

## TENANCY AGREEMENT (RESIDENTIAL) – EXPAT 2 YEARS

THIS AGREEMENT is made the day and year stated in **Section 1 of the Schedule** hereto between the party whose name and description are stated in **Section 2 of the Schedule** hereto (hereinafter called the “Landlord”) of the one part and the party whose name and description are stated in **Section 3 of the Schedule** hereto (hereinafter called the “Tenant”) of the other part.

Parties

### WHEREAS :-

1. The Landlord is the registered/beneficial proprietor of the property more particularly referred to and described in **Section 4 of the Schedule** hereto (hereinafter referred to as the Said Premises).
2. The Landlord is desirous of letting and the Tenant is desirous of taking the Said Premises together with furniture, fixtures and fittings as described in the Inventory hereto subject to the terms and conditions hereinafter contained.

Description of Said Premises

Inventory of Furnishings

### NOW IT IS HEREBY AGREED AS FOLLOWS :-

1. Subject to the terms and conditions herein contained the Landlord hereby grants and the Tenant hereby accepts a tenancy of the Said Premises for the term, commencing from the date and terminating on the date stated in **Section 5(a), (b) and (c)** respectively of **the Schedule** hereto.
2. The monthly rental stipulated in **Section 6 (a) of the Schedule** hereto shall be due and payable in advance in the manner and at the time stipulated in **Section 6 (b)** respectively of **the Schedule** hereto.
3. The Tenant shall upon execution of this Agreement and prior to the occupation of the Said Premises pay the Landlord the deposit stipulated in **Section 7 of the Schedule** hereto (receipt whereof the Landlord hereby acknowledges) as security for the due observance and performance by the Tenant of all his duties and obligations hereunder and on its part to be performed and fulfilled. The said deposits shall be maintained at this figure during the term of this tenancy and the Tenant shall not be entitled to utilise the said deposit to off-set any rental due under this agreement without the previous written consent of the Landlord and the same shall be returned to the Tenant free of interest within 30 (Thirty) days upon expiry or sooner determination of the term hereby created less any sums as may then be due to the Landlord for damage caused to the Said Premises by the Tenant (damage due to normal wear and tear excepted).
4. The Tenant shall upon execution of this Agreement and prior to the occupation of the Said Premises pay the Landlord the water and electricity deposits stipulated in **Section 8 of the Schedule** hereto (collectively as the Utility Deposits). The Tenant shall not be entitled to utilise the said deposit to off-set any rental due under this agreement without the previous written consent of the Landlord and the same shall be refunded to the Tenant free of interest within 30 (Thirty) days upon expiry or sooner determination of the term hereby created less such sum or sums as may then be due and outstanding.

Agreement To Rent

Term Of Tenancy

Monthly Rental and date payable

Rental Deposit

Utility Deposit

Landlord	Tenant

5. **THE TENANT HEREBY COVENANTS WITH THE LANDLORD** as follows:- Tenant Covenants
- 5.1 To pay the reserved rent on the days and in the manner aforesaid. To Pay Reserved Rent
- 5.2 To pay all charges due and incurred in respect of Astro subscription fee, electricity, water, sewerage (Indah Water Konsortium), gas and all other utilities supplied to the Said Premises. Payment of Utilities
- 5.3 To keep the Said Premises, the fixtures and fittings listed in the Inventory hereto (if any) together with any additions thereto in a good and tenantable repair condition (normal wear and tear excepted) and to replace or repair any of the aforesaid items and any part of the Said Premises and the Landlord's fixtures and fittings which shall be damaged. To keep in good condition
- 5.4 Not to make or permit to be made any alterations in or additions to the Said Premises or the Landlord's fixtures, fittings decorations therein without having first obtained the written license and consent of the Landlord thereof and in the event of such license and consent being given to carry out at the Tenant's own expense such alterations with such materials and such manner and at such times as shall be designated by the Landlord and upon the determination of the term hereby created, if required by the Landlord, to restore the Said Premises to its original state and condition at the expense of the Tenant. Not to make alterations and to maintain premises in present state
- 5.5 To permit the Landlord and his duly authorised representatives upon giving three (3) days' prior notice at all reasonable times to enter upon and examine the condition of the Said Premises, whereupon the Landlord shall be entitled to serve the Tenant a notice in writing specifying therein any repairs necessary to be carried out and requiring the Tenant to forthwith to execute the same and if the Tenant shall not within fourteen (14) days after service of such notice proceed diligently with the execution of such repairs or works then the Landlord with or without workmen and others shall be entitled to enter upon the Said Premises and execute the repairs and the Tenant agrees that the costs thereof shall be a debt from the Tenant to the Landlord and be forthwith recoverable by action. To permit entry for inspection and repair purposes.
- 5.6 To use the Said Premises only for the purpose stipulated in the **Section 10 of the Schedule** hereto and not to use or permit or suffer the use thereof for any other purpose Save and Except for the specific purpose herein stated and further not to do or permit or suffer anything to be done in or about the Said Premises or any part thereof which may become a nuisance or cause damage or inconvenience to the Landlord or the Tenant or occupiers of neighbouring premises. Used for stated purpose only
- 5.7 Not to assign, sublet, or part with the actual or legal possession or the use of the Said Premises for any term whatsoever without first obtaining the prior consent in writing of the Landlord. Not to assign and sublet

