

This Agreement is made on the 15<sup>th</sup> March 2022

Between  
Chan Yin Ping  
Passport No: KJ0100726  
(The Landlord)

And

Cityspace Properties  
Company Registration No: E(3)0657  
(The Tenant)

**TENANCY  
AGREEMENT**

**Unit 35-03,  
Pavilion Suites Kuala Lumpur,  
No. 166, Jalan Bukit Bintang,  
55100 Kuala Lumpur**

## AGREEMENT

**THIS TENANCY AGREEMENT** is made on this 15<sup>th</sup> March 2022

**BETWEEN** : The party whose particulars are as stated in Part 1 of the FIRST SCHEDULE Hereto ( hereinafter called “The Landlord” ) of the one part.

**AND** : The party whose particulars are as stated in Part 2 of the FIRST SCHEDULE Hereto ( hereinafter called “The Tenant” ) of the one part.

**WHEREAS** the Landlord is the registered proprietor and/or beneficial owner of the property more particularly referred to and described in Part 3 of the Schedule (“hereinafter referred to as “the Demised Premises”).

**AND WHEREAS** the Landlord is desirous of renting out the Demised Premises and the Tenant is desirous of taking on rent the said Demised Premises upon the terms and conditions herein after set forth.

**NOW IT HEREBY AGREED** as follows: -

1. The Landlord hereby agrees to let and the Tenant hereby agrees to accept the Demised Premises for the term stipulated in Part 4 of the Schedule (hereinafter referred to as “Tenancy Period”) at the rental stipulated in Part 5 of the Schedule and subject to the terms and conditions hereinafter contained.
2. The Tenant shall upon execution of this Agreement pay the Landlord the sum stipulated in Part 6 of the Schedule by way of deposit as security for the due observance and performance by the Tenant of the terms and conditions of this Agreement. The said sum shall be maintained at this figure and not deemed or treated as payment of rent.
3. The Tenant hereby covenants with the Landlord as follows: -
  - a. To pay the rental hereby reserved on the days and in the manner aforesaid.
  - b. To pay the Landlord upon the execution of this Agreement the sum of Ringgit as specified in Part 7 of the Schedule only as deposit for electricity and water charges to be incurred during the tenancy of the Demised Premises. The said sum less sums as may then be payable by the Tenant under this Agreement shall be refunded without interest to the Tenant on the termination of this Tenancy.
  - c. As Stated in Part 6 & Part 7 of the Schedule. The Deposits may include any other deposit as may be prescribed from time to time in writing by the Landlord at its sole and absolute discretion as may be necessary and expedient. The Deposits may be increased from time to time so as to ensure the deposit paid herein may be sufficient to be used as security to cover the possible liabilities in connection with the purposes for which the deposit is paid.
  - d. To keep the Demised Premises, the flooring and interior plaster or other surface material or rendering on walls and ceilings and the Landlord’s fixtures thereon including doors, windows, glass shutters, lock fastenings, electric wires, any drains pipes sanitary or water apparatus blocking/stoppage, installations and fittings for the light and power or other fixtures and additions therein in good and tenantable repair and clean condition and to replace or repair any part of the Demised Premises. The Landlord’s fixtures and fittings therein which shall be broken or damage due to malicious, negligent or careless acts or omission of the Tenant, his servants, agents, invitees or otherwise and further that if any damage is caused to the Landlord or to any person whomsoever directly or indirectly through the said damaged condition of any part of the interior of the Demised

Premises (including floorings, walls, ceilings, doors, windows and other landlord's fixtures) the Tenant shall be wholly responsible on demand of all costs incurred and shall fully indemnify the Landlord against all cleaning, removing and repairing, claims, demands, actions and legal proceedings whatsoever made upon the Landlord by any person in respect thereof as hereinbefore covenanted to be done by Tenant.

