

Annex A Employer and Spouse Income Tax Declaration

This form may take you 1 minute to fill in.

Please complete this form only if you do not wish to submit your Income Tax Notice of Assessment when applying for a Work Permit (WP) for a foreign domestic worker.

Part I – Monthly Combined Income of Employer and Spouse

Please tick (✓) the appropriate box.

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Below \$2,000 | <input type="checkbox"/> \$2,000 to \$2,499 | <input type="checkbox"/> \$2,500 to \$2,999 | <input type="checkbox"/> \$3,000 to \$3,499 |
| <input type="checkbox"/> \$3,500 to \$3,999 | <input checked="" type="checkbox"/> \$4,000 to \$4,999 | <input type="checkbox"/> \$5,000 to \$5,999 | <input type="checkbox"/> \$6,000 to \$7,999 |
| <input type="checkbox"/> \$8,000 to \$9,999 | <input type="checkbox"/> \$10,000 to \$12,499 | <input type="checkbox"/> \$12,500 to \$14,999 | <input type="checkbox"/> \$15,000 to \$19,999 |
| <input type="checkbox"/> \$20,000 to \$24,999 | <input type="checkbox"/> \$25,000 and above | | |

Part II – Authorisation by Employer and His/Her Spouse





If either you and/or your spouse do not wish to submit a copy of your Income Tax Notice of Assessment, please complete Part II and authorise the Comptroller of Income Tax to verify your income range stated in Part I above and communicate the results of the verification to the Controller of Work Passes.

I, TAN CHOON KHIM, *NRIC/WP/No/FIN: 57308677A
(Name of employer)

and/or I, ZHOU LIN, *NRIC/WP/No/FIN: _____
(Name of the employer's spouse)

authorise the Comptroller of Income Tax to verify *my/our income tax range stated in Part I above, based on *my/our assessment record(s) for the current Year of Assessment and the two previous Years of Assessment, for the Controller of Work Passes. *I/We also authorise the Comptroller of Income Tax to thereafter communicate the results of the verification to the Controller of Work Passes.

In the event that *my/our assessment record(s) for the current Year of Assessment *is/are not available or finalised at the point of verification, I*/we understand that the Comptroller of Income Tax will verify *my/our income range stated in Part I against *my/our assessment record(s) for the two previous Years of Assessment.

Employer	Employer's Spouse
Income Tax Notice of Assessment No: 	Income Tax Notice of Assessment No: 
Signature: 	Signature: 
Date:	Date:

*Delete where inapplicable

TENANCY AGREEMENT

AN AGREEMENT made on the 17th day of Oct 2013

BETWEEN

TAN CHOON KIM
(S7308877A)

(hereinafter called "**the Landlord**" which expression shall where the context so admits include the person entitled for the time being to the reversion immediately expectant on the term hereby created) of the one part

AND

WONG PUAY LEE
(Passport No: K27275598, Employment Pass: G6396701M)

(hereinafter called "**the Tenant**" which expression shall where the context so admits include the Tenant's successors and assigns) of the other part.

NOW IT IS HEREBY AGREED as follows:

1. The Landlord agrees to let and the Tenant agrees to take all that property known as **BLK 419 BEDOK NORTH STREET 1 #06-190 S 460 419** (hereinafter called "**the said premises**") together with the furniture, fixtures and fittings therein belonging to the Landlord as specified in the Schedule annexed hereto (hereinafter called "**the furniture**") TO HOLD unto the Tenant from the **25TH** day of **OCTOBER 2013** for a term of **ONE AND HALF** (1.5) years, at the rent of DOLLARS **TWO THOUSANDS ONE HUNDRED ONLY (S\$2100)** per month comprising:-


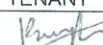
The first payment of Dollars **TWO THOUSANDS ONE HUNDRED ONLY (S\$2100)** for the rent for the period from **25th October 2013** to **24th November 2013** is payable on the signing of this Agreement. Subsequent payment of Dollars **TWO THOUSANDS ONE HUNDRED ONLY (S\$2100)** is payable monthly in advance without deduction whatsoever on the **25th** day of each month.

