TENANCY AGREEMENT

Version 2.0 - Revised draft dated 18 August 2026

This Agreement is made on 18 August 2026 between **Harbourview Properties Pte. Ltd.** (the "Landlord") and **Daniel Tan Wei Ming** and **Rachel Lim Hui En**, jointly and severally (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 12 months, from 15 September 2026 to 14 September 2027.

3. Rent. Monthly rent is SGD 3,500, payable in advance by the 1st of each month by bank transfer or GIRO.

4. Security Deposit. The Tenant pays a deposit of SGD 7,000, refundable within 30 days after the tenancy ends, less lawful deductions.

5. Late Payment. Rent unpaid 3 days after the due date bears interest at 10% per annum plus a SGD 50 admin fee.

6. Use. The Premises shall be used only as a private residence for the Tenant and up to 2 approved occupants.

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 200 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. Listing on short-term rental platforms is a material breach.

12. Pets. No pets without the Landlord's prior written consent, at the Landlord's absolute discretion.

13. Aircon Maintenance. The Tenant services all aircon units every 3 months at own cost.

14. Right of Entry. The Landlord may enter to inspect, repair or hold viewings on 24 hours' notice, except in emergencies.

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

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

17. Diplomatic Clause. If transferred out of Singapore, the Tenant may terminate after 6 months on 2 months' notice and refund pro-rated agent's commission.

18. Termination. If rent is 7 days overdue or a breach is not remedied within 7 days, the Landlord may terminate and forfeit the deposit.

19. Handover. The Tenant returns the Premises in original condition, fair wear and tear excepted, with curtains cleaned. A joint inspection is held on the last day.

20. Personal Data. The Tenant consents to use of personal data for this Agreement under the PDPA 2012.

21. Inventory. An inventory signed by both parties at handover forms part of this Agreement. The Tenant shall report any discrepancy in writing within 3 days of handover.

22. Keys and Access Cards. The Landlord shall provide 3 sets of keys and 3 access cards. Replacement of any lost key or card is at the Tenant's cost.

23. 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.

24. Cleanliness and Pest Control. The Tenant shall keep the Premises clean and free of pests. Pest control shall be carried out once every 3 months at the Landlord's cost.

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

26. 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.

27. Parking. The Tenant is entitled to use 2 car park lots as allocated by the management. Additional lots are subject to management approval and charges.

28. Smoking. Smoking is strictly prohibited anywhere within the Premises, including the balcony.

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

30. Stamp Duty. Stamp duty payable on this Agreement shall be shared equally by the parties. The Landlord shall stamp this Agreement within 14 days of signing.

31. 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.

32. 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 2 months.

33. Sale of Premises. If the Landlord sells the Premises, the Landlord may terminate this Agreement on 3 months' written notice and shall refund the deposit in full.

34. 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.

35. Notices. Notices shall be in writing and delivered by hand, registered post or email to the addresses stated above. Email notices are deemed received on the next Business Day.

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. Counterparts and E-Signature. This Agreement may be signed in counterparts and by electronic signature, each of which shall be deemed an original.

40. Governing Law. Singapore law governs. Disputes go first to mediation at the Singapore Mediation Centre.

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