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## Propnex tenancy agreement template

Singapore, Toa Payoh • HDB Hub East Wing, #10-01, Lorong 6, 310480 • Phone: +65 6820 8000 • Fax: +65 6829 6600 ROOM RENTAL AGREEMENT (RENTAL CONTRACT) FOR SINGAPORE This Rental Agreement, made on [date] between "The Landlord" and "The Tenant", through PROP Nex REALTY PTE LTD, states that The Landlord agrees to rent out a room(s) in their premises to The Tenant for a period of [number] months at S\$ per month. The terms are as follows: 1. The Tenant must pay an equivalent amount of the monthly rent as a deposit. 2. This deposit will be refundable after deductions for damages caused by The Tenant, if any, upon termination of the rental term. 3. The Tenant is required to pay the monthly rental in advance on or before each calendar month's [date]. 4. If The Tenant fails to pay the rental or breaches the agreement, The Landlord can re-enter and take possession of the premises, terminating the Agreement and forfeiting the deposit. 5. The rental includes/excludes utility bills such as water, electricity, gas, and telephone bills. 6. The premises are strictly not for immoral purposes. 7. Without The Landlord's permission, no alterations or additional work is allowed in the premises. 8. The Tenant cannot sublet the premises without The Landlord's consent. 9. The premises/room must not be occupied by more than [number] person(s). 10. Both parties can give a notice of [number] month(s) for early termination after a minimum occupation period of [number] months, with the deposit being refunded after deductions for damages caused by The Tenant, if any. 11. The Landlord will pay PROP Nex REALTY PTE LTD a commission of S\$ plus GST total. 12. The Tenant will also pay PROP Nex REALTY PTE LTD a commission of S\$ plus GST total. 13. All commissions paid are non-refundable for services rendered. 14. If The Landlord grants The Tenant an extension, both parties must pay the agency renewal commission of half-monthly rental and GST for every 1 year or less period of lease extension. 15. The Tenant must provide original/photocopy documents such as NRIC/Passport/Work Permit/Employment Pass/Student Pass to prove their identity and legitimate stay in Singapore. Disclaimer: This is a standard agreement form that may need adjustment according to specific circumstances. It is advisable to seek legal counsel for any changes or disputes. By signing below, both parties agree to abide by all the above terms and conditions. Signed by Landlord: \_\_\_\_\_ Signed by Tenant: \_\_\_\_\_ Singapore ID No.: \_\_\_\_\_ Singapore ID No.: \_\_\_\_\_ Contact: \_\_\_\_\_ Contact: \_\_\_\_\_ Address: \_\_\_\_\_