Landlord	Tenant

- 5.8 Not to do or permit to be done on the Said Premises anything which may or will infringe any of the laws, by-laws or regulation made by the Government or any competent authority affecting the Said Premises or whereby the policy or policies of insurance against loss or damage by fire may become void or voidable or whereby the rates of premium payable thereon may be increased to repay the Landlord all sums paid by way of increased premium. Not to do acts which will affect the Landlord .
- 5.9 On determination of the term hereby created to clear up any rubbish and peaceably and quietly deliver up to the Landlord vacant possession of the Said Premises in good, clean and proper state of tenable repair condition. The Tenant may remove all fixtures, fittings or other installations belonging to the Tenant but shall make good any damage caused to the Said Premises or any part thereof by the installation or removal of such fixtures, fittings or installations. To deliver Said Premises and to make good damage.
- 5.10 Not to store or bring upon the Said Premises arms ammunitions or unlawful goods gunpowder or any explosive or any article or articles of a specially combustible inflammable or dangerous nature and unlawful goods in any part of the Said Premises. Not to store unlawful goods.
- 5.11 During the Two (2) months immediately preceding the termination of the tenancy unless the Tenant shall have given notice of his intention to renew the tenancy as hereinafter provided, to permit persons with the written authority from the Landlord at all reasonable times of the day to view the Said Premises for the purpose of letting the same. Permission to view
- 5.12 In respect of the maintenance of the air-conditioners (if any), the Landlord shall bear the costs of major repair and the Tenant shall maintain and service all the air-conditioners every six (6) months during the said tenancy period at the Tenant's own cost. Service of air-conditioners
- 5.13 To be responsible for minor repairs and/or replacement of electric bulbs, air conditioning capacitors, filter, batteries, and other expendable items at its own expense up to Malaysian Ringgit Three Hundred Only (RM300.00) per item (excluding structural repairs which shall be the responsibility of the Landlord during the currency of this Agreement). Any repair or replacement exceeding RM300.00 shall be borne by the Landlord in full unless caused by the willful act and negligence of the Tenant/permitted occupant. The Tenant shall consult and confer with the Landlord or the Landlord's duly authorized representative in Malaysia as the Landlord shall notify to the Tenant before proceeding with any such repair to or replacement at the said premise. Minor Repairs
6. **THE LANDLORD HEREBY COVENANTS WITH THE TENANT** as follows:- Landlord's Covenants
- 6.1 To pay the Quit Rent, assessment, service charges and other outgoings relating to the Said Premises other than those herein agreed to be paid by the Tenant. To pay quit rent,assessment and service charges.
- 6.2 At all times through the period of this Agreement to keep the Said Premises except the furniture, fixtures therein belonging to the Tenant insured against loss or damage by fire or tempest and in case of destruction by fire or tempest to replace or reinstate the same as speedily as possible. To keep insured and reinstate Said Premises.

Landlord	Tenant

6.3 To maintain and keep the main structure of the Said Premises that is the roof, main walls and timbers, drains, water pipes and electrical wiring in good and tenantable repair condition throughout the term hereby created except as regards damage to the premises caused by or resulting from any act of default or negligence of the Tenant or his servants and except as hereinbefore covenanted to be done by the Tenant, then the Tenant shall carry out such repairs at their own cost and expenses.

To maintain structure of Said Premises in tenantable repair condition.