- e. On determination of the term hereby created to clear up any rubbish and peaceably and quietly deliver up to the Landlord vacant possession of the Demised Premises in good, clean and proper state of tenantable repair condition (except fair wear and tear).
- f. As aforesaid condition stated in clause (d) and clause (e), tenant need to pay for pro-rated rental to Landlord if an extension is needed to surrender the unit. It is written hereinabove to rectify such incomplete and unsatisfied outstanding work.
- g. The Tenant shall be given thirty (30) days from taking over of possession to inspect and test out all electrical items and lightings and any remedy to be done shall be done within thirty (30) days from date of notice and prior to Tenant assuming responsibility over some of these items.
- h. Upon execution of this Tenancy Agreement, the tenant hereby authorize and consent to the Landlord providing the tenant's contact information to Landlord's servants, agents and appointed contractor or workmen for the purpose of maintaining the condition of said premises.
- i. To permit the landlord and the landlord's servants, agents and workmen and with all necessary equipment and appliances at all reasonable time after prior notice to the Tenant to enter upon the Demised Premises and to view the condition thereof and to do such works and things as may be required for any repairs, alterations or to any other part or parts of the said building and forthwith to repair and amend in a proper and workman like manner any defect for which the Tenant is liable and of which written notice shall be given to the Tenant or left in the Demised Premises and to pay the costs of the Landlord's surveyor or otherwise in respect of the preparation of the notice.
- j. Not to do or permit to be done upon the Demised Premises anything which in the opinion of the Landlord may constitute nuisance. To use the Demised Premises only for the purpose specified in Part 12 of the Schedule.
- k. Forthwith to notify the Landlord in writing of any notices served by any competent authority and with all due speed to comply with the terms of the said notice as are effective and to keep the Landlord indemnified from and against all actions, costs, claims, demands and liability in respect thereof.
- l. Not to make or permit to be made any alteration or addition or partition to the Demised Premises or to the Landlord's fixtures, fittings and decorations therein without having first obtained the written consent of the Landlord therefore and upon the determination of the term hereby created, if so requested by the Landlord, to restore the Demised Premises to its original state and condition at the expense of the Tenant. The Tenant shall remove all stickers, nails or any decorations on walls and ceilings and to reinstate and repaint the affected whole walls and/or ceilings; prior to delivery of the Said Premise to the Landlord.
- m. Not to assign, underlet, sublet or part with the actual or legal possession or the use of the Demised Premises for any term whatsoever without the previous consent in writing of the Landlord first obtained.

- n. Tenant shall not bring or store or permit or suffer to be brought or stored on the Demised Premises or any part of the Buildings arms ammunition or unlawful goods, gunpowder, sulphate or any goods which are of noxious or dangerous.
- o. Not without the previous consent of the Landlord to affix, paint or otherwise exhibit on the exterior of the Demised Premises or the windows thereof or any part thereof or any name plate, signboard, placard, poster or advertisement of any flagstaff or other thing whatsoever or use the outer wall of the Demised Premises for the purpose of any public announcement or to exhibit anywhere outside the Demised Premises any indication of business or otherwise except upon the written consent of the Landlord.
- p. No smoking (including cigarettes, electronic cigarettes and vapor) will be permitted inside the house. Tenant will be subject to charges, damages, and eviction provisions of this lease if this provision is violated.
- q. Not to do or permit or suffer to be done anything whereby the policy or policies of insurance on the Demised Premises against damage by fire may become void or voidable or whereby the premiums thereon may be increased and to make good all damage suffered by the Landlord and to repay to the Landlord on demand all sums paid by them by way of increased premium and all expenses incurred by the landlord in or about any renewal of such policy or policies rendered necessary by a breach or non-observance of this covenant without prejudice to the other rights of the landlord.
- r. Outside footwear shall be prohibited inside the said Demised Premises.
- s. Not to install or caused to be installed in the said Demised Premises any heavy equipment or electrical appliances consuming high voltage without the prior written consent of the Landlord first had and obtained.
- t. At the expiration or sooner determination of the tenancy to yield upon peaceably the Demised Premises with the fixtures, fittings and decorations thereto (other than the Tenant's fixtures) in a tenantable repair and condition, fair wear and tear excepted.
- u. At all times during the term hereby created to comply with all such requirements as may be imposed on the Tenant by any ordinance or Act of Parliament now or hereafter in force and any orders, rules, regulations, requirements and notices there under.
- v. To bear the cost of electricity, water, sewerage (Indah Water) and telephone (if any) should be made payable direct to Tenaga Nasional Berhad, Jabatan Air, TM Point, post office outlets, any local bank counter or relevant authority.
- w. Shall not nail, screw, drill, glue and paste any items or things on the wall. Any damages or loss relating the wall the Tenant shall be bear the cost of the damages, replacement or repair.
- x. To be responsible for all replacement of electrical light bulbs/LED fittings, filter of cooker hood, water filters and other minor wear & tear issues and the expense up to Ringgit Malaysia Two Hundred Fifty Only (RM250.00) per item during term of the Tenancy (maximum up to RM1500 per annum) , if any
- y. To regularly service and maintain all the air-conditioners (including gas filling and chemical cleaning as required) on a half-yearly basis during the tenancy term, and shall provide receipts as proof of servicing if so requested by the Landlord. In the event that the Demised Premises are chill water air-conditioners

tenant shall regularly service and maintain all the air-conditioners once per 2- 3 months to maintain the chill water flows at best condition and to prevent any blockage, leaking and damage.