(**POSB SAVING ACCOUNT: 028-59743-6**)

2. **The Tenant hereby agrees with the Landlord** as follows:


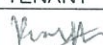
- (a) To pay the said rent at the times and in the manner aforesaid.
- (b) To pay a deposit of DOLLARS **TWO THOUSANDS ONE HUNDRED ONLY (S\$2100)** being equal to **ONE (01)** months' rent upon the signing of this Agreement (the receipt whereof the Landlord hereby acknowledges) as security against the breach of any term or condition of this Agreement, such deposit to be refunded (free of interest) at the expiry or lawful termination of this tenancy. This deposit shall not be utilised as set-off for any rent due and payable during the currency of this Agreement. In the event of a sale or disposal of the said premises by the Landlord, the Tenant consents to the transfer of the security deposit to the new owner(s) of the said premises, and hereby agrees to release the Landlord from all obligations in respect of the security deposit.
- (c) To pay all charges due in respect of any telephones or other equipment installed at the said premises, including any tax payable thereon.
- (d) To pay all charges for the supply of water, electricity, gas and any water borne sewerage system, any such installations installed or used at the said premises, including any tax payable thereon. Further, to pay all charges for Singapore Cable Vision facilities, Television and/or Radio licences.

BLK 419 BEDOK NORTH STREET 1 #06-190 S460 419

PLEASE SIGN	
LANDLORD	TENANT
	

- (e) To keep the interior of the said premises including the sanitary and water apparatus and the furniture and the doors and windows thereof in good and tenantable repair and condition throughout this tenancy (fair wear and tear and damage by any act beyond the control of the Tenant excepted).
- (f) To permit the Landlord and its agents, surveyors and workmen with all necessary appliances to enter upon the said premises at all reasonable times by prior appointment (except in the case of emergency where no appointment is required) for the purpose whether of viewing the condition thereof or of doing such works and things as may be required for any repairs, alterations or improvements whether of the said premises or of any parts of any building to which the said premises may form a part of or adjoin.
- (g) To replace electric bulbs, tubes and other expendable items at its own expense up to Dollars One Hundred (S\$150.00) per item. Such expenditure in excess of Dollars One Hundred (S\$150.00) shall be borne by the Landlord.
- (h) To comply with all such rules and regulations and terms and conditions as may be imposed from time to time on occupiers of the building by the Housing and Development Board or other bodies (where applicable) for the proper management of the same.
- (i) To yield up the said premises at the expiration or sooner termination of this tenancy in such good and tenantable repair and condition (fair wear and tear excepted) as shall be in accordance with the conditions, covenants and stipulations herein contained and with all locks keys and the furniture.
- (j) To keep the air-conditioning units installed at and for the said premises in good and tenantable repair and condition which air-conditioning units are to be serviced and maintained at least once every three (3) months at the expense of the Tenant by a reliable air-conditioning contractor.
- (k) During the two (2) months immediately preceding the expiration of the tenancy herein to permit the Landlord or its representatives at all reasonable times and by prior appointment to bring interested parties to view the said premises for the purpose of letting the same.
- (l) During the currency of this tenancy, to allow the Landlord or its representatives at all reasonable times and by prior appointment to bring any interested parties to view the said premises in the event of a prospective sale thereof. The said premises shall be sold subject to this tenancy.
- (m) Not to make or permit to be made any structural alterations to the said premises.
- (n) To use the said premises strictly as a **private residence** only and not to do or permit to be done upon the said premises any act or thing which may be or may become a nuisance or annoyance to or in any way interfere with the quiet or comfort of any other adjoining occupiers or to give reasonable cause for complaint from the occupants of neighbouring premises and not to use the said premises for any unlawful or immoral purposes.
- (o) Not to assign sublet or part with the possession of the said premises or any part thereof without the written consent of the Landlord which consent shall not be unreasonably withheld in the case of a respectable and responsible tenant. This prohibition shall not apply to the occupation of the said premises or any part thereof by any person or persons employed or engaged by the Tenant or members of the Tenant's family where applicable.
- (p) The above rental prices (\$2100) are for mentioned 6 tenants only. No others are allowed to stay in the premises.
- (q) Not to keep or permit to be kept on the said premises or any part thereof any materials of a dangerous or explosive nature or the keeping of which may contravene any statute or subsidiary legislation.

