

Date: _____

("The Landlord")

AND

("The Tenant")

TENANCY AGREEMENT

TENANCY AGREEMENT

AN AGREEMENT made on the [] stated in [] 1 of the First [] hereto.

BETWEEN the party [] name and address is as [] in Section 2 of the First [] hereto
([] called "**the Landlord**") of one [] .

AND the party whose [] and address is as [] in Section 3 of the First [] hereto
([] called "**the Tenant**") of other [] .

WHEREAS

The [] is the [] / beneficial [] of that [] more [] described in Section 4 of the First [] hereto (hereinafter called "**the said Premises**").

The Landlord [] to let the said [] and the [] agrees to take a [] of the said Premises upon the [] and conditions herein [] (hereinafter called "**the Tenancy**").

NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

1 AGREEMENT

1.1 In [] of the rent [] reserved [] the [] on the part of the []
[] contained the [] hereby [] to the [] and the [] hereby takes [] the
Landlord a [] of the said [] including the [] as stated in the []
[] for the term as [] in Section 5 of the First Schedule [] with [] from the date
as stated in [] 6 of the First Schedule hereto at a monthly rental ([] referred to as
"**the Monthly Rental**") as stated in Section 7 of the First [] hereto [] in accordance
with Section 13 [] on the [] contained.

1.2 Upon the [] of this [] the Tenant [] deposit with the [] :

1.2.1 A sum as [] in Section 8 of the First Schedule hereto as [] for the due
[] and [] by the [] of all and [] the [] on
the part of the [] herein [] (hereinafter called "**the Security Deposit**").

1.2.2 A [] as stated in [] 9 of the First [] hereto being [] for [] and
water ([] both collectively [] "**the Utility Deposit**").

1.3 The Security [] and the Utility [] shall not in [] event be treated as [] towards
the [] Rental and shall be [] by the [] to the [] free of [] on the due
[] of the [] hereby created in [] 5 of the First Schedule or upon the []
of the [] of the said [] by the [] prior to the [] of the term [] created
in [] 5 of the First [] , less such [] as may be [] deducted for any [] of
the [] on the part of the [] herein to be [] .

2 TENANT'S COVENANTS

The [] hereby [] with the Landlord as follows:

2.1 To pay the Monthly [] on the days and in the [] ;

2.2 To [] and discharge [] and regularly all [] whatsoever [] ;

2.2.1 [] ;

2.2.2 [] ;

2.2.3 [] ;

- and all services by the relevant to the said during the of this . A copy of the of payment is to be to the upon by the Landlord;
- 2.3 To the said for the as stated in 11 of the First hereto and not to use the said or any part for any purposes ;
- 2.4 To permit the and its agents or without and others at all examine the of the day after giving hours notice to upon and to the of the said and the or its agents may serve the Tenant a in writing any repair or to be by the and the forthwith to the same and if the shall not within days the of such proceed with the of repairs or , the Landlord, its agents or is / are to enter the said and such or works the costs shall be a due the Tenant to the and shall recoverable by ;
- 2.5 To and with all obligations by and do and or to be done or all such acts matters and as under or by of any for the time in force or which be in respect of the of the said or any part by the and at all times to the Landlord against all claims and in respect ;
- 2.6 To and at its own and all , permits and from the relevant for its use of the said ;
- 2.7 Upon the of any order or other thing from competent likely to the said forthwith to to the a copy of notice order or other ;
- 2.8 Not to , sublet or part with the of the said or part thereof the written of the whose decision be final and ;
- 2.9 Not to do or or suffer to be upon the said anything in the of the Landlord be a or in any interfere the quiet and of the of properties;
- 2.10 Not to or suffer or the said to be used for any or purposes;
- 2.11 Not to any and / or to the said or any of the without the prior in writing of the ;
- 2.12 To take and care of the supplied by the and to the same and in repair () and so as the forthwith to , or whenever the shall be , lost or and not to permit or suffer the to be from the said Premises the written consent to the ;
- 2.13 To keep in repair all the said on the said in their state of and (reasonable and tear and damage by fire excepted) to replace similar articles of equal or if the Landlord so requires, pay to the the of the said destroyed or by the ;
- 2.14 At the or earlier of the term of this Tenancy to yield up the Premises and all therein to and supplied by the in tenantable condition (wear and tear excepted) and if shall be any or additions to the said Premises by the Tenant, to such or additions or to the said to its () at the request of the ;
- To keep the said and the area , and from and
- 2.16 bring upon the said any articles of combustible or dangerous in nature;
- 2.17 Not to do or or suffer to done whereby policy or of taken by the on the said loss or damage by for the time being may void or and to repay to the all sums by the by way of increased and all incurred by the in any of such or policies by a breach or this ;