- z. The number of household member is restricted to **1-2 maximum** at any one time allow stay in the Demised Premises.
- aa. The tenant should give the Landlord at least Two (2) month's or 60 days' notice in writing of such termination or give the Landlord Two (2) month's or 60 days rental in lieu of such notice. This clause can only be applicable after the Tenant has completed the first Twelve (12) months of tenancy (included Two (2) months or 60 days' written termination notice). In the event that the Tenancy is terminated by the Tenant before the expiry of the first Twelve (12) months, the Tenant shall be liable to pay the landlord the remaining rental up to the term of tenancy in advance.
- bb. During the two (2) months immediately preceding the termination of the tenancy unless the Tenant shall have given notice of his intention to renew the tenancy as hereinafter provided, to permit intending and prospective Tenants or others with written authority from the Landlord upon giving prior reasonable notice at reasonable times of the day to enter and view the Demised Premises for the purpose of letting the same.
- cc. The tenant shall follow the house rules of Building Management. In the event the tenant fails to observe or otherwise breaches or fails to perform any of the house rules or any of from building regulations, the Landlord shall not be responsible for any indemnify and the Tenant shall bear full responsibility.

4. The Landlord hereby covenants with the Tenant as follows:-

- a. To pay the quit rent, the assessment and the maintenance fee imposed on and payable in respect of the Demised Premises.
- b. At all times throughout the tenancy to insure and keep insured the Demised Premises but excluding the Tenant's fixtures fittings and chattels from loss or damage by fire and to pay all premiums necessary for that purpose.
- c. To permit the Tenant to peacefully enjoy the Demised Premises without any interruption or disturbance by the Landlord or those lawfully claiming title under or in trust for them.
- d. To provide prior to commencement of term all the items listed in the inventory list (Appendix I & II) and to ensure that they are in good proper and tenantable working order and condition and to pay the cost of any major repairs which are not caused by mishandling and negligence of the Tenant.

5. Provide always and it is hereby expressly agreed as follows: -

- a. If the rent hereby reserved or any part thereof shall at any time to be unpaid not later than the seventh (7) day after the same shall have become due (whether formally demanded for or not), if the tenant haven't pay for the rental fees after the 7<sup>th</sup> day from the rental due date, a sum of **RM100 penalty will be imposed in that month, any covenant on the Tenant's part herein contained shall** not be performed or observed or if the Tenant shall have a receiving order made against him or shall have made any assignment for the benefit of his creditors or enter into any agreement or made any arrangement with his creditors by composition or otherwise or suffered any distress or attachment or execution to be levied against his good or if the Tenant for the time being shall be a company

and shall go into liquidation whether compulsory or otherwise except for the purpose of reconstruction or amalgamation then and in any such case it shall be lawful for the Landlord at any time thereafter to re-enter upon the Demised Premises or any part thereof in the name of the whole and thereupon the tenancy shall absolutely determine but without prejudice to the right of action of the Landlord in respect of any antecedent breach of the conditions on the part of the Tenant herein contained.

If the rent hereby reserved or any part thereof shall be in arrears at any time for seven (7) days after becoming due whether formally demanded or not or in the event of a breach of the terms covenants herein contained the Landlord may exercise discretion to:

- i. disconnect all utility supply to the said premises or lock-up the said premises, block access card, reduce water volume and the tenant shall be liable for further interest, costs and expenses arising thereafter.