BLK 419 BEODK NORTH STREET 1 #06-190 S460 419

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LANDLORD	TENANT
	

- (r) Not to do or permit to be done anything whereby the policy or policies of insurance on the said premises against damage by fire may become void or voidable or whereby the premium thereon may be increased.
- (s) The Electrical Appliances provided by the Landlord will be under warranty for 30 days from the Tenancy Agreement commencement date or the date when the Tenant takeover whichever the earliest.
- (r) Only the following persons are permitted to occupy the said premises, and provided that such occupancy is for the purpose stated in this Tenancy Agreement:-
- [LIAW BOON CHEK]** holding *Passport number **K22714460** and *IC NO; **S8584398B**
 - [TAY LAY POH]** holding *Passport number **A27349201** and *Employment Pass number ; **G5268285T**
 - [CHEAH WENG SOON]** holding *Passport number **A26426729** and *Employment Pass number ; **G7421619L**
 - [LAU LEE TSUR]** holding *Passport number **K27961229** and *Employment Pass number ; **G2189453U**
 - [IU CHING PEI]** holding *Passport number **A27940231** and *IC NO ; **S8484493D**
 - and/or such other * [persons] / [employee of the Tenant] as may be approved in writing by the Landlord from time to time, which approval shall not be unreasonably withheld.


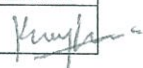
*The Tenant confirms that the said **[insert occupant's name]** is an employee of the Tenant.

The Tenant shall at all times ensure that all occupants of the said premises comply with all applicable laws for entering and staying in Singapore, and without prejudice to the generality of this sub-clause:-

- The Tenant shall produce to the Landlord for inspection the originals of all occupants' identity cards/passports and other relevant documents evidencing their legal entry into and stay in Singapore before the commencement of this Agreement, and thereafter, before any new permitted occupant moves in; and
 - If the relevant Singapore immigration or work pass of an occupant expires during the term of this Agreement, the Tenant shall produce to the Landlord for inspection the originals of all occupants' identity cards/passports and other relevant documents evidencing their legal entry into and stay in Singapore on or before the expiry thereof.
- (s) Notwithstanding any provision to the contrary herein, the Tenant shall at all times during the term hereof comply with:-
- all such policies or requirements affecting the said premises or the Tenant or the occupier of the said premises as may be imposed by the Housing and Development Board ("**HDB**") or any other competent authority from time to time; and
 - the provisions of any tenancy agreement/agreement for lease/lease made or to be made between HDB as landlord of the one part and the Landlord as tenant/lessee of the other part in respect of the said premises or the property in which the said premises is comprised (as the case may be), a copy of which will be made available to the Tenant upon request;

and shall indemnify the Landlord against all claims, liabilities and losses (including legal costs and expenses on a full indemnity basis) which may be made or incurred by the Landlord due to the Tenant's breach of this sub-clause.

BLK 419 BEODK NORTH STREET 1 #06-190 S460 419

PLEASE SIGN	
LANDLORD	TENANT
	


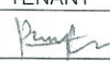
3. **The Landlord hereby agrees with the Tenant** as follows:

- (a) To pay all rates, taxes, maintenance charges and any surcharges thereon, assessments and outgoings (except as otherwise provided in this Agreement) which are or may hereafter be charged or imposed on the said premises including any surcharges payable thereon.
- (b) To insure the said premises against loss or damage by fire and to pay all premium thereon.
- (c) To be responsible for the repair and replacement of parts in respect of the air-conditioning units installed at the said premises save where the same are caused by any act, default, neglect or omission on the part of the Tenant or any of its servants agents occupiers contractors guests or visitors.
- (d) To maintain the structural condition of the said premises including sanitary pipes and electrical wiring and to keep the roof of the said premises in good and tenable repair and condition.
- (e) That the Tenant paying the rent hereby reserved and observing and performing the several conditions, covenants and stipulations on the Tenant's part herein contained shall peaceably hold and enjoy the said premises during this tenancy without any interruption by the Landlord or any person rightfully claiming under or in trust for the Landlord.