- 2.18 To permit the _____ and its _____ agents during the _____ of the _____ to bring the tenant at a time _____ to the _____ and with prior _____ to view the said _____ for the _____ of letting or for sale;
- 2.19 To pay for all _____ and _____ which are less than Ringgit Malaysia _____ (_____) per repair. In the _____ of any repairs in _____ of such _____, the _____ shall report to _____ on the _____ and obtain a _____ for the repairs. The _____ shall bear the _____ in _____ of Ringgit Malaysia _____);
- 2.20 Not to _____ the said _____ or any part _____ to be used as _____ or _____ for any _____ who are _____ migrants or workers;
- 2.21 Not to _____ or _____ or suffer to be caused any _____, _____ or _____ or the _____ to the _____, _____, _____ or _____ systems in and _____ the said _____ and the _____ shall at the _____ costs and _____ cause all such _____ and _____ to be done without any _____ from the _____;
- 2.22 Upon the _____ or earlier _____ of the _____ hereby _____ to _____ from the said _____ any item of any _____ found in the _____ Premises _____ all the _____ goods, _____ plants _____, and _____ of the Tenant _____ failing such _____, the _____ may _____ of the _____ in such _____ as the _____ deems fit without _____ to _____ to the Tenant any _____ or being liable to the _____ in any manners _____;
- 2.23 To _____ out and _____ insurance at the _____ and expenses of the _____ to insure against the _____ own _____ in the said _____ against fire or any other _____. In the _____ of _____ to the _____ own _____ in the said _____ due to any _____ whatsoever, the _____ not be _____ liable for the _____ damage _____ thereby;
- 2.24 To comply _____ the _____ rules and _____ of the _____ body/company _____ the area or _____ in which the _____ Premises is located (if any, a _____ of the rules and _____ is attached _____ as Appendix 1) as may be _____ by the property _____ from time to _____;
- 2.25 The _____ shall _____ and keep _____ the _____ against all fines, _____ costs (including legal _____ on _____ clients _____) and _____ for any _____ caused to any _____ by _____ of any act default or _____ of the Tenant or its _____ or the non- _____ of the Tenant's _____ herein _____ or any contravention of _____ with _____ any _____, by-laws, _____ or any _____ obligations _____ by the _____ or Government _____ or any _____ of the _____ at the said _____.

3 LANDLORD'S COVENANTS

The Landlord hereby covenants with the Tenant as follows:

- 3.1 _____ that the Tenant duly _____ the Monthly Rental and _____ and _____ the _____ herein _____ on its _____ to be _____ and _____, the _____ shall hold and _____ the said _____ during the _____ of the _____ hereby _____ without any _____ by the Landlord or _____ person _____ claiming through or under or in _____ for the _____;
- 3.2 To pay all _____, assessment tax management, _____ charges _____ by the _____ or _____ body or _____, _____ and common _____ maintenance charges, from _____ to time due in _____ of the said _____;
- 3.3 At all times _____ the term _____ created to _____ the said _____ fully insured _____ or _____ by _____, _____ and _____ and in case of _____ by _____, _____ explosion to _____ or reinstate the _____ as speedily as _____; and
- 3.4 To keep and _____ the main structural _____, _____, _____ and _____ throughout the _____ of the said _____ in a _____ tenable _____ and _____ throughout the term _____ created _____ however _____ the Landlord _____ not be _____ in case of any _____ wilfully or _____ caused by the _____.