6.4 Upon the Tenant paying the rent hereby reserved and observing and performing the covenants, obligations and stipulations herein on his part contained, to allow the Tenant to peaceably hold and enjoy the Said Premises without interruption from the Landlord or any persons rightfully claiming through under or in trust for him.

To allow Tenant to enjoy Said Premises without Landlord's interruption.

**7. PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AGREED BETWEEN BOTH PARTIES** as follows:-

7.1 If at any time the rent or any part thereof (whether formally demanded or not) shall remain unpaid or unsatisfied for seven (7) days after becoming payable or if any of the Tenant's covenant shall not be performed or observed or if the Tenant shall suffer execution on the Said Premises or if the Tenant shall become a bankrupt or being a company or corporation shall go into liquidation otherwise than for the purpose of amalgamation or reconstruction or if the Tenant for the time being shall enter into any composition with the Tenant's creditors or suffer any distress or execution to be levied on the Tenant's goods then and in any of those events it shall be lawful for the Landlord or any persons authorised by the Landlord at any time thereafter to enter upon the Said Premises or any part thereof in the name of the whole and thereupon this tenancy shall absolutely determine and the deposits shall be forfeited but without prejudice to any right of action or remedy of the Landlord in respect of any breach of the Tenant's covenants herein contained.

Power of re-entry

7.2 In case the Said Premises or any part thereof shall at any time during the term hereby created be destroyed or damaged by fire (except where such fire has been caused by the fault or negligence of the Tenant) or any Act of God so as to be unfit for occupation or use, the rent hereby reserved shall be suspended until the Said Premises shall again be rendered fit for occupation and use AND PROVIDED ALWAYS that if the Said Premises or any part thereof shall not be rendered and reinstated and made ready and fit for occupation within a period of One (1) month from the date of happening of any such event the Tenant shall be at liberty to give to the Landlord notice in writing determining the Tenancy hereby created and thereupon this Tenancy shall absolutely determine and the Security Deposit and the Utilities Deposit paid by the Tenant hereunder shall be refunded to the Tenant forthwith but without prejudice to the right of action of the Landlord in respect of any antecedent breach of any covenant or condition herein contained

Destruction or damage to Said Premises.

Suspension of Reserved Rent

Termination in the event of non-reinstatement.

Landlord	Tenant

- 7.3 In the event the Tenant shall be desirous of taking a tenancy of the Said Premises for a further term, the Tenant shall give the Landlord two (2) months' written notice of the same. Provided always that the terms and conditions of this Agreement shall have been duly observed and performed by the Tenant, the Landlord shall grant the Tenant a further term of tenancy as is specified in **Section 9 of the Schedule** hereto upon the same terms and conditions (save and except for this clause) and at a rental to be agreed upon. Option to renew.
- 7.4 There shall be no termination of the tenancy during the twenty four (24) months specified in **Section 5 of the Schedule** hereto by either party. Subject to Clause 7.7 hereof, in case of breach, the party in breach of this clause shall pay to the other party a sum equivalent to the remaining period of the tenancy or a sum equivalent to the deposits specified in Section 7 of the Schedule hereto, whichever is the greater, as agreed liquidated damages for early termination of this tenancy. Termination clause
- 7.5 After the period of twelve (12) months from commencement of the tenancy, the Tenant shall be entitled to terminate this tenancy agreement at any time before the expiry of the term hereby created in the event of any of the following:- Reasons for entitlement of termination
- 7.5.1 the Tenant being a natural person or the occupant (in the case of the Tenant being a Company) shall be required to obtained the issue or renewal under the Immigration Act 1959/63 and the regulations made thereunder of a work permit for the Tenant's or, as the case may be, the occupant's continued employment in Malaysia but shall be unable to obtain such work permit or the renewal thereof, or Tenant's work permit or renewal not obtained
- 7.5.2 the Tenant being a natural person or the occupant (in the case of the Tenant being a Company) shall die or resign from the employment , or Tenant dies or resigns
- 7.5.3 the Tenant being a natural person or the occupant (in the case of the Tenant being a Company) shall be transferred out of Wilayah Persekutuan or Selangor then the Tenant shall be entitled if the Tenant shall have performed and observed stipulations contained in the Tenancy Agreement and on the Tenant's part to be performed and observed, to terminate the Tenancy in the manner as follows :- Tenant being transferred
- 7.5.3i) by giving the Landlord not less than two (2) month's notice in writing of termination together with reasonable evidence in the case described in sub-clause 7.5.1 aforesaid of the refusal of the Work Permit or the renewal thereof or in the case described in sub-clause 7.5.2. of the death or resignation of the tenant or, in the case described in sub-clause 7.5.3 of the transfer of the Tenant; or Notice for termination
- 7.5.3ii) by paying the Landlord two (2) months' rental in lieu of notice thereof.
- 7.6 Any additional deposit required by Tenaga Nasional Berhad or the Syarikat Bekalan Air Selangor Sdn Bhd or Indah Water Konsortium from time to time during the continuance of this Agreement shall forthwith be paid by the Tenant to the Landlord as additional utility deposit specified in **Section 8 of the Schedule**. Additional Deposit paid by Tenant.

