

A Tenancy Agreement made BETWEEN \_\_\_\_\_ (hereinafter called "the Landlord") of the one part and \_\_\_\_\_ with \_\_\_\_\_ Passport number: \_\_\_\_\_ (hereinafter called "the Tenant") of the other part WHEREBY IT IS AGREED as follows:

1. The Landlord lets and the Tenant takes on 1 single room at 1F Sands Street, \_\_\_\_\_, Kennedy Town, Hong Kong (hereinafter called "the said premises") (hereinafter called "the said building") as domestic use for the term of the period commencing from \_\_\_\_\_ to \_\_\_\_\_ at the monthly rent of HK\$ \_\_\_\_\_. Upon signing of this Agreement, the Tenant agrees to pay to the Landlord by way of deposit the sum of \_\_\_\_\_ ("Deposit") and the rent of \_\_\_\_\_ in advance for the period from \_\_\_\_\_ to \_\_\_\_\_. The deposit and the rent should be paid to the following bank account of The Landlord:

Bank transfer receipt/advice/confirmation for payment of deposit, rent in advance, monthly rent and electricity bill shall be sent to the Landlord as proof once payment is made.

2. The Tenant hereby expressly declares and acknowledges that for the grant of the tenancy hereby stipulated he has not paid to the Landlord, his agent or agents to any person on the Landlord's behalf or for the use of the Landlord any fine premium or construction money or key money or any sums or value of any kind whatsoever of a like nature or description and the Tenant hereby expressly understands that any right to protection against ejectment afforded by the Tenancy (Prolonged Duration) Ordinance 1952 as amended by the Tenancy (Prolonged Duration) (Amendment) Ordinance 1963 or any future amendments or modification thereof or any future legislation governing and regulating the relationship between Landlord and Tenant shall not apply to this tenancy.
3. Monthly rent (inclusive of management fee and utilities charges for water, and internet) should be paid in advance on the 1st day of each and every calendar month during the Term. If the Tenant shall fail to pay the Rent within 3 days from the due date, the Landlord shall have right to institute appropriate action to recover the Rent and all costs, expenses and other outgoings so incurred by the Landlord in relation to such action shall be a debt owed by the Tenant to the Landlord and shall be recoverable in full by the Landlord. Shall the Tenant fail to pay the Rent within 3 days from the due date, then the Tenant shall pay a daily penalty equivalent to 1% of the monthly rent for the number of days that the rent is past due from the 1st day of the respective month until the past due Rent is fully settled.

Electricity will be charged separately based on actual consumption measured by a meter for your room such that the calculation shall be: Monthly kWh reading x \_\_\_\_\_/kWh. Electricity bill shall be paid to the Landlord's bank account within 3 days from the date the electricity bill is issued. For double room, electricity bill shall be equally shared by the occupants. Room includes an air conditioning unit, a loft bed, a mattress, a desk, a desk lamp, a chair, a chest of drawers and an extension power cord. Building does not include elevator or lift.

4. The Landlord is not responsible for any banking fees/charges for international wiring. Should there be any banking fees/charges occurred, it will be deducted from the Deposit.
5. The Tenant agrees to use the premises hereby agreed to be let for residence of himself. The Tenant shall not use the premises as school, boarding house, nursery, bunk dormitory,

bathing parlor, dancing lesson class, operatic training class, nor for any motor-driven industrial purposes.

6. The Tenant shall confine his laundries within the Drying Area provided for inside his room and shall not operate the washer and dryer between 12:00 a.m. and 7:00 a.m. each day. The Landlord shall not be responsible for any damage done to the laundries aforesaid under any circumstances. The Tenant shall not affix, put up or display any signboard, sign decoration, flower stand, iron stand, neon light, advertising board or any other things whatsoever outside the balcony or on any door, wall, pier or window or in any public places i.e. walls, common area, kitchen, entrances, corridors, stairways, rooftop, lifts (if any), etc. except with the written approval of the Landlord. The Landlord shall have absolute discretion in granting or refusing such approval and any approval to be granted shall be subject to such conditions as the Landlord may think fit. The Landlord shall have the right to remove at the cost and expense of the Tenant any signboard, sign, decoration, flower stand, iron stand, neon light, advertising board or any other things, which he affixed, put up or displayed without the prior written approval of the Landlord. The Tenant shall not leave/place boxes, baggage, furniture, rubbish, shoes or personal belongings in the common area, the entrances, or any of the passages of the said premises in common use or in any other public places (including but not limited to stairwells, rooftop, etc.). The Tenant shall keep his room, the common area, any of the passages of the said premises in common use or in any other public places (including but not limited to stairwells, rooftop, etc.) clean. The Tenant shall clean up the kitchen immediately after use (including but not limited to dishes, utensils, kitchenware, appliances, etc.) The tenant shall be charged at a minimum of \$500 per incident for any unclean items (including but not limited to dishes, utensils, countertop, floor, etc.) left by the Tenant or for causing hygiene / insect problems by the Tenant within the said premises and/or the said building. Surveillance camera(s) may be or has/have been installed to monitor the common areas within the said premises and/or the said building for security purpose. The Tenant shall not keep in the said premises or in any part of the said building any dogs, animals or birds that would frighten or cause to frighten, or harm any children or any persons, disturb the peace, cause annoyance to any tenants in the premises.
7. The Tenant shall not make or permit to be made any alterations in or additions to the said premises without having first obtained the written license and consent of the Landlord therefore or cut maim or injure or suffered to be cut maimed or injured any doors windows walls joists beams timbers pipings or wirings thereof and to take all necessary precautions to protect the premises from damage threatened by an approaching storm depression or typhoon.
8. The Tenant shall not store arms, ammunition or unlawful goods, gun-powder, saltpeter, kerosene or any explosive or combustible substance in any part of the said premises, and to be answerable and responsible for any consequence of any breach of local Ordinance. The tenant shall not use the said premises for any illegal purposes. Smoking is strictly prohibited inside the building including staircases and rooftop. If the Tenant is caught smoking inside the building, HK\$1,000.00 will be deducted from the said Deposit per incident.
9. The Tenant shall not permit any noise or allow any music to be produced in the premises so as to give cause for reasonable complaint from the occupants of the said premises or neighbouring premises.
10. The Tenant shall pay on demand to the Landlord the cost incurred by the Landlord in