4 MUTUAL COVENANTS

4.1 Termination of Tenancy

- 4.1.1 If the Monthly _____ or any part _____ shall be unpaid for _____ days after the same _____ become _____ (whether _____ demanded or not); or

- 4.1.2 If the _____ shall have been given _____ days' notice by the _____ of its failure or omission to _____ or any _____ herein and the _____ does not _____ such failure or _____ ; or
- 4.1.3 If the _____ shall become _____ or being a _____ company enter liquidation or enter into any _____ with its _____ or suffer any _____ to be levied on its _____ ; then in _____ of the said cases, it _____ be lawful for the _____ at any time _____ to the _____ hereby _____ by _____ on the Tenant a _____ notice and it is hereby _____ agreed that a _____ time in _____ to _____ the _____ of the _____ matter of _____ said _____ notice is _____ days _____ if the _____ is not rectified at the _____ of the _____ as _____ in the _____ notice, then it _____ be _____ for the _____ at any time _____ to do any or all of the _____ :
- 4.1.3.1 _____ to recover _____ of the said _____ or any part thereof
- 4.1.3.2 _____ to initiate _____ take any _____ action the _____ deems fit to _____ all moneys _____ and owing to the _____ including loss and _____ and the _____ and _____ (including solicitors _____ costs) of all such _____ shall be _____ by the _____ ; and
- 4.1.3.3 _____ the _____ shall be _____ forfeited by the Landlord;
- _____ this _____ shall absolutely _____ but without _____ to the right of _____ of the _____ in _____ of any _____ claim or _____ of the Tenant _____ herein .
- 4.2 In the _____ that the _____ vacates or _____ the said _____ before the _____ of the term _____ created or _____ term as the case _____ be, the Landlord _____ be _____ to treat such _____ or _____ as a _____ of the _____ hereby _____ and to this _____ , in which event the _____ of _____ stated in Clause 4.1 above shall apply.
- 4.3 The Parties _____ that in _____ to and _____ derogation of _____ other rights _____ to the _____ , if _____ Tenant shall default in _____ on _____ date of any sum _____ by the Tenant hereunder, the _____ shall _____ the right to _____ late payment _____ at the rate of _____ per _____ on the outstanding _____ or any part _____ on a daily basis from the due _____ thereof to the date of actual _____ .
- 4.4 The Tenant _____ agrees _____ and undertakes to _____ and keep _____ the Landlord _____ summonses _____ proceedings _____ demands costs _____ and _____ may be _____ brought or _____ against it or _____ it may _____ sustain or incur by _____ of any act or _____ of the _____ or use of the said _____ by the _____ .
- 4.5 Any _____ under this _____ shall be in _____ and given _____ or by prepaid _____ post at _____ address of the _____ herein _____ or at their _____ office for the time _____ or their _____ of business last _____ and such _____ shall deem to _____ been _____ after the _____ of _____ from the date it is _____ or if delivered by hand, on _____ day it was _____ by the other _____ .
- 4.6 If the _____ shall be _____ of _____ the _____ of the said _____ after _____ of the term _____ created, it shall _____ the option to _____ so by notifying the _____ in _____ of such desire at least _____ months before _____ and the _____ upon _____ of _____ notice shall _____ to the _____ a further _____ as _____ in Section 10 of the First _____ to take effect from the _____ of the _____ hereby _____ at the _____ monthly rental as _____ in _____ 10 of the First Schedule and _____ in all _____ to the same _____ as are _____ save and except for _____ clause for renewal PROVIDED THAT there shall _____ at the time of such _____ by the _____ be any _____ breach or _____ by the _____ herein _____ and the _____ has paid the _____ Rental and other _____ hereby _____ .
- 4.7 In the _____ of any _____ requiring to be _____ out at the said _____ and such _____ are those within the _____ of the Landlord _____ in Clause 3.4 _____ , the _____ shall give written _____ to the _____ to _____ effect if such _____ are not _____ out within _____ days _____ the date of the _____ notice, the _____ may cause such _____ to be _____ and the _____ shall be _____ to deduct the _____ of such _____ so _____ by it from the _____ Monthly _____ .
- 4.8 In the _____ that the said _____ or any part _____ shall at any time be _____ or _____ by fire or _____ other _____ so as to _____ the said _____ or any part _____ unfit for _____ and use for a _____ exceeding _____ days the Monthly Rental or a fair _____ thereof

according to the and extent of the shall be until the Premises shall again rendered fit for and use and the shall have the to this after the said days period.