If the rent hereby reserved or any part thereof shall be in arrears at any time for ten (10) days after becoming due whether formally demanded or not or in the event of a breach of the terms covenants herein contained the Landlord may exercise discretion to:

- i. re-enter the Demised Premises or any part thereof in the name of the whole and take vacant possession of the same even without an order from the courts, thereupon the tenancy shall absolutely determine.
- b. If the Demised Premises or any part thereof shall be destroyed or damaged by fire (except where such fire has been caused by the fault or negligence of the Tenant) so as to be unfit for human habitation or use, then the rent hereby covenanted to be paid or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Demised Premises shall again be rendered fit for habitation and use and provided always that nothing in this clause shall render it obligatory on the Landlord to restore, reinstate or rebuild the Demised Premises or any part thereof if the Landlord in his absolute discretion does not desire to do so in which even the Landlord shall be entitled to terminate this tenancy by two (2) months' notice in writing to the Tenant and upon such termination neither party shall have any claim against the other save and except in respect of any antecedent breach.
- c. Notwithstanding anything herein contained, the Landlord shall not be liable to the Tenant nor shall the Tenant have any claim against the Landlord in respect thereof: -
  - i. Any interruption in any of the common facilities used and enjoyed in conjunction with the Demised Premises occasioned by reason of necessary repair or maintenance of any installations or apparatus or damaged thereto or destruction thereof by fire, water, Act of God or cause beyond the control of the Landlord or by reason mechanical or other defect or breakdown or other inclement conditions or unavoidable shortage of electricity or water or telephone service or labor disputes.
  - ii. Any damage injury or loss arising out of the leakage of the piping, wiring and other systems in the condominium complex.
  - iii. Any damage or loss of the goods and chattels of the Tenant as a result of theft, robbery or any other willful and destructive act committed by outsiders beyond the control of the Landlord.

- d. The Landlord shall at the written request of the Tenant made not less than two (2) months before the expiration of the term hereby created and if there shall not at the time of such request by any existing breach or non-observance of any of the covenants of the part of the Tenant herein to be performed at the Tenant's expense grant to the Tenant tenancy of the Demised Premises.
- e. The tenant shall be required to pay rentals in full for the remaining tenancy period and the tenant shall surrender the demised premises in good condition and repair all damages caused to the demised premises and all covenant by the tenant heretofore shall be binding and without prejudice to the rights of action or remedy of the landlord in respect of any breach of the covenants on the part of the tenant herein contained.

It is hereby expressly agreed between the parties hereto that this Agreement shall in addition to the terms and conditions herein be subjected to the special express conditions, provided it is always reasonable (if any) set out in Part 13 of the Schedule hereto and in the event of any conflicts, discrepancies or variance the special express conditions set out in Part 13 of the Schedule hereto shall prevail.

**IMPORTANT: Late payment penalty charges cannot be waived.**

6. Any notice or other document or writing required to be served delivered or given hereunder shall be sufficiently served if left addressed to the Tenant on the Demised Premises or sent to the Tenant by registered post addressed to the Tenant's last known address in Malaysia and any notice document or writing to the Landlord shall be sufficiently served if sent by registered post to the Landlord's last known address.
7. The cost of and incidental to the preparation and completion of this Agreement including stamp duty shall be paid by the Tenant.
8. The Schedule shall be taken, read and construed as part of this Agreement.
9. Time wherever mention shall be the essence of the Agreement.
10. This Agreement shall be binding upon the successor-in-title and assigns personal representatives and heirs of the Landlord and the Tenant.
11. In the event the Landlord's wish to sell the demised premise then the sale shall be subject to this Tenancy.
12. In the event that the tenant fails to fulfill the tenancy period, the deposit sum shall be forfeited by the Landlord and the tenant shall remain liable for the rental of remaining months of the unexpired term.
13. Expatriate Clause:

It is hereby expressly acknowledged and declared by the parties hereto that if the Tenant's work permit shall be terminated, it shall be lawful for the tenant to terminate the said Tenancy hereby created after the expiry of the term of twelve (12) months [included two (2) months or 60 days' written termination notice] provide that the tenant shall prior thereto:-

- i. Produce to the landlord satisfactory written evidence of such a termination of work Permit.
- ii. Give to the Landlord at least Two (2) month's or 60 days; notice in writing of such a termination or give the Landlord Two (2) month's or 60 days rental in lieu of such notice.

- iii. The above clause is subjected to the condition that the Tenant has completed at least **Twelve months [Ten (10) months and Two (2) months written notice] tenancy in the above said property.** In the event that the Termination of this Tenancy Agreement is determined to be not in accordance with the provisions of this agreement, the Landlord shall be entitled to forfeit the deposits [Two (2) months security deposit and one (1) month utility deposit; access card deposit will be refunded, provided it is refunded in good condition]. The 2 month's security and Utility deposits including such increased amount paid by the Tenant and the Tenant shall further pay the Landlord to claim for any antecedent. Breaches of any of the covenants conditions and stipulation herein contained.

