TENANCY AGREEMENT

Version 1.0 - Draft dated 1 August 2026

This Agreement is made on 1 August 2026 between **Harbourview Properties Pte. Ltd.** (the "Landlord") and **Daniel Tan Wei Ming** (the "Tenant") for the premises at Blk 88 Marina Crescent, #15-07, Singapore 018999 (the "Premises").

1. Definitions. Capitalised terms have the meanings given in this Agreement. Headings do not affect interpretation.

2. Term. The tenancy is for 24 months, from 1 September 2026 to 31 August 2028.

3. Rent. Monthly rent is SGD 3,200, payable in advance by the 1st of each month by bank transfer.

4. Security Deposit. The Tenant pays a deposit of SGD 6,400, refundable within 14 days after the tenancy ends, less lawful deductions.

5. Late Payment. Rent unpaid 7 days after the due date bears interest at 8% per annum.

6. Use. The Premises shall be used only as a private residence for the Tenant and immediate family.

7. Utilities. The Tenant pays utilities. The Landlord pays property tax and maintenance fees.

8. Minor Repairs. The Tenant bears minor repairs up to SGD 150 per item. The Landlord bears any excess.

9. Structural Repairs. The Landlord keeps the structure, roof and external pipes in good repair.

10. Alterations. No alterations without the Landlord's written consent, not to be unreasonably withheld.

11. Subletting. No assignment or subletting without the Landlord's prior written consent.

12. Pets. The Tenant may keep one small domestic pet, subject to condominium by-laws.

13. Right of Entry. The Landlord may enter to inspect or repair on 48 hours' notice, except in emergencies.

14. Insurance. The Landlord insures the Premises against fire. The Tenant insures own belongings.

15. Quiet Enjoyment. The Tenant may enjoy the Premises without interruption by the Landlord.

16. Diplomatic Clause. If transferred out of Singapore, the Tenant may terminate after 12 months on 2 months' notice.

17. Option to Renew. The Tenant may renew for a further 12 months at a rent to be mutually agreed.

18. Termination. If rent is 14 days overdue or a breach is not remedied within 14 days, the Landlord may terminate.

19. Handover. The Tenant returns the Premises in original condition, fair wear and tear excepted, with curtains cleaned and aircon serviced.

20. Inventory. An inventory signed by both parties at handover forms part of this Agreement. The Tenant shall report any discrepancy in writing within 7 days of handover.

21. Keys and Access Cards. The Landlord shall provide 2 sets of keys and 2 access cards. Replacement of any lost key or card is at the Tenant's cost.

22. Furniture. Furniture listed in the inventory shall remain at the Premises. The Tenant shall not remove or replace any item without the Landlord's consent.

23. Cleanliness and Pest Control. The Tenant shall keep the Premises clean and free of pests. Pest control shall be carried out once every 6 months at the Tenant's cost.

24. Nuisance. The Tenant shall not cause nuisance or annoyance to neighbours. Loud noise is not permitted between 10 pm and 7 am.

25. By-laws. The Tenant shall comply with all by-laws and house rules of the management corporation. Fines imposed for the Tenant's breach are payable by the Tenant.

26. Parking. The Tenant is entitled to use 1 car park lot as allocated by the management. Additional lots are subject to management approval and charges.

27. Smoking. Smoking is permitted only on the balcony. The Tenant shall make good any smoke damage at the end of the Term.

28. Hazardous Materials. The Tenant shall not store any flammable, explosive or hazardous materials at the Premises, other than ordinary household products.

29. Stamp Duty. The Tenant shall bear the stamp duty payable on this Agreement. The Tenant shall stamp this Agreement within 14 days of signing.

30. Agent's Commission. Each party shall bear its own agent's commission, if any. Neither party shall be liable for the other party's agent's fees.

31. Damage by Fire or Disaster. If the Premises become uninhabitable due to fire or other events beyond the parties' control, rent shall cease until the Premises are reinstated. Either party may terminate if the Premises are not reinstated within 3 months.

32. Sale of Premises. If the Landlord sells the Premises, this Agreement shall remain binding on the purchaser for the rest of the Term.

33. Indemnity. The Tenant shall indemnify the Landlord against all claims, losses and costs arising from the Tenant's use of the Premises or breach of this Agreement.

34. Notices. Notices shall be in writing and delivered by hand, registered post or email to the addresses stated above.

35. Costs. Each party shall bear its own legal costs in the preparation of this Agreement.

36. Waiver. No failure or delay by either party in exercising any right shall operate as a waiver of that right.

37. Severability. If any provision is found invalid or unenforceable, the remaining provisions shall continue in full force and effect.

38. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations and understandings.

39. Governing Law. Singapore law governs. The parties submit to the exclusive jurisdiction of the Singapore courts.

Landlord	**Tenant**
_____	_____
Name / Date:	Name / Date: