

## AGREEMENT TO RENT (Letter of Offer and Acceptance)

ATR 02- 0584

I/We, LEE CHIN HUI NRIC No. / ~~Passport No. / Company Reg No.~~ : 880614-01-5281  
 on behalf of \_\_\_\_\_ hereby confirm renting the said property at A-19-04, VISTA KINCA,  
JALAN KINCA 3, MONTKINARA 50480 K.L by paying an earnest deposit of RM 3,500.00  
 (Ringgit Malaysia THREE THOUSAND FIVE HUNDRED RINGGIT Only) which is equivalent to one (1) month's rental  
 of the said property.

1. The following are the terms and conditions for renting the said property :-

(a) (i) Advance Rental	: RM	<u>3,500.00</u>	
(ii) Stamping and Disbursement Fee	: RM	<u>629.00</u>	paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
(b) Security Deposit	: RM	<u>7,000.00</u>	for <u>2 (TWO)</u> month(s)
(c) Utility Deposit (Electricity, Water, Sewerage)	: RM	<u>1,750.00</u>	
Less Total Amount Paid (-)	: RM	<u>4,129.00</u>	
Total to be paid on / before the release of keys	: RM	<u>8,350.00</u>	

Period of Tenancy : 1 (ONE) year(s) / month(s) effective from 15/1/2023 to 14/1/2024  
 Option to Renew : 1 (ONE) year(s) / month(s) effective from 15/1/2023 to 14/1/2024

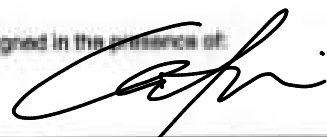
2. It is mutually agreed upon that the following item(s) need to be attended to on or before the 15TH day of JANUARY 2023;  
A. TO FINAL CLEAN THE HOUSE BEFORE HANDOVER. D. ENSURE ALL APPLIANCES ARE WORKING WELL  
B. TO ENSURE AIRCONDS ARE SERVICE & FUNCTIONING  
C. TO REPLACE NEW OVEN AS ITS RUSTY SURFACE.

- Vacant possession will be given to the undersigned on or before the 15TH day of JANUARY 2023.
- I/We undertake to sign the Tenancy Agreement, on or before the 15TH day of JANUARY 2023 and all necessary payments to be made on or before the 15TH day of JANUARY 2023.
- Failing to sign the said Tenancy Agreement within the stipulated time, I/We hereby fully agree that the said earnest money will be forfeited.
- In the event the Landlord accepts this offer and later refuses to sign the Tenancy Agreement within the stipulated time, I/We (Tenant) will be entitled to claim under Specific Performance, if I/We do not institute and action for specific performance, then the Landlord shall within 5 (Five) working days refund the earnest deposit plus a sum equivalent to the earnest deposit paid to me/us as compensation.
- This Agreement to Rent shall only be effective from such time that this agreement is duly signed by the Landlord and Tenant and shall constitute a binding contract which shall be superseded only upon execution of formal Tenancy Agreement.

I/We hereby attach herewith the sum RM 3,500.00 (~~Cash / Cheque~~ / Electronic Funds Transfer : 36024067 HUBS ) payable to "KITH AND KIN REALTY SDN BHD" as stakeholder / \_\_\_\_\_ being earnest money towards the rental of the same.  
 In the event the Landlord rejects this offer, the said earnest deposit is to be refunded to me/us immediately, free of interest.

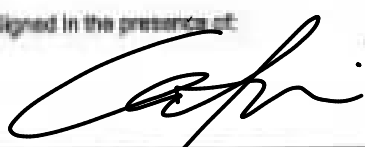
### TENANT'S ACCEPTANCE

SIGNATURE : Lee Chin Hui  
 NAME : LEE CHIN HUI  
 NRIC No. : 880614-01-5281  
 ADDRESS : NO.5, JALAN MONTKINARA RMAS 5/6  
TAMAN MOUNT ANSTIN 41100 JALORE.  
 TEL No. : \_\_\_\_\_  
 DATE : 17/12/2021

Signed in the presence of:  
  
 NAME : Catherine Wong Chui Mei  
 NRIC No. : 860707-38-5224  
 DATE : 17/12/2021

### LANDLORD'S ACCEPTANCE

SIGNATURE : Raihanah  
 NAME : Raihanah Binti Abdul Khalid  
 NRIC No. : 601201-07-5724  
 BANK ACCOUNT : MBB 5641 8225 0581  
 ADDRESS : 4 Lorong Jarak Off Jalan Jelutong, Damansara  
Heights, 50490 Kuala Lumpur  
 TEL No. : \_\_\_\_\_  
 DATE : 18/12/2021

Signed in the presence of:  
  
 NAME : Catherine Wong Chui Mei  
 NRIC No. : 860707-38-5224  
 DATE : 18/12/2021

NAME OF REAL ESTATE NEGOTIATOR: CATHERINE WONG CHUI MEI NRIC No. : 860707-38-5224

\*Strike off where not applicable and initial  
 Note: i) All payment in cheque(s) should be crossed and made payable to KITH AND KIN REALTY SDN BHD (Public Bank 3216914824).  
 ii) Tenant should request for the "ACKNOWLEDGEMENT" copy of this Agreement To Rent upon payment in cash or cheque(s).  
 iii) All practices will be in accordance to THE VALUERS, APPRAISERS AND ESTATE AGENTS ACT 1981 & RULES.