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

SIGNED by ]  
] ]  
**Landlord** ] X  
] ]

]-----  
**Signing for and on behalf of the Landlord by his/her authorized  
Attorney pursuant to Power of Attorney  
Attorney No: WA-SKW-32109-08/2019**

WITNESS by ]  
] ]  
] Y  
] ]  
]-----

Name:  
Passport / NRIC No.:

SIGNED by ]  
] ]  
**Tenant** ]  
] ]  
]-----

Name: Cityspace Properties  
Company Registration No: E(3)0657

WITNESS by ]  
] ]  
] ]  
] ]  
]-----


Name:  
Passport /NRIC No:

## SCHEDULES 1

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

Part 1	:	<p><b><u>Landlord</u></b></p> <p>Name : Chan Yin Ping</p> <p>Passport No. : KJ0100726</p> <p>Address : No.2, Jalan Radin Bagus 1, Bandar Baru Seri Petaling, 57000 KL</p> <p>Tel : 603 – 9055 5078</p> <p>Sign &amp; Collect on Behalf : EZT Property Management Sdn. Bhd.</p> <p>Company No. : 769148-X</p> <p>Bank Account No. : 50-0512-4204-87</p> <p>Bank : Malayan Banking Berhad (Maybank)</p> <p>Branch : Kuchai Lama</p> <p>Address : No.1 &amp; 3, Jalan Kuchai Maju 1, Off Jalan Kuchai Lama, 58200 Kuala Lumpur.</p> <p>SWIFT Code : MBBEMYKL.</p>	
Part 2	:	<p><b><u>Tenant:</u></b></p> <p>Tenant: Cityspace Properties</p> <p>Company Registration No: E(3)0657</p> <p>Contact No:</p> <p>Email:</p> <p><b><u>Occupant:</u></b></p> <p>Name: Mr. Chodthanin Boontawatniritut</p> <p>Passport No: AC2374866</p> <p>Nationality: Kingdom Of Thailand</p> <p>Contact No:</p> <p>Email:</p>	<p>Emergency Contact Person:</p> <p>Emergency Contact:</p> <p>Email:</p>
Part 3	:	<p><b><u>Demised Premises:</u></b></p> <p>Unit 35-03, Pavilion Suites Kuala Lumpur, No.166, Jalan Bukit Bintang, 55100 Kuala Lumpur</p>	
Part 4	:	<p><b><u>Term:</u></b></p> <p>One (1) years commencing 15<sup>th</sup> March 2022 and expiring 14<sup>th</sup> March 2023 with an option to renew for one (1) year.</p>	
Part 5	:	<p><b><u>Monthly Rental:</u></b></p> <p>5.1 RM5,200.00 (Ringgit Malaysia: Five Thousand and Two Hundred Only) include 01 car park</p> <p>5.2 The RM100.00 penalty payment for late only applies after the seventh (7) day beginning from the rental due date of every months.</p> <p>5.3 Rental bank in slip please email to: <a href="mailto:leasing1@ezt.com.my">leasing1@ezt.com.my</a> and <a href="mailto:pmaccount5@ezt.com.my">pmaccount5@ezt.com.my</a></p>	

