

Date: [REDACTED]

[REDACTED]

**("The Landlord")**

**AND**

[REDACTED]

**("The Tenant")**

-----

**TENANCY AGREEMENT**

-----

# TENANCY AGREEMENT

AN AGREEMENT [redacted] on the [redacted] stated in Section 1 of the [redacted] Schedule [redacted].

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

AND the party [redacted] name and [redacted] is as described in [redacted] 3 of the First [redacted] hereto (hereinafter called "**the Tenant**") of the [redacted] part.

WHEREAS

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

The Landlord [redacted] to let the said [redacted] and the Tenant [redacted] to take a [redacted] of the said [redacted] the [redacted] herein (hereinafter "**the Tenancy**").

**NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:**

## 1 AGREEMENT

1.1 In [redacted] of the rent [redacted] reserved and the [redacted] on the [redacted] of the [redacted] contained the [redacted] hereby [redacted] to the [redacted] and the [redacted] hereby [redacted] from the [redacted] a [redacted] of the said [redacted] including the [redacted] and [redacted] as stated in the Second [redacted] for the term as [redacted] in [redacted] of the First [redacted] hereto with effect from the [redacted] as stated in [redacted] 6 of the First [redacted] hereto at a monthly [redacted] (hereinafter to as "**the Monthly Rental**") as [redacted] in Section 7 of the [redacted] Schedule [redacted] payable in [redacted] with Section 13 and on the [redacted] contained.

1.2 Upon the [redacted] of this Agreement the [redacted] shall deposit with the Landlord:

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

1.2.2 A sum as [redacted] in Section 9 of the First Schedule [redacted] being [redacted] for [redacted] and water ( [redacted] both [redacted] called "**the Utility Deposit**").

1.3 The [redacted] Deposit [redacted] the Utility Deposit [redacted] not in any event be [redacted] as [redacted] towards the Monthly Rental and [redacted] be [redacted] by the [redacted] to the [redacted] free of [redacted] on the due [redacted] of the term hereby [redacted] in Section 5 of the First Schedule or [redacted] the [redacted] of the [redacted] of the said [redacted] by the [redacted] prior to the [redacted] of the [redacted] hereby [redacted] in Section 5 of the First Schedule, less [redacted] sum as [redacted] be [redacted] for [redacted] breach of the [redacted] on the [redacted] of the Tenant [redacted] to be [redacted].

## 2 TENANT'S COVENANTS

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

2.1 To [redacted] the Monthly Rental on the [redacted] and in the [redacted] aforementioned;

2.2 To pay [redacted] discharge [redacted] and [redacted] all dues [redacted] including:

2.2.1 air-conditioners [redacted] service [redacted];

2.2.2 charges for [redacted] of [redacted];

[redacted] all other [redacted] supplied by the [redacted] authorities to the [redacted] Premises [redacted] the term of this Tenancy. A [redacted] of the receipts of [redacted] is to be [redacted] to the [redacted] upon [redacted] by the [redacted];

