

LETTER OF OFFER TO RENT

NO.: LR 001412

Property Address: B-3a-6, Klatenway Residence, Bangsar South, 59300 K. Lumpur.

I/We having inspected the above property, hereby offer to rent the above said property for RM 1600 per month on the above said property on the following terms and conditions.

- Advance Rental One (1) mth RM 1600 (Earnest Deposits)
- Security Deposits Two (2) mth RM 3200
- Utility Deposits Half (1/2) mth RM 800
- Stamping Fees & Disbursement 30% RM 320
Total RM 5920 to be paid before vacant possession / Release of Keys
- Period of Tenancy Twelve (12) mth 1/3/2022 to 28/2/2023 date
- Option to Renew One years at prevailing market rate
- Vacant possession to be given by 29/02/2022 (Date)
- All necessary payment in clause 1 to 4 above before/upon signing of Tenancy Agreement or before vacant possession/Release of Keys whichever is earlier.
- All expenses including stamping fees and preparation of the Tenancy Agreement shall be borne by the Tenant.
- The Landlord agrees to pay Landbanc Property Sdn Bhd the Agency Fee in accordance to Estate Agent Act 1981 One month(s) Plus 6% SST and _____ month for renewal and payable immediately upon signing of the Tenancy Agreement/Vacant Possession whichever is earlier.
- This offer letter shall constitute a binding contract which shall be superseded only upon execution of the formal Tenancy Agreement
- The Tenancy Agreement must be signed by both parties within fourteen (14) full working days from the date of acceptance by the Landlord. In default of signing the Tenancy Agreement within the above valid date.
 - by the Tenant, the said earnest deposit paid herewith shall be forfeited and shall be shared equally between the Landlord and Landbanc Property Sdn Bhd.
 - 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 Landbanc Property Sdn Bhd, failing which the tenant shall be entitled to institute an action for specific performance.

Others conditions: 1) No Parking
2) Add on Microwave
3) light bulb and hand bidet to be repair.

IMPORTANT NOTE

All CASH PAYMENT MUST pay directly to Landbanc Property Sdn Bhd "CIMB ACCT No. 8007647086". All payment of Fees or Earnest Deposit must be payable by cheque to Landbanc Property Sdn Bhd. All receipts must be issued by Landbanc Property Sdn Bhd. All cash payment are advised to be made direct at Landbanc Property Sdn Bhd office. I/We hereby attached herewith the sum RM _____ (Cash Cheque No: _____) Payable to Landbanc Property Sdn Bhd as stake holder being earnest deposit towards the rental of the same.

Tenant(s) and / or its Nominee(s)

Witnessed by

(Signature & Company Stamp if Application)

Name Roel Vince Plopenio

NRIC P5875976A

Date January 25, 2022

Landlord (s) and / or its Nominee(s)

(Signature & Company Stamp if Application)

Name LAI MUN CHUN
760928085403

Name _____

Date _____

Witnessed by

Name _____