		Kindly stated tenant's name and Property unit number to avoid misunderstanding of penalty invoice issuing. 5.4 Rental Bank-in Reference Code: PS3503
Part 6	:	<b><u>Security Deposit (2 months) :</u></b> RM10,400.00 (Ringgit Malaysia: Ten Thousand and Four Hundred Only).
Part 7	:	7.1 Utilities (Water & Electricity) Deposit (0.5 month): RM2,600.00 (Ringgit Malaysia: Two Thousand and Six Hundred Only).  7.2 The electricity and water supply will be disconnected if the rental is not paid by the Tenth (10) day from the rental due date. RM50.00 will be imposed for the reconnection of electricity and water supply.  TNB (Electricity Malaysia) policy, if the resident / tenant didn't pay the outstanding TNB Electricity Bills for more than TWO TO THREE MONTHS, the TNB account will be closed, and once the TNB account been closed, whether you settle that outstanding electricity bills or not, the electricity will not be resumed back immediately, and the owner need to re-register again their TNB account and any admin / penalty cost incurred shall bear by "THE TENANT" during tenancy period.  Please to be take note that the electricity will only be been resumed after SEVEN (07) to FOURTEEN (14) working days after owner re-register the account.
Part 8	:	<b><u>Refund Deposit</u></b> 8.1 The Security Deposit shall be refunded to the tenant within thirty (30) days free of interest to the tenant on the expiry or sooner determination of the term hereby created less any sum as may then be due to the Landlord for damage caused to the Demised Premises by the Tenant (damage due to normal wear and tear excepted).  8.2 The Utilities Deposit shall be refunded free of interest to the Tenant within thirty (30) days of the termination of the Tenancy and upon receiving from the tenant documentary evidence that all water, sewerage and electricity attributable to the tenant have been fully settled with respective utilities authority.
Part 9	:	Lift Access Card Deposit: RM200.00 x 1 card = RM200.00 (Two Hundred Ringgits Only) Card No: Refer to inventory list.  Car Park Transponder Deposit: RM350.00 x 1 transponder = RM350.00 (Three Hundred and Fifty Ringgits Only) Transponder No: Refer to inventory list.
Part 10	:	10.1 All equipment and electrical appliances are in good and working condition, fair wear and tear excepted.  10.2 Any furnish transform must obtain landlord permit. Tenant shall hand over the demised premises in reasonably clean and tidy and good condition (subject to yearly fair wear and tear

		<p>usage only), failing which the landlord may clean the demised premises and the cost incurred shall be a sum owing by the Tenant to the Landlord.</p> <p>10.3 RM200.00 fee will be charged to replace lost, stolen, extra or damaged cards, and if the tenant is unable to produce their old card at the time of replacement or delivery of possession.</p> <p>10.4 RM350.00 fee to be charged to replace lost, stolen or damaged car park transponder, and if the tenant is unable to produce their old transponder at the time of replacement or delivery of possession.</p>
Part 11	:	Meter Reading refer to Inventory List.
Part 12	:	The Demises Premises is for residence only.
Part 13	:	Special Condition(s):
Part 14	:	<p>Defect Hotline (WECHAT . WHATSAPP MESSAGE ONLY)</p>  <p>The image shows a defect hotline card for Ezt Group. It features the company logo and name in both Chinese and English. A QR code is provided for WeChat scanning. Contact information includes a hotline number (012-6989078) and WeChat/WhatsApp message details. The card also lists regional offices in China, Taiwan, Indonesia, Japan, and Hong Kong, and provides the main office address in Kuala Lumpur, Malaysia, along with an email address. Below the card, service hours are listed as Monday to Friday, 9 a.m. to 6 p.m., with exclusions for Saturdays, Sundays, and public holidays. A note states that defects will be fixed within 7 working days from the report date, subject to spare parts availability.</p>

## RESPONSIBILITY OF TENANT / OCCUPIER'S DURING TERM OF TENANCY AND SURRENDER UNIT.

To ensure that the full security/utility deposit is refunded, your responsibility is very important and we are grateful for your kind cooperation.

### 1) Disputable Items:

ITEMS	DURING TERM OF TENANCY	AT EXPIRY OF TENANCY
Freshly painted walls	Nails, pictures, color change requires consent.	Walls with nails need to re-paint to original
Freshly polished floors	Keep scratches to minimal.	Floors with bad scratches need to make good
Curtains	Free of dust, tear and fray. Maintain length.	Dry clean and show last cleaning receipt.

### 2) Standard Items:

ITEMS	DURING TERM OF TENANCY	AT EXPIRY OF TENANCY
Per inventory List	Items in order.	Replace missing and make good damaged items.
Fixtures & Fittings	Clean and tidy condition. Free from defects	Same as above.
Electrical Appliances	Clean and tidy condition. Free from defects	Same as above.
Bulbs / LED Fitting	Replace where necessary	Bulbs are to be in order and in working condition
Alterations/additions (if any)	Owner's consent to be obtained	Reinstating interior to original condition
Potted Plants	Provide underlay to pots	Irremovable marks on floors means defects.
Indoor/Outdoor water filter	Change filter tubes (indoor)/backwash(outdoor)	Show receipts of last service/cleaning.
Cleaning/Bathrooms/Garbage	Clean and hygiene condition.	In clean condition. Show last cleaning receipt if any.
Personal mails	Letter box in clean condition	Redirect mails and clear letter box on last day.
Keys, access cards, controls	In order. Replace battery of controls as needed.	Missing or damaged items need replace.