- 2.3 To use the said [redacted] for the [redacted] as [redacted] in Section 11 of the First Schedule hereto and not to use the said [redacted] or any part [redacted] for any [redacted] purposes [redacted];
- 2.4 To permit the [redacted] and its [redacted] agents with or [redacted] workmen and [redacted] at all [redacted] times [redacted] the day after giving [redacted] hours [redacted] notice to [redacted] upon and to [redacted] the [redacted] of the [redacted] Premises and [redacted] the [redacted] or its [redacted] may [redacted] upon the [redacted] a [redacted] in [redacted] specifying any [redacted] or work [redacted] to be [redacted] by the [redacted] and [redacted] the Tenant [redacted] to [redacted] the [redacted] and if the [redacted] shall not [redacted] within [redacted] days after the [redacted] of such notice [redacted] diligently [redacted] the [redacted] of [redacted] repairs or [redacted], the [redacted], its [redacted] agents or [redacted] is / are [redacted] to enter [redacted] upon [redacted] said [redacted] and [redacted] such [redacted] or [redacted] and the costs [redacted] shall be a [redacted] due from the [redacted] to the [redacted] and shall [redacted] by action;
- 2.5 To [redacted] and [redacted] with [redacted] obligations [redacted] by and do [redacted] execute or [redacted] to be done [redacted] or [redacted] all [redacted] works [redacted] deeds [redacted] and [redacted] as [redacted] under or by virtue of [redacted] law for [redacted] time [redacted] in force or [redacted] hereafter be [redacted] in [redacted] of the [redacted] of the [redacted] or any [redacted] thereof by the [redacted] and at all [redacted] to keep [redacted] Landlord [redacted] all [redacted] and [redacted] in respect [redacted];
- 2.6 To [redacted] and [redacted] at its [redacted] costs and [redacted] all requisite [redacted], permits [redacted] the relevant [redacted] for its [redacted] use of the said [redacted];
- 2.7 Upon the [redacted] of any [redacted] order [redacted] or [redacted] thing from [redacted] competent [redacted] likely to [redacted] the said [redacted] forthwith to [redacted] to the Landlord a [redacted] of such notice order [redacted] or other [redacted];
- 2.8 Not to [redacted], sublet or [redacted] part with the [redacted] of the said [redacted] or any [redacted] thereof [redacted] the [redacted] consent of the [redacted] whose [redacted] shall be [redacted] and [redacted];
- 2.9 Not to [redacted] or permit or [redacted] to be done [redacted] the said [redacted] anything [redacted] in the [redacted] of [redacted] Landlord [redacted] be a [redacted] or in any [redacted] interfere [redacted] the quiet [redacted] of the [redacted] occupants of [redacted] properties;
- 2.10 [redacted] to use or [redacted] or permit the said [redacted] to be [redacted] for any [redacted] or [redacted] purposes;
- 2.11 [redacted] to [redacted] any [redacted] and / or [redacted] to the said [redacted] or [redacted] any of the [redacted] Landlord's [redacted] and fittings [redacted] the prior [redacted] in [redacted] of the [redacted];
- 2.12 To take [redacted] and [redacted] care of the [redacted] and fittings [redacted] by the [redacted] and to [redacted] the [redacted] clean and in [redacted] repair ( [redacted] fair [redacted] and tear [redacted] ) and so [redacted] as [redacted] to [redacted], repair, [redacted] or make [redacted] whenever the [redacted] shall be [redacted], [redacted] or [redacted] destroyed [redacted] not to permit or [redacted] the [redacted] to be [redacted] from the [redacted] Premises [redacted] the [redacted] written [redacted] to the [redacted];
- 2.13 To [redacted] in [redacted] repair all [redacted] said [redacted] and [redacted] on the said [redacted] in their [redacted] state of [redacted] and [redacted] ( [redacted] wear and [redacted] and [redacted] by [redacted] fire [redacted] ) [redacted] and to [redacted] with similar [redacted] of equal value or if the [redacted] so requires, [redacted] to the [redacted] the [redacted] of the said [redacted] and fittings [redacted] or damaged by the [redacted];
- 2.14 At the [redacted] or earlier [redacted] of the [redacted] of this [redacted] peaceably to [redacted] up the said [redacted] and all [redacted] and fittings therein [redacted] to and [redacted] by the [redacted] in [redacted] (fair [redacted] and tear excepted) and if [redacted] shall be any [redacted] or [redacted] made to the said [redacted] by the Tenant, to [redacted] such alterations or [redacted] or to restore the [redacted] said [redacted] state and [redacted] (fair wear and tear [redacted] ) at the [redacted] of the [redacted] Landlord;
- 2.15 To [redacted] the said [redacted] and the [redacted] area [redacted], [redacted] from rubbish and [redacted];
- 2.16 Not to store or [redacted] upon the said [redacted] any articles of [redacted] combustible [redacted] or [redacted] in [redacted];
- 2.17 Not to do or [redacted] or suffer to be [redacted] anything [redacted] the policy or [redacted] of [redacted] taken [redacted] by the [redacted] on the said [redacted] loss or [redacted] by [redacted] for the time [redacted] subsisting [redacted] may [redacted] void or [redacted] and to repay to the [redacted] sums [redacted] by the [redacted] by way [redacted] of [redacted] and all [redacted] incurred by the [redacted] in any [redacted] of such policy or [redacted] policies rendered [redacted] by a breach [redacted] of this [redacted];

