawfully to quit and deliver vacant possession of the said Premises to the Landlord.
- 5) To use the said Premises only for purpose as a RESIDENT.
- 6) Not to assign sublet or part with the possession of the said Premises without the written consent of the Landlord first had and obtained.
- 7) Not to use the said Premises as a laboratory or workshop or for any noisy, noxious or offensive trade, business or occupation or merchandise nor for the carrying on of any vocation which may be calculated to annoy the said Premises or any part thereof persons of any undulyably character.
- 8) Not to store or bring upon the said Premises unlawful goods, paraphernalia, subject to any regulation or combustible substance in any part of the said Premises of the said building.
- 9) To observe and conform to all reasonable regulations and restrictions made by the landlord, developer or its duly authorized agents for the proper management of the said Premises from time to time. Provided always that no such regulations and restrictions shall either (i) increase any of the Tenant's obligations under the Agreement or (ii) reduce the Tenant's rights or (iii) be in violation of the law.
- 10) To replace any glass panes or fittings which are broken or damaged due to acts or omissions of the Tenant or its servants or agents.
- 11) To repair any damage to the premises due to acts or omissions of the tenant.

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Room Rental Agreement

This is a legally binding agreement. It is intended to promote household harmony by clarifying the expectations and responsibilities of the houseowner or principal tenant (landlord) and tenant when they share the same home. All parties shall receive a copy of this document.

Rental Unit Located at

Address: _____

Parties

Landlord/Principal Tenant (circle) Tenant

Name: _____ (Name)

Terms

Length of Agreement: One year (unless terminated prior)

Rent

\$ _____ payable monthly on the _____ day of the month, made payable to _____

Rent Does not include utilities. If it does not, utility bills will be appropriated as follows:

Gas/Electricity Tenant pays _____ % of monthly bill
 Water/Carriage Tenant pays _____ % of monthly bill
 Phone: Tenant pays _____ % of monthly bill plus personal long distance calls.

Deposits

Last month's rent: Paid on _____ Amount \$ _____
 Security Deposit: Paid on _____ Amount \$ _____

The security deposit may be used for the purpose of repairing damage for which the tenant is responsible (beyond normal wear and tear), cleaning, or paying unpaid rent or utilities. The Owner and the Renter shall conduct a pre-move out inspection of the rental BEFORE the Renter moves out in which case the Owner shall inform the Renter of needed repairs. The Renter shall have the right to make any repairs identified at the pre-move out inspection at his or her expense.

Please note that PropNex Realty is a GST-registered estate agency and is allowed to charge and collect GST. Do clarify with your salesperson if the GST payable is factored into the commission amount stated in the agreement. When engaging a salesperson, consumers are advised to use Prescribed Estate Agency Agreement as it protects the interest of both parties. The commission amount or rate agreed upon should be recorded and a copy of the agreement given to you. If you and the salesperson wish to include mutually agreeable terms and conditions that are not printed in the prescribed estate agency agreement, these additional terms should be added in the space provided or on a separate pink sheet of paper. The additional terms cannot conflict with, or vary from, the printed prescribed terms. For transparency of the commission that you should be paying, here are our Commission Guidelines: The remuneration system for Estate Agents is based on the provision of service and / or upon successful transaction. This document stipulates the professional fee/commission for Estate Agents based on standard services rendered on property transactions. This scale of professional fee/commission is not intended to restrict or interfere with any private arrangements which Estate Agents may have with their clients. Agreements and undertakings in all transactions shall be made between clients and PropNex and not with the individual Salesperson. Payment for commission shall be made payable to PropNex Realty Pte Ltd and not the individual Salesperson.

TENANCY AGREEMENT

BETWEEN

(LANDLORD)

AND

(TENANT)

The term of this agreement shall commence on: _____ (day) of _____ (month) _____ (year) until _____ (day) of _____ (month) _____ (year). This lease shall automatically self-extend under the same terms and conditions as the initial agreement and shall continue in full force and effect from month-to-month unless and until otherwise terminated.

The parties involved in this agreement involve a company duly incorporated under the laws of Kenya (hereinafter, referred to as the "LANDLORD" expresses his heirs, successor in title and assigns) OF THE FIRST PART]

Company Name: _____
 Registration Number: _____
 Registered Address: _____
 City/State/Zip: _____
 Phone No: _____

And the "TENANT" (hereinafter, expresses its successor in title heirs, executors, legal personal representatives and assigns) OF THE SECOND PART]

Name: _____
 Registered Address: _____
 City/State/Zip: _____
 Phone No: _____

WHEREAS:

A. The Landlord is the owner of the property (property type, property details, such as number of rooms and address) (hereinafter, referred to as "Demised Premises").

B. The Landlord has agreed to let all the "Demised Premises" to the Tenant under the following terms and conditions.

NOW THIS DEED WITNESSETH AS FOLLOWS:

In consideration of the sum of _____ (amount) _____ (amount in words) paid by the Tenant to the Landlord, the receipt whereof the Landlord hereby acknowledges. The Landlord hereby lets all the Demised Premises UNTO THE Tenant to HOLD agree for a _____ period, commencing on _____ to _____ legal fee would be 3% of the consideration and Agency will be 10% of the consideration.

If he collects commission from you, he cannot collect a commission or co-broking fee or payment from the other party or from the latter's salesperson. Please note that PropNex Realty is a GST-registered estate agency and is allowed to charge and collect GST. Do clarify with your salesperson if the GST payable is factored into the commission amount stated in the agreement.

Lease Agreement



This Lease Agreement shall become effective on November 2nd, 2021 (the "Execution Date") and is subject to the terms and conditions stated below between Mr. Nigel Huang (黄) (the "Landlord") and Mr. Joshua Li (李) (the "Tenant"), collectively referred to as the "Parties".

- 1. PREMISES.** This Lease Agreement is for the property (The "Premises") located at 10 Anson Road, #21-02, International Plaza, Singapore 079903.
- 2. LEASE DURATION.** The lease term begins on November 8th, 2021 and ends on November 2nd, 2022. The Tenant must move at the end of the lease term if the Parties do not agree on a new Lease Agreement or an extension of this Agreement.
- 3. PAYMENTS.** The monthly rent due under this Agreement is three thousand Singapore Dollars (SGD 3,000) per month. The rent must be paid in full every month no later than the day of the Execution Date. The first payment of rent has to be paid upon the signature of this Agreement. If the rent is not paid on the due date, the Landlord shall pay a late fee of one hundred Singapore Dollars (SGD 100) for each day of delay after the first day of rent.
- 4. SECURITY DEPOSIT.** The security deposit must be paid to the Landlord no later than the Execution Date of this Agreement by the Tenant. The Landlord will hold it as security to meet the Tenant's obligations under this Agreement.

The Tenant shall deliver six thousand Singapore Dollars (SGD 6,000) equivalent to two (2)

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