4. **Provided always and it is expressly agreed** as follows:

- (a) If the rent hereby reserved shall not be paid for seven (7) days after its due date or if there shall be a breach of any of the conditions, covenants or stipulations on the part of the Tenant herein contained, the Landlord shall be entitled to re-enter upon the said premises and thereupon this tenancy shall immediately absolutely determine but without prejudice to any right of action of the Landlord for damage or otherwise in respect of any such breach or any antecedent breach.
- (b) In the event the rent remaining unpaid seven (7) days after becoming payable (whether formally demanded or not), it shall be lawful for the Landlord to claim interest at ten percent (10%) per annum on the amount unpaid calculated from after the date due to the date of actual payment.
- (c) The Landlord shall not be liable to the Tenant or the Tenant's servants or agents or other persons in the said premises or persons calling upon the Tenant for any accidents happening, injury suffered, damage to or loss of any chattel property sustained on the said premises.
- (d) In case the said premises or any part thereof shall at any time during this tenancy be destroyed or damaged by fire lightning riot explosion or any other cause beyond the control of the parties hereto so as to be unfit for occupation and use, then and in every such case (unless the insurance money shall be wholly or partially irrecoverable by reason solely or in part of any act, default, neglect or omission of the Tenant or any of their servants agents occupiers guests or visitors), the rent hereby reserved or a just and fair proportion thereof according to the nature and extent of the destruction or damage sustained shall be suspended and cease to be payable in respect of any period while the said premises shall continue to be unfit for occupation and use by reason of such destruction or damage.
- (e) In case the said premises shall be destroyed or damaged as aforesaid, either party shall be at liberty by notice in writing to the other determine this tenancy, and upon such notice being given, this tenancy or the balance thereof shall absolutely cease and determine and the deposit paid hereunder together with a reasonable proportion of such advance rent as has been paid hereunder, where applicable, shall be refunded to the Tenant forthwith but without prejudice to any right of action of either party in respect of any antecedent breach of this Agreement by the other.

BLK 419 BEODK NORTH STREET 1 #06-190 S460 419

PLEASE SIGN	
LANDLORD	TENANT
	

TENANCY AGREEMENT (PRIVATE)

This Agreement is made on the 15th day of June 2013 between

TAN CHOON KHIM (NRIC NO: S7308877A)

(hereinafter called "The Landlord") which expression where the context so permits shall include all persons having title under The Landlord of the one part; and

D & E RESIDENCES PTE LTD (REG NO: 201213064W)

(hereinafter called "The Tenant") of the other part.

Whereas the Landlord is the registered owner of the dwelling premises located at and known as:
23 Lorong 3 Toa Payoh #12-10 Trevista Singapore 319582

(hereinafter called "The Said Premises") together with the Landlord's fixtures and fittings (hereinafter called "The Said Furniture") now in or about The Said Premises, particulars of which are specified in the schedule annexed hereto.

The Landlord lets and the Tenant takes The Said Premises for a term of ~~TWENTY FOUR (24)~~ ^{Thirty-six (36)} months commencing on 01/07/2013 (herein after called the "Term") at a calendar monthly rental of Singapore Dollars Four Thousand And Five Hundred Only (S\$ 4500) payable monthly in advance without any deduction the first of such payment to commence on the 01/07/2013 and subsequent payment shall be made on or before the 1st day of each succeeding month *and to be credited into the Landlord's bank account as follow:

Bank Type:


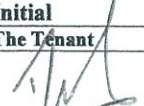
Account Number:

The Tenant shall pay and the Landlord hereby acknowledges receipt of the sum of Singapore Dollars Nine Thousand Only (S\$ 9000) herein referred to as "The Deposit", on or before the signing hereof to be held by The Landlord as security for the due performance and observance of the stipulations and agreements hereinafter contained which the said Deposit shall not be deemed to be treated as payment of rent.