- 2.18 To permit the [redacted] and its [redacted] during the [redacted] of the [redacted] to bring prospective [redacted] at a time [redacted] to the [redacted] and with prior [redacted] to view the said Premises for the [redacted];
- 2.19 To pay for all [redacted] ) and [redacted] which are [redacted] than Ringgit Malaysia [redacted]. In the [redacted] of any [redacted] in [redacted] of such amount, the [redacted] shall report to [redacted] on the [redacted] and obtain a [redacted] for the repairs. The Landlord [redacted] bear the [redacted] in excess of Ringgit Malaysia [redacted];
- 2.20 Not to [redacted] the said [redacted] or any part [redacted] to be used as [redacted] or [redacted] for any persons who are illegal [redacted] or workers;
- 2.21 Not to [redacted] or [redacted] or suffer to be [redacted] any [redacted], [redacted], [redacted], [redacted] or [redacted] to the [redacted], [redacted], [redacted] or [redacted] in and [redacted] the said [redacted] and the [redacted] shall at the [redacted] costs and [redacted] cause all such [redacted] and [redacted] to be done [redacted] any [redacted] from the [redacted];
- 2.22 Upon the [redacted] or earlier [redacted] of the [redacted] hereby [redacted] to remove [redacted] the said [redacted] any [redacted] of any [redacted] found in the said [redacted] all the goods, plants [redacted], and [redacted] and [redacted] of the Tenant and [redacted] such [redacted], the [redacted] may dispose of the [redacted] in such manner as the [redacted] deems fit without [redacted] to [redacted] to the [redacted] any proceeds [redacted] or being liable to the [redacted] in any [redacted];
- 2.23 To [redacted] out and [redacted] insurance at the [redacted] and [redacted] of the [redacted] to [redacted] the [redacted] own [redacted] in the said [redacted] against [redacted] or any [redacted] risks. In the [redacted] of [redacted] to the [redacted] own [redacted] in the said [redacted] due to any [redacted], the Landlord [redacted] not be held [redacted] for the [redacted] damage [redacted] thereby;
- 2.24 To [redacted] with the [redacted] rules and [redacted] of the [redacted] body/ [redacted] the area or [redacted] in [redacted] the said [redacted] is [redacted] (if any, a [redacted] of the rules and [redacted] is [redacted] herewith as Appendix 1) as may be [redacted] by the [redacted] management [redacted] from time to [redacted];
- 2.25 The [redacted] shall [redacted] and keep [redacted] the [redacted] against all [redacted], penalties, [redacted], costs ( [redacted] legal [redacted] on [redacted] clients [redacted] ) and [redacted] for [redacted] injury to any [redacted] by [redacted] of any act [redacted] or [redacted] of the [redacted] or its [redacted] /agent or the [redacted] of the Tenant's [redacted] stated or any [redacted] of non- [redacted] with [redacted] statute, [redacted] regulations [redacted] any other [redacted] imposed [redacted] the Municipal or [redacted] authorities or any [redacted] of the Tenant at the [redacted] Premises.

### 3 LANDLORD'S [redacted]

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

- 3.1 [redacted] that the [redacted] duly [redacted] the Monthly Rental and [redacted] and [redacted] the several [redacted] herein [redacted] on its part to be [redacted] and [redacted], the [redacted] shall [redacted] hold [redacted] enjoy the said [redacted] during the [redacted] of the [redacted] hereby without any [redacted] by the [redacted] or any [redacted] rightfully [redacted] through or [redacted] or [redacted] trust for the [redacted];
- 3.2 To [redacted] all quit [redacted], assessment tax [redacted], [redacted] imposed by the [redacted] or property [redacted] body or company, [redacted] area [redacted] charges and [redacted] from time to [redacted] due in [redacted] of the said Premises;
- 3.3 At [redacted] times [redacted] the [redacted] hereby created to [redacted] the said [redacted] fully [redacted] against [redacted] loss or [redacted] by [redacted], [redacted] and [redacted] and in [redacted] of [redacted] by fire, [redacted], [redacted] to [redacted] or [redacted] the same as speedily as [redacted]; and
- 3.4 To keep and [redacted] the main [redacted] and [redacted] wiring of [redacted] said [redacted] in a good [redacted] repair and [redacted] the term hereby [redacted] provided [redacted] that the [redacted] shall not be [redacted] in case of any [redacted] or [redacted] caused by the [redacted].