Landlord	Tenant

7.7 Notwithstanding Clause 7.4 hereof, in the event the Landlord shall be desirous of selling the Said Premises prior to the expiration of the term hereby created, the Landlord hereby covenants, undertakes and agrees that such sale shall be subject to this tenancy and shall procure the Purchaser to continue with the terms and conditions of t h i s Agreement in lieu of the Landlord.

Sales of Said Premises subject to tenancy

7.8 All costs and incidentals to the preparation and completion of this Agreement including stamp duty shall be borne by the Tenant and each party shall bear their own solicitor's fees.

Cost of preparing agreement

7.9 Any notice in writing under the terms and conditions of this Agreement to be sent to either party hereto on the other shall be by prepaid registered post and shall be deemed to be sufficiently served at the time when the ordinary course of post would have been delivered.

Service of notice

**8 IN THIS AGREEMENT:-**

Interpretation

8.1 The terms "Landlord" and "Tenant" shall include their heirs, personal representatives and successors in title.

8.2 Words importing the masculine gender only shall include feminine and neuter genders and vice versa.

8.3 Words importing the singular number only shall include the plural and vice versa.

Landlord	Tenant

IN WITNESS WHEREOF the parties hereto have hereunder set their hands the day and year specified in **Section 1 of the Schedule** hereto.

**SIGNED BY THE SAID LANDLORD**

<LANDLORD'S NAME> )  
(NRIC NO : ) )  
(INCOME TAX NO : ) )  
)  
)

In the presence of : )  
(NRIC NO : ) )

**SIGNED BY THE SAID TENANT**

<TENANTS' NAME> )  
(NRIC NO : ) )  
(INCOME TAX NO : ) )  
)  
)

In the presence of : )  
(NRIC NO : ) )





**SECOND SCHEDULE**

**MAINTENANCE CHECK LIST**

This is to confirm that the Landlord/Landlord Representative/Agent and the Tenant/Tenant's Representative/Agent has inspected all the facilities provided for in the unit and accepted them in good working condition and capacity/capacities. Both parties hereby agreed that each party shall be responsible respectively for extent of repair works as follows:

<b>LANDLORD</b>	<b>TENANT</b>
Air Conditioner <i>(replacement of spare part &amp; chemical clean)</i>	Air – conditioner <i>(normal service all air-conditioning regularly at least every 4 – 6 months)</i>
Water Heater, Flush System, Shower Head <i>(replacement of spare part)</i>	Lighting <i>(replacement of bulb)</i>
Refrigerator <i>(replacement of spare part)</i>	Drainage System <i>(clogging &amp; leaking)</i>
Washing Machine <i>(replacement of spare part)</i>	Hinge for Wardrobe, Cabinet & Kitchen Cabinet <i>(replacement of screw, to maintain good condition)</i>
Microwave Oven <i>(replacement of spare part)</i>	Curtain / blind / Roller <i>(to wash curtain)</i>
Television and DVD Player (if any) <i>(replacement of spare part)</i>	Water Filter, Cooker Hood <i>(replacement of cartridge)</i>
Ventilation Fan <i>(replacement of spare part)</i>	All Electrical Items <i>(to maintain good condition inclusive normal servicing)</i>
Water Supply System <i>(water filter, piping system)</i>	

In the event, the Tenant terminates this Tenancy Agreement he or she shall be responsible for the following items:-

- a) To thoroughly clean the whole house, including all curtains.
- b) To service all Air Conditioners.
- c) To make good and tenable repair all electrical items (normal wear and tear excepted)
- d) To ensure plumbing system are in good working conditions
- e) To pay all due date charges in respect of water, sewerage, electricity, gas and all others utilities supplied to the house.

Landlord	Tenant