An inspection of the Premises to ensure conformance by the Tenant of the Tenant's covenants herein contained shall be made by the Landlord and the Tenant on the expiration or earlier termination of the Tenancy. If the Landlord shall fail to make the said inspection of the Premises, the Deposit shall be refunded to the Tenant forthwith without any deduction whatsoever. If any breach is discovered at such inspection, fair wear and tear excepted, all claims by the Landlord for deduction from the Deposit shall be made to the Tenant within fourteen (14) days of the termination of tenancy, failing which the Deposit shall be refunded to the Tenant forthwith without any deduction whatsoever. Provided that there are no outstanding payments owing by the Tenant and without prejudice to the right of the Landlord to recover all monies which may become due or payable by the Tenant under this Agreement.


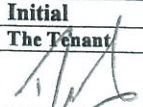
The Tenant hereby agrees with the Landlord to undertake the following obligations:

1. To pay the equivalent of two (02) month(s) rental as deposit and one (01) month(s) rent as advance, upon the signing of this agreement.
2. To pay the said rent at the times and in the manner aforesaid without any deduction whatsoever.

Please	Initial
The Landlord	The Tenant
	

TENANCY AGREEMENT (PRIVATE)

3. To pay all hire and other charges and outgoing of Power Supply / Telecom apparatus, telephone, electric light, power, water and Cable TV / TV license fee consumed for whatsoever purposes or supplied to or on the Said Premises during the term hereby created.
4. At its own costs and expenses, to maintain the interior of the Said Premises (including the flooring, interior plaster and other surface materials, doors, windows, locks thereof) and the Said Furniture in good and tenantable condition, fair wear and tear or damage by any act beyond the control of the Tenant excepted, and to maintain the garden (if any) forming part of the Said Premises in a neat, clean and good condition. The Tenant shall bear all cost of repair on the items that they bought. Also to repair or replace at the Tenant's expense any blown light bulbs or tubes.
5. Not to make or permit or suffer to be made any alterations or additions (structural or otherwise) to the Said Premises or any part thereof or to the Said Furniture without first obtaining the prior written consent of the Landlord, such consent not to be unreasonably withheld.
6. Not to hack any holes into the walls or bore any holes into the ceiling or install additional electrical points without first having obtained the prior written consent of the Landlord but the Tenant may affix picture hooks on the walls for hanging pictures.
7. Not to do or permit or suffer to be done anything whereby any insurance on the Said Premises against loss or damage by fire may become void or violable or whereby the rate of premium for any such insurance may be increased and to make good all damage suffered by the Landlord.
8. Not to keep or store within the Said Premises any offensive drugs or materials of an especially dangerous, combustible explosive or radioactive or offensive nature.
9. To permit the Landlord or his agents, contractors, surveyors, technicians with all necessary appliances, with or without workmen, during the Term but (except in case of emergency) only after reasonable notice to the Tenant, to enter on the Said Premises to examine the state and condition and to give to the Tenant notice of all defects and wants of repair, cleaning, maintenance thus found for which the Tenant is responsible. If the Tenant shall fail to proceed diligently with the execution of such repairs within 14 days of such notice, then it shall be lawful for the Landlord to enter upon the Said Premises and execute such repairs and works at the expense of the Tenant.
10. The maximum number of Tenant and occupant(s) that stay in the Said Premises is six (06) persons. To allow change of occupants only.
11. That the Tenant and occupant(s), if any, being foreigner(s) must furnish employment letters and proof of legal documents according to the laws of the Republic of Singapore. Should the Tenant is unable to furnish updated relevant documents, the Landlord shall reserve the right to terminate this Agreement.
12. That the Tenant or its occupant(s) shall not do or permit to be done on the Said Premises anything which infringe or may infringe any of the laws of the Republic of Singapore or any rules, regulations by-laws made.
13. To absolve the Landlord from all claims or damages to the Tenant's belongings and injuries to the Tenant and / or members of his family and / or guests as a result of any accident occurring in the Said Premises or any part thereof.
14. To repair or replace at the Tenant's own cost any of the Landlord's belongings and the Said Furniture on the Said Premises, which were damaged or lost during the Term (fair wear and tear excepted).