### 4 MUTUAL COVENANTS

#### 4.1 Termination of Tenancy

- 4.1.1 If the [redacted] Rental or any [redacted] thereof shall [redacted] unpaid for [redacted] days [redacted] the same [redacted] become [redacted] (whether formally [redacted] or not); or

- 4.1.2 If the [redacted] shall [redacted] been given [redacted] notice by the [redacted] of its failure or [redacted] to perform or [redacted] any [redacted], terms and [redacted] herein and the [redacted] does not [redacted] such failure or [redacted]; or
- 4.1.3 If the [redacted] shall become [redacted] or being a [redacted] company [redacted] into [redacted] or enter into any [redacted] with its [redacted] or suffer any [redacted] to be [redacted] on its [redacted]; then in any of the said [redacted], it shall be [redacted] for the [redacted] at any [redacted] thereafter to [redacted] the [redacted] hereby [redacted] by serving on the [redacted] a [redacted] and it is [redacted] agreed that a [redacted] time in [redacted] to [redacted] the [redacted] of the [redacted] of the said [redacted] notice is [redacted] days [redacted] if the same is not [redacted] at the [redacted] of the period as [redacted] in the [redacted] notice, then it shall be [redacted] for the [redacted] at any time [redacted] to do any or all of the [redacted]:
- 4.1.3.1 to recover [redacted] of the said [redacted] or any part thereof
- 4.1.3.2 to initiate [redacted] take any other [redacted] the Landlord [redacted] fit to [redacted] all [redacted] due and [redacted] to the [redacted] including [redacted] and [redacted] and [redacted] ) of all such [redacted] shall be [redacted] by the [redacted]; and
- 4.1.3.3 the Security [redacted] and the [redacted] Deposit [redacted] be [redacted] forfeited by the [redacted];
- [redacted] this [redacted] shall absolutely [redacted] but [redacted] prejudice to the [redacted] of action of the Landlord in [redacted] of any [redacted] or [redacted] of [redacted] Tenant [redacted] herein [redacted].
- 4.2 In the [redacted] that the Tenant [redacted] or [redacted] the said Premises before the [redacted] of the term [redacted] created or [redacted] term as the [redacted] may be, the [redacted] shall be [redacted] to treat such [redacted] or [redacted] as a [redacted] of the [redacted] hereby [redacted] and to terminate this [redacted], in which [redacted] the [redacted] of [redacted] stated in [redacted] 4.1 above shall apply.
- 4.3 The [redacted] agree that in [redacted] to and without [redacted] of [redacted] other rights [redacted] to the Landlord, if the [redacted] shall [redacted] in payment on due [redacted] of any sum [redacted] by the [redacted], the [redacted] shall have the right to [redacted] late [redacted] interest at the rate of [redacted] per [redacted] on the [redacted] amount or [redacted] part [redacted] on a [redacted] basis from [redacted] due date [redacted] to the date of actual [redacted].
- 4.4 The Tenant [redacted] agrees [redacted] and [redacted] to [redacted] and [redacted] the Landlord [redacted] summonses [redacted] proceedings [redacted] demands costs [redacted] and [redacted] which may be [redacted] brought or [redacted] against it or [redacted] it may pay [redacted] or incur by reason of any act or omission of the [redacted] or use of the said [redacted] by the [redacted].
- 4.5 Any [redacted] under this [redacted] shall be in [redacted] and [redacted] or by [redacted] registered post at the [redacted] of the [redacted] parties [redacted] stated or at [redacted] registered [redacted] for the time [redacted] or their place of [redacted] last [redacted] and [redacted] notice [redacted] deem to [redacted] after the expiration of [redacted] days [redacted] the date it is [redacted] or if [redacted] by hand, on the [redacted] it was [redacted] by the other party.
- 4.6 If the [redacted] shall be [redacted] of [redacted] the [redacted] of the said [redacted] after [redacted] of the [redacted] hereby created, it shall [redacted] the [redacted] to do so by [redacted] the [redacted] in writing of such [redacted] at least [redacted] months before such expiration and the [redacted] upon [redacted] of such notice shall [redacted] to the [redacted] a [redacted] term as [redacted] in Section 10 of the First Schedule to take effect from the [redacted] of the [redacted] hereby [redacted] at the revised [redacted] rental as [redacted] in [redacted] of the First [redacted] and [redacted] in [redacted] to the same [redacted] as are herein [redacted] save and [redacted] for this [redacted] for renewal PROVIDED THAT there [redacted] not at the time of such [redacted] by the [redacted] be [redacted] existing [redacted] or [redacted] by the [redacted] herein [redacted] and the [redacted] has [redacted] the Monthly Rental [redacted] other charges hereby [redacted].
- 4.7 In the [redacted] of any [redacted] requiring to be [redacted] out at the said [redacted] and such [redacted] are those [redacted] the [redacted] of the [redacted] in [redacted] 3.4 [redacted], the Tenant shall give [redacted] notice to the [redacted] to that [redacted] and if such [redacted] are not [redacted] out [redacted] days [redacted] the [redacted] of the said [redacted], the [redacted] may cause [redacted] repairs to be [redacted] and the [redacted] shall be [redacted] to deduct the [redacted] of such [redacted] so [redacted] by it from the [redacted] Monthly Rental.
- 4.8 In the [redacted] that the said [redacted] or any [redacted] thereof [redacted] at any time be [redacted] or [redacted] by fire or any other [redacted] so as to [redacted] the said [redacted] or any [redacted] thereof unfit for

