



CHESTER

Chester Properties Sdn Bhd (886832-U) E(1) 1321/1

No.28-1, Jalan Medan PB3, Seksyen 9, Pusat Bandar Baru Bangi, 43650 Bandar Baru Bangi, Selangor
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No SST: W10-1809-32000698



EJEN HARTA TANAH
E2720

LETTER OF OFFER TO RENT

No. **RB E00110**

I/We NURUL SHAZMIN BINTI NASARUDDI the Tenant and/or nominees do hereby agree to rent a (type of property)

APARTMENT located at E-14-10 BLOK E RESIDENSI ZAMRUD, JALAN ZAMRUD UTAMA 43000 KAJANG SELANGOR on an "as is where is" basis for a monthly rental of RINGGIT MALAYSIA Eight Hundred And Fifty ONLY (RM 850.00) by paying an earnest deposit of RINGGIT MALAYSIA Eight Hundred And Fifty (RM 850.00) vide Cash/Cheque No BANK ISLAM REF 05067021399928 based on the following term and conditions. The Tenancy shall commence on: 01/12/2021

1) Advance rental for 1 month (inclusive of service charge)	RM	<u>850.00</u>
2) Security deposit for Two(2) months' rental	RM	<u>1,700.00</u>
3) Water / Electricity Deposit / Indah Water Deposit	RM	<u>425.00</u>
4) Stamping Fee and Disbursement of Agreement	RM	<u>250.00</u>
Total to be paid before vacant possession / release of keys	RM	<u>3,225.00</u>

- 5) Period of Tenancy One (1) year(s) with an option to renew for another () years at prevailing market rate.
- 6) All expenses including stamping fees and preparation of the Tenancy Agreement shall be borne by the Tenant.
- 7) The Landlord herein expressly appoint Chester Properties Sdn Bhd as his/her Real Estate Agent for introducing the undersigned Tenant to this transaction and agrees to pay Chester Properties Sdn Bhd the Agency Fee in accordance to Estate Agent Act 1981 (Rent & Lease: 1.25 month for letting of up to 3 years, 1.5 month for rental 3-4 years, 1.75 month for rental exceeding 4 years) plus Six Percent Service Tax (6% ST), due and payable immediately upon signing of the Tenancy Agreement / vacant possession.
- 8) This offer letter shall constitute a binding contract which shall be superseded only upon execution of the formal Tenancy Agreement.
- 9) The Tenancy Agreement must be signed by both parties within Twenty One (21) full working days from the date of acceptance by the Landlord. In default of signing the Tenancy Agreement within the above validity date:
 - 9 (a) by the Tenant, the said earnest deposit paid herewith shall be forfeited and shall be shared equally between the Landlord and Chester Properties Sdn Bhd
 - 9 (b) by the Landlord, the Landlord shall refund the said earnest deposit to the Tenant together with a compensation sum of equivalent amount which shall be shared equally between the Tenant and Chester Properties Sdn Bhd.
- 10) All verbal communication agreed is not valid unless specifically stated clearly in Letter Of Offer / in express condition in written form.
- 11) The Parties hereby irrevocably agree that in the event of there shall be any forfeiture or refund of earnest deposit done in accordance with the terms and conditions of this Letter of Offer, it shall be automatically deemed the written consent/agreement of the parties have been given without any prior notice necessary and the parties shall indemnify and keep Chester Properties Sdn Bhd indemnified against any losses, damages and claims incurred and suffered therefrom.
- 12) All correspondences/notices/letter which is sent by normal post shall be automatically deemed received by the parties after three(3) working days of its postage.
- 13) Special / Express Conditions: BOOKING RM850 PAID, BALANCE DEPOSIT RM1700 + UTILITIES RMRM425 WILL BE PAID ONCE RECEIVED KEY

IMPORTANT NOTE:

All payment of Fees or Earnest Deposit must be made payable by cheque to Chester Properties Sdn Bhd. All official receipts must be issued by Chester Properties Sdn Bhd. All cash payments are advised to be made direct at our registered offices. Chester Properties Sdn Bhd shall not be responsible for any payments by CASH without official receipt.

(Signature of Tenant)

Name in full: NURUL SHAZMIN BINTI NASARUDDI

NRIC No: 961019-01-5628

Address: NO338 LORONG DESA IXORA 2/2 TAMAN DESA IZORA SENAWANG SEREMBAN NEGERI SEMBILAN

Date: 01/11/2021

Witnessed by: _____

(Signature)

Name: FA-IZUL HAKIMI BIN JAMIALAFANDI

NRIC NO: 850808-14-5351

(Signature of Landlord)

Name in full: MOHAMMED ADHA BIN ABD AZIZ

NRIC No: 830929-04-5463

Address: 1-17-1 AMBER TOWER SERI MAS CONDO JALAN CHERAS 56000 CHERAS KUALA LUMPUR

Date: _____

Witnessed by: _____

(Signature)

Name: FA-IZUL HAKIMI BIN JAMIALAFANDI

NRIC NO: 850808-14-5351