Please	Initial
The Landlord	The Tenant
	


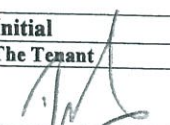
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TENANCY AGREEMENT (PRIVATE)

15. Not to remove any of the Said Furniture or fixtures from the Said Furniture without the prior consent of the Landlord.
16. During the **TWO (2)** months immediately preceding the expiry of the Term hereby created to permit any prospective tenant accompanied by the Landlord or his agent to view the Said Premises at reasonable hours.
17. To engage a competent firm to carry out regular servicing and maintenance of all the air-conditioners, the charges for which shall be the responsibility of the Tenant. The Landlord shall pay for all the necessary repairs of the air-conditioners due to wear and tear.
18. To give notice forthwith to the Landlord of any damage that may occur to the Said Premises or to the Said Furniture or other facilities provided by the Landlord.
19. To permit intending purchasers or persons with authority of the Landlord or his agents and accompanied by the Landlord or his agents to view the Said Premises for the purpose of selling the Said Premises. However the sale is subject to the Tenancy herein.
20. Not to use the Premises or any parts thereof nor permit or suffer the same to be used:
 - (a) Otherwise than as and for a **private residence** only and for no other purpose;
 - (b) In any noisy, noxious, offensive manner or any immoral or illegal purposes;
 - (c) For any sale by auction except for a garage sale of personal and household effects before repatriation of the Premises.
21. At the expiration or sooner determination of the Term hereby created to peacefully and quietly deliver on to the Landlord the Said Premises together with all the Said Furniture (subject to wear and tear) in like condition as the same were delivered to the Tenant(s) at the commencement of the Term hereby created.
 - (a) In case any of the Said Furniture shall be missing, broken, damaged or destroyed forthwith to replace them with others of a similar character and of equal value;
 - (b) In the event of any alterations having been made to the Said Premises during the Term to reinstate the Said Premises (if and so required by the Landlord) to the condition in which the same were prior to the making of such alteration to the reasonable satisfaction of the Landlord.
 - (c) Make good all damage done to the Said Premises by such removal of the tenant's fixtures, fittings and effects and if the Tenant fails to do so, the Landlord may make good all damage. All reasonable costs incurred by the Landlord in connection with such removal or in making good the Tenant shall pay such damage to the Landlord within fourteen (14) days of the Landlord notifying the Tenant of the amount thereof.
22. To pay or indemnify the Landlord or his agents against the cost of / and stamping of the Agreement in duplicate.

The Landlord agrees with the Tenant as follows:

1. To pay all rates, taxes, assessments, insurance premiums, and or any impositions payable by the Landlord in respect of the Said Premises other than those agreed to be paid by the Tenant during the Term hereby created.
2. To maintain the structural conditions of the Said Premises including sanitary pipes and electrical wiring and to keep the roof / ceiling of the Said Premises in good and tenantable condition.

Please	Initial
The Landlord	The Tenant
	


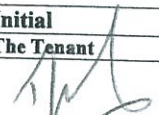
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TENANCY AGREEMENT (PRIVATE)

3. That the Tenant paying the rental hereby reserved and observing and performing the several covenants and stipulations herein contained shall peacefully and quietly hold and enjoy possession of the Said Premises during the Term hereby created without any interruption by the Landlord or any person or persons lawfully claiming under or in trust for the Landlord.
4. To be responsible for any cost for repairs or replacement for all the Landlord's belongings due to any fair wear and tear or damage by act of God.
5. At all times throughout the term hereby created, to keep the Said Premises insured against loss or damage by fire and to pay the premiums in respect thereof.