PROVIDED ALWAYS in the of the deciding not to and the said the shall within days from the of such or serve the tenant a in writing to that and this shall cease come to an and the Monthly Rental shall be to the time of such or and upon such the shall also the paid pursuant to 8 and 9 to the less such sum as may be due to the Landlord;

4.9 Either the or the can this without any reason at any time the Term of the by giving a months' notice in or Monthly in lieu of whereupon this shall terminate and the Landlord refund the Security and the Deposit (provided the months' Monthly Rental in of notice, if , has received by the) to the Tenant, days of the said to the to the as stated in Clause 2.14

4.10 During the of this , the shall be at its to sell, and/or assign the said to any party (referred to as "**the Third Party**") in event the shall upon receipt of a written notice the of such sale, or , agree to an of all the rights and of the in this Agreement in favour of the Third upon the same of this Tenancy

4.11 It is by the parties that the Special stated in the Third Schedule shall part of this and in the there is any or in of the and contained in this , the inserted in the Conditions prevail the same contained in this

4.12 Time mentioned in this shall be of the .

4.13 This shall be on and shall for the of each party's -in-title or personal , as the case may be, and assigns.

4.14 This shall be and by the laws of . Each irrevocably agrees that courts of Malaysia have to settle any or claim (including or claims) out of or in with this or its subject or .

4.15 This together with all and shall the whole between the hereto in of its subject matter and all previous with to its subject .

4.16 No , or of this , the hereof have any legal and force unless such , variation or is in writing and by the .

4.17 If any or more of the contained herein shall for reason be held to be unenforceable or otherwise invalid in any under the law this or its , such or invalidity shall not any other provisions of this and this shall then be as if unenforceable illegal or invalid had been herein.

4.18 All costs of this stamp duties be borne by the .

4.19 The shall be taken, read and as an essential of this and shall an integral part . In the event that the and / or hereto in the First are from or with the other or clauses in this , the term in the First shall prevail.

4.20 In this Agreement where the so admits:

4.20.1 The expression "the " and "the " the heirs or legal successors in title and assigns of the and the Tenant; and

4.20.2 Words the gender only the and genders and words the singular only include the plural and vice .

[the rest of the page is intentionally left blank]

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

SIGNED by the Landlord)

(NRIC/Passport No.:)

in the presence of:-)

Witness

Name:

NRIC/Passport No.:

Name:

NRIC/Passport No.:

SIGNED by the Tenant)

(NRIC/Passport No.:)

in the presence of:-)

Witness

Name:

NRIC/Passport No.:

Name:

NRIC/Passport No.:

First Schedule

(To be taken read and construed as an essential part of this Agreement)

Section	Item	Particular
1	Date of Agreement	
2	The Landlord	Landlord Name: NRIC/Passport No.: Address: Contact Number:
3	The Tenant	Tenant Name: NRIC/Passport No.: Address: Contact Number:
4	The said Premises	
5	Term of Tenancy Created	years
6	Commencement and Expiry Date	For a term of commencing on and expiring on
7	Monthly Rental	Ringgit Malaysia per month
8	Security Deposit	Ringgit Malaysia
9	Utilities Deposit	Ringgit Malaysia
10	Option To Renew	years upon the expiry of this subject to market rate to be agreed between the and the
11	The said Premises shall be used for this purpose only	Residential for people
12	Fixtures and Fittings	See Second Schedule
13	Payment of Monthly Rental	in advance on the but not later than the day of each and every month by into Landlord's

14	Meter Reading during vacant possession -	Vacant Possession On: [REDACTED] Meter reading for electricity: [REDACTED] Meter reading for water: [REDACTED] Key: [REDACTED]
15	Landlord Bank Account Details	Bank Account Holder's Name: [REDACTED] Bank Account Number: [REDACTED] Bank: [REDACTED] Bank Address: [REDACTED]

Second Schedule

Details of [REDACTED] in the Said Premises

Third Schedule

Special Conditions

(which is to be taken read and construed as an essential and integral part of this Agreement)

Appendix 1

Rules and Regulations of