and use for a exceeding days the Rental or a fair thereof to the and of the shall be until the said shall again fit for occupation and and the shall the right to this after the said days .

PROVIDED ALWAYS that in the event of the Landlord deciding not to and reinstate the said the shall within days from the of such or damage upon the tenant a in writing to that and this shall and come to an and the Monthly shall be to the of such or and such the shall also the paid to Sections 8 and 9 to the such as may be due to the ;

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

4.10 During the of this , the Landlord be at its to sell, and/or assign the said to any (hereinafter to as "the Third Party") in which event the shall upon receipt of a notice from the of such sale, or to an of all the and of the Landlord in Tenancy in favour of the Third Party upon the terms and of this Tenancy

4.11 It is expressly by the parties that the Special stated in the Third shall form of this and in the event is any or in of the and conditions in this , the terms and in the Special shall prevail over the same in this

4.12 Time mentioned in this shall be of the .

4.13 This shall be on and shall for the of party's or personal , as the may be, and assigns.

4.14 This be and by the laws of . party agrees the of shall have to settle any or claim ( non-contractual or claims) out of or in with this or its matter or .

4.15 This Agreement with all and shall the whole the hereto in of its subject and all with to its subject .

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

4.17 If any one or of the provisions herein for any be to be or otherwise in any under the law this or its , such or invalidity not affect any other of this and this shall then be as if such illegal or invalid had never contained .

4.18 All costs of this including stamp shall be by the .

4.19 The shall be , read and as an part of this and shall an hereof. In event the and / or hereto in the First are from or with the terms or in this , the term in the First shall .

4.20 In this where the context so :

4.20.1 The "the Landlord" and "the " include the heirs or representatives in title assigns of the and the ;

4.20.2 Words [redacted] the [redacted] only include the [redacted] and [redacted] genders  
[redacted] words [redacted] the singular [redacted] only include the [redacted] and [redacted] versa.

*[the rest of the page is intentionally left blank]*

IN WITNESS WHEREOF the parties hereto have [redacted] set their hands the [redacted] and year first [redacted] written.

SIGNED by the Landlord )

[redacted] (NRIC/Passport No.: [redacted]) )

in the presence of:- )

\_\_\_\_\_  
Witness

Name:

NRIC/Passport No.:

\_\_\_\_\_  
Name: [redacted]

NRIC/Passport No.: [redacted]

SIGNED by the Tenant )

[redacted] (NRIC/Passport No.: [redacted]) )

in the presence of:- )

\_\_\_\_\_  
Witness

Name:

NRIC/Passport No.:

\_\_\_\_\_  
Name: [redacted]

NRIC/Passport No.: [redacted]



# 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 _____	_____
5	Term of Tenancy _____	_____ years
6	_____ and Expiry Date	For a term of commencing on _____ and expiring on _____
7	Monthly Rental	Ringgit Malaysia _____
8	Security Deposit	Ringgit Malaysia _____
9	Utilities Deposit	Ringgit Malaysia _____
10	Option To Renew	_____ years _____ the expiry of this _____ subject to prevailing _____ rate to be _____ agreed _____ the _____ and the _____
11	The said _____ shall be used for this purpose only	_____
12	Fixtures and Fittings	See Second Schedule

13	Payment of Monthly Rental	Payable in [redacted] on the [redacted] but not later than the [redacted] day of each and [redacted] month by depositing into [redacted] account.
14	Meter Reading during vacant possession -	Vacant Possession On [redacted] Meter reading for electricity: [redacted] Meter reading for water: [redacted] Key: one [redacted] of keys and [redacted] access [redacted] and two [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 