### 3) Services:

ITEMS	DURING TERM OF TENANCY	AT EXPIRY OF TENANCY
Householder Insurance	Insures personal effects	Cancel insurance
Tel/Internet subscription	Tenant subscribes and pays.	Cancel subscription
Cable television subscription	Tenant subscribes and pays.	Cancel subscription
Air-conditioner servicing	Tenant contracts to service at least every 6 months.	Show last service receipt.
Pest Control (if any)	Tenant contracts to service (if any).	Show last service receipt (if any)

### 4) Utilities :

ITEMS	DURING TERM OF TENANCY	AT EXPIRY OF TENANCY
Electricity (in owner's name)	Pays from noted meter reading onwards.	Keep last payment receipt.
Water (in owner's name)	"	Keep last payment receipt
Gas (in owner's name)	"	Keep last payment receipt
Indah Water / Sewerage	Standard payment of RM8 per month.	Keep last payment receipt

#### Notes:

1. After 30 days from the date of hand over the tenant to be responsible for all replacement of electrical light bulbs, filters of cooker hood, water filters and other minor wear & tear issues, if any
2. All repairs are to be communicated in writing if possible, for record purposes and shall be done in 30 days (except unavoidable situation such as Insurance and warranty claim, indent spare parts, supplier schedule etc.)
3. Not encouraged to run air-conditioners for 24 hours non-stop and especially in absence of occupants.
4. Hot water, water pump booster and gas switches are to be turned off when not in use to avoid over-heating or bursting of pipes **(if any)**.

## MAINTENANCE CHECK LIST

Both Landlord and Tenant / Occupant hereby agreed that each party shall be responsible respectively for extent of repair works as follows:

LANDLORD	TENANT / OCCUPANT
Water heater, flush system <i>(replacement of spare part)</i> <i>-Except water heater heating element</i> Shower head <i>-doesn't apply for artificial damage</i>	Lighting <i>(replacement of bulb or LED fitting)</i>
Refrigerator & Dishwasher (if any) <i>(replacement of spare part)</i>	Drainage system <i>(clogging)</i>
Washing machine & Tumble Dryer (if any) <i>(replacement of spare part)</i> <i>-Must use with front loader detergent</i>	Hinge for wardrobe, cabinet & kitchen cabinet <i>(replacement of screw, tightening, to maintain good condition)</i>
Microwave oven <i>(replacement of spare part)</i> <i>-doesn't apply for artificial damage</i>	Curtain / Blind / Roller <i>(to dry clean and hang up)</i>
All electrical items <i>(replacement of spare part)</i> <i>-doesn't apply for artificial damage</i>	Drinking water filter, cooker hood (if any) <i>(replacement of cartridge if required)</i>
Ventilation Fan <i>(replacement of spare part)</i>	All electrical items <i>(to maintain good condition, fair wear and tear excepted)</i>
Water supply system <i>(piping system)</i>	Water / sand filter (if any) <i>(to do regular back wash to maintain the water cleanliness)</i>
Air-conditioner <i>(replacement of spare part)</i>	Garden and balconies (if any) <i>(to maintain the garden and balconies in good condition, fair wear and tear excepted)</i>
-	Pest control <i>(to do regular pest control service if required)</i>
-	Swimming pool (if any) <i>(to do regular maintenance of the pool)</i>
-	Air-conditioner <i>(normal service all air-conditioning once every six months)</i>

At the determination of this Tenancy Agreement, Tenant / Occupant shall be responsible for the following items: -

- a) To thoroughly clean the whole house including all wardrobes, kitchen cabinets drawers, bathrooms, outdoor space, insides of appliances (fridge, ovens & stove) and ceiling fans
- b) To pay all outstanding charges in respect of water, sewerage, electricity, gas and all other utilities supplied to the unit and provide proof or receipt.
- c) To dry clean all curtains, sheers and blinds, if any, to hang up and provide receipt
- d) To terminate Astro package / internet and other utilities to the premise Tenant has applied for during tenancy period (if any)
- e) To remove wall nail, patch back and repaint the wall to original colour (if any)
- f) To reinstate wooden flooring if there are damages / scratches caused during tenancy period (fair wear and tear excepted)
- g) To maintain and return garden in good condition
- h) To return premise in the same condition it was first let (fair wear and tear excepted)

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TENANT / OCCUPANT