Provided always and it is expressly agreed as follows:

1. If the rent hereby reserved or any part thereof shall be unpaid for fourteen (14) days after becoming payable (whether formally demanded or not) OR if at any time the Tenant or any covenant on the Tenant part herein shall not be performed or observed or if any other person in whom for the time being the Term hereby created is vested shall become bankrupt or enter into any composition with his creditors or suffer any distress or execution to be levied on his own goods (or if the Tenant being a company shall go into liquidation either voluntarily or compulsorily save for the purpose of amalgamation or reconstruction) at anytime thereafter the Landlord shall have the right to re-enter and re-possess the Said Premises or any part thereof and thereupon the Said Tenancy shall absolutely determine but without prejudice to the right of action of the Landlord in respect of any breach of the Tenant's covenants herein contained.
2. In case the Said Premises or any part thereof shall be destroyed, damaged or rendered unfit for use or occupation by fire, tempest, flood or other act of God, (except where such acts have been caused by default of the Tenant whereby payment of the policy monies under any policy insurance is refused) during the Term hereby created then and in such case and so often as the same shall happen, the rental hereby reserved or a fair and just proportion hereof according to the extent of the damage sustained shall cease and be suspended during and for so long as the premises or any part thereof shall remain unfit for use or occupation by reason of such destruction or damage.
 - (a) That in case the Said Premises shall be destroyed or so damaged so as to be unfit for occupation or use and to necessitate rebuilding, either party shall have the right to terminate this Tenancy by giving **TWO (2)** months written notice to expire at any time, and,
 - (b) The Tenant agrees that any insurance monies payable in respect of damage or destruction to the Said Premises or any part thereof shall wholly be the property of the Landlord and that the Tenant shall have no claim to such insurance monies.
3. Any notice, request or demand to be served by either party to the other under the provision of this Agreement shall be in writing and shall be deemed to be sufficiently served if it is given by the party by post in a registered letter addressed to the party to be served at the address herein before mentioned and in such a case it shall be deemed to have been received at the time when such registered letter would in the ordinary course be delivered.
4. *In the event that _____ PASSPORT NO. _____
be ordered out of Singapore by the relevant authorities or is transferred from Singapore by his employer and evidence of such order or transfer is furnished to the Landlord then, this Diplomatic Clause can be exercised and this Agreement can be terminated by either party with **TWO (2)** months notice given. Provided always this clause shall be applicable only after the Tenant has completed a minimum of **TWELVE (12)** months' tenancy under this Agreement.
5. If this Agreement should be terminated before the expiry of the tenancy herein as aforesaid, the Tenant shall refund to the Landlord, pro-rata, the commission paid by the Landlord to the

Please Initial	
The Landlord	The Tenant
	


TA-PSP01/2009


TENANCY AGREEMENT (PRIVATE)

Broker. The Landlord shall be entitled to deduct such refund from the deposit held by the Landlord.

6. The Landlord shall at the written request of the Tenant made not less than **TWO (2)** months before the expiration of the Terms hereby created and if there shall not at the time of such request by any existing breach or non-observance of any of the obligation on the part of the Tenant herein contained grant to the Tenant a Tenancy Agreement of The Flat for a further term of **TWELVE (12)** months from the expiration of the term at such terms and rental to be mutually agreed upon thereafter by both parties hereto.
7. This Agreement shall be governed by and construed in accordance to the laws of the Republic of Singapore.


IN WITNESS WHEREOF the parties hereto have hereunder set their hands the day and year first above written.



 Landlord's Signature
 Name: Tan Choon Khay
 NRIC No.: S7308877A


 Tenant's Signature/Company's stamp (if applicable)
 Name: _____
 NRIC No.: _____

 Landlord's Signature
 Name: _____
 NRIC No.: _____

 Tenant's Signature/Company's stamp (if applicable)
 Name: _____
 NRIC No.: _____


 Witness's Signature
 Name: Jeslyn Lwin
 NRIC No.: S7521176G


 Witness's Signature
 Name: SHEN QIAN YU
 NRIC No.: G0719301M

Important! This is a general document which may not be appropriate for use in all cases. When in doubt, please seek legal advice. **RH Housing Agency Pte Ltd** disclaims any liability whatsoever arising from the use of this document (including any amendments(s) to this document).

Please Initial	
The Landlord	The Tenant