Address: \_\_\_\_\_ Singapore In the presence of) Name :) NRIC No. :) Contact :) Disclaimer: This is a general document which may not be appropriate for use in all situations. When unsure, please seek legal advice. In the event of a dispute, the Landlord/Tenant agree not to hold PropNex Realty Pte Ltd responsible, for any changes, amendments, additions and deletions that were made on the standard Room Rental Agreement form with both parties' consent prior to signing the agreement. Page 2 of 2 LEG-AG-15.04 14/12/12 Our consultants are professionally qualified and when engaged, they must deliver their services in compliance with requirements stated in the Code of Ethics & Professional Client Care and Regulations Act. They are entitled to their commission upon transaction completion. Consultants cannot 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-brokering fee or payment from the other party or its salesperson. Please note that PropNex Realty is a GST-registered estate agency and is allowed to charge and collect GST. Clarify with your salesperson if the GST payable is included in the commission amount stated in the agreement. When engaging a salesperson, consumers are advised to use Prescribed Estate Agency Agreement as it protects both parties' interest. 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 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 service provision and / or successful transaction completion. 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, not with the individual Salesperson. Payment for commission should be made payable to PropNex Realty Pte Ltd, not the individual Salesperson. PropNex and their clients and Estate Agents amongst themselves must 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. As representatives of PropNex, estate agents must maintain a professional demeanor at all times to uphold the agency's reputation and standards. Key terms include "salesperson," referring to individuals who represent PropNex as "The Estate Agent"; "clients" encompasses anyone engaging with an agent; "professional fee/commission" includes various forms of remuneration; "gross rental" refers to total monthly rent, including additional fees when applicable. In co-brokerage scenarios, agents collect commissions from their respective clients according to the table provided. For sales transactions, the estate agent or salesperson may charge a commission ranging from 2% to 4% of the contracted price. They must not accept commissions from both vendors and purchasers in the same transaction. For tenancy agreements, the agent or salesperson shall collect commission upon execution of the agreement, with no acceptance of commissions from both landlords and tenants. For assignment transactions, the minimum commission payable is \$3,000 or 10% of the assignment fee, whichever is higher, for assignors; for assignees, it is \$3,000 or one month's gross rental, whichever is higher. The agent must not accept commissions from both parties in a single transaction. All terms and conditions adhere to the Estate Agents (Estate Agency Work) Regulations 2010, ensuring compliance with industry standards. - Clients, including those mentioned above or as mutually agreed upon between the parties, are the primary focus. - For individual units, the professional fee is \$200 or 10% of gross monthly rental income, whichever is higher. - For management corporations under the Land Title (Strata) Act, commission payments are due to the agency on a monthly basis in advance. - The agency may claim disbursements for expenses such as phone calls, postage, and stationery with prior client agreement. - All commission payments are subject to Goods and Services Tax. - Salespersons must not dual represent or collect commission from clients without consent. - They also cannot act against their fiduciary duty to the principal. - A co-broke agreement is required for all transactions. PropNex.com is Singapore's leading real estate portal with comprehensive property listings, market information, and resources for buying, selling, renting, or viewing homes. Residential tenancy agreements in England & Wales are mostly Assured Shorthold Tenancies (ASTs), introduced by the Housing Act 1988. The cost of an Assured Shorthold Tenancy (AST) can vary significantly, with some high street letting agents charging hundreds of pounds. However, price is not always an indicator of quality, as some agents may charge high fees for simply printing out a template. The OpenRent AST, created in consultation with legal experts and informed by over 500,000 tenancies, offers a high-quality alternative that protects the interests of both landlords and tenants. It can be used as part of OpenRent's tenancy setup service, which includes filling in the agreement with tenant and property details, collecting digital signatures, and allowing for custom clauses to be added. OpenRent offers ASTs for whole properties and individual rooms within a shared property. For shared properties, an Individual Tenancy Agreement may be suitable, where each tenant signs a separate agreement with the landlord, giving them exclusive possession of their room and access to shared facilities. This type of agreement offers flexibility and convenience, as tenants can move in and out on different dates without needing to sign new agreements. It also allows for higher rent and gives the landlord the right to enter common areas for inspections and repairs. However, it does mean that each tenant is only responsible for their own actions, rather than being jointly liable with other tenants. Ultimately, whether to use a joint tenancy or individual tenancies depends on the specific circumstances of the property and the needs of the landlord and tenants. The responsibility for council tax and bills lies with the landlord under an individual tenancy, which is typically factored into the rental amount. However, if a tenant falls behind on rent payments or defaults entirely, the landlord remains liable for these costs under an individual tenancy. Visit the OpenRent Community for assistance. PropNex.com is Singapore's leading real estate portal, providing comprehensive property listings and market information across various categories, including residential, commercial, and industrial properties. With a wealth of visual content and key data, users can efficiently search for homes to buy, sell, or rent, filter their preferences, and browse listings online. The platform enables users to inquire about properties, schedule viewings, and arrange showflat tours at their convenience. Additionally, PropNex.com offers the latest property news, market insights, curated content, and videos to help users make informed decisions and navigate Singapore's dynamic real estate market with ease.

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