

## LETTER OF OFFER TO RENT

No: 7293

- Property Address : B-08-06 Twin Residences, Jalan Pipit, Bukit Tandang 47170 Puchong Selangor
- I/We, hereby confirm renting the above property with the following terms and conditions:-  
Advance Rental (1) month(s): RM 1,350/-  
Security Deposit (2) month(s) : RM 2,700/-  
Utility Deposit (0.5) month(s) : RM 675/-  
Stamping & Service Charges : RM 330/-  
Total Payable : RM 5,055/-  
Period of Tenancy : 2 ( Two ) year(s) effective from 1<sup>st</sup> May 2022 to 30<sup>th</sup> April 2024  
Option to Renew : 1 ( One ) year(s)
- Vacant possession will be given to me/us on or before 1st May 2022. I/We, undertake to sign the Tenancy Agreement, on or before 1st May 2022 and balance payments of RM 3,375 to be made on or before 1st May 2022.
- If I/We fail to sign the Tenancy Agreement within the stipulated time (provided that there is no delay on the part of the Landlord in agreeing to the terms and conditions of the Tenancy Agreement), I/We hereby fully agree that the said Earnest Deposit shall be forfeited absolutely. Thereinafter this Letter of Offer shall be terminated and be null and void, and neither party shall have any rights against the other party thereafter. In this event, the Landlord shall pay **WISE MAN REALTY** a fee equivalent to 50% of the Earnest Deposit forfeited or 50% of the agreed Professional Fees, whichever is the lesser amount.
- In the event that the Landlord accepts this offer but later refuses to sign the Tenancy Agreement within the stipulated time, the Earnest Deposit shall be fully refunded to the Tenant and the Landlord shall compensate the Tenant a sum equivalent to the Earnest Deposit paid as agreed liquidated damages. This compensation received shall be shared equally between the Tenant and **WISE MAN REALTY**.
- Other terms  
1. All units' air-cond service, curtain cleaning, & entire unit cleaning to be done before handover. 2. Remove the sofa only, Refrigerator, display racks, outdoor rest chair with side table remain in the unit. 3. Request wall painting on the living hall and touch up the cracking line.

I/We hereby attach herewith the sum of RM 1,680/- (Online Transfer/Cheque No.:                     ) payable to **WISE MAN REALTY** (as stakeholder) being Earnest Deposit towards the rental of the same. In the event that the Landlord rejects this offer, the said Earnest Deposit shall be refunded to me/us immediately.

**NB: For any cash payment, kindly bank in or transfer directly into WISE MAN REALTY bank account ( MBB account # 51444 051 7288 ). We shall not be held responsible for any payment not made into WISE MAN REALTY bank account.**

Signed by the Tenant(s)

Name : Ng Chee Hong  
NRIC No.: 820122-14-5851  
Address : A89, Jalan Tuanku Dua, Taman Salak Selatan, 57100 KL

In the presence of

Name : Terrence Yip Yu Jung  
NRIC No.: 881003-56-6417  
Date : 19<sup>th</sup> of March 2022

### LANDLORD'S ACCEPTANCE

Signed by the Landlord(s)

Name : Sim Yong Chian  
NRIC No.: 780205-13-5217

In the presence of

Name : Terrence Yip Yu Jung  
NRIC No.: 881003-56-6417