cleansing and cleaning any of the drains choked or stopped up owing to careless use by the Tenant.

11. The Tenant shall himself cover insurance for his own belongings against Typhoon, Depression, Storm, Flood, Fire, Theft and Accidents in relation to this Tenancy. The Landlord shall not be responsible for any damage or loss under all circumstances. The Tenant shall use the rooftop at his own risk such that the Landlord is not liable for any loss and/or damages the tenant may suffer arising from any accident and/or theft.
12. The Tenant shall permit the Landlord and its agents with or without workmen or others and with or without appliances at all reasonable times to enter upon the said premises and to view the condition thereof and to take inventories of the fixtures therein and to carry out any repairs to the premises which the Landlord considers necessary or proper to be done.
13. During the one month immediately preceding the determination of the said term of tenancy the Landlord shall be at liberty to affix and retain without interference or molestation on the door or the external parts of the said premises a notice for letting the said premises and the Tenant shall permit and allow all persons with written or oral authority from the Landlord or its agent or agents at all reasonable hours of the day to view the said premises or any part or part thereof.
14. The Tenant shall yield up the said premises and all additions thereto and all fittings and fixtures therein including the fixtures hereto and other Landlord's fixtures subsequently added in tenanted repair and condition (fair wear and tear and accidents by fire excepted) at the expiration or sooner determination of the tenancy.
15. Copies of the Tenant's passport and/or HK I.D. should be given to the Landlord.
16. There is no break clause for the Tenant in this Tenancy Agreement.
17. The Tenant shall pay to the Landlord the Deposit for the due observance and performance of the terms and conditions herein contained and on his part to be observed and performed. Provided that there is no antecedent breach of any of the terms and conditions herein contained, the Landlord shall refund the Deposit to the Tenant without interest within 14 working days from the expiry date of this tenancy agreement or the date of delivery of vacant possession of the Premises to the Landlord or settlement of any outstanding payment owed by the Tenant to the Landlord, whichever is later. The Deposit shall not be used to pay the rent of any month or period during the lease term. If the Rent and / or any charges payable by the Tenant hereunder or any part thereof shall be unpaid for 3 days after the same shall become payable (whether legally demanded or not) or if the Tenant shall commit a breach of any of the terms and conditions herein contained or if the Tenant has made any damages to the said premises and/or furniture and fixtures and/or appliances within the said premises (normal wear and tear excepted), it shall be lawful for the Landlord at any time thereafter to re-enter the Premises whereupon this Agreement shall absolutely determine and the Landlord may deduct any loss or damage suffered by the Landlord as a result of the Tenant's breach from the Deposit without prejudice to any other right of action or any remedy of the Landlord in respect of such breach of the Tenant and/or such damages made to the said premises and/or furniture and fixtures and/or appliances within the said premises.
18. In case of any lost key or access card, the Tenant shall be charged HK\$500.00 per key or

per access card for replacement key or access card. Should the Tenant request the Landlord's assistance to open the door in case of being locked out, the Tenant shall be charged HK\$500.00 per incident. The Tenant shall not disclose the front door code (if any) and wifi password to anyone and shall not make duplicate of the key or access card without prior written approval of the Landlord. The Tenant shall return the key and access card (if any) to the Landlord upon the expiry or sooner determination of the Tenancy Agreement.

- 19. The Tenant has agreed to room change upon request by the Landlord during the term.
- 20. The Tenant has expressly and thoroughly read the contents of this Agreement which shall absolutely and immediately be determined if the Tenant causes any breach of any item herein.

Landlord Email:

Landlord Tel.:

Emergency Contact (Name & Tel):

Relationship of Emergency Contact:

Tenant Email:

Tenant Tel.:

Amount of Deposit received:

Landlord

Tenant

Sign: \_\_\_\_\_

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_