

Danish House Sdn. Bhd. (10634-U)

Date: 18 August, 2014

Re: Westlake Tenancy Agreement (Main Point) (R2)

1. This is a one (1) year agreement with an option to renew for another one (1) year signed between Danish House Sdn.Bhd. and the tenant.
2. Both parties shall not terminate this agreement for one (1) year except for breach of any terms of this agreement. If any parties terminating the agreement before the expiry of the one (1) year period, then the defaulting party responsible for such an action shall pay the rental for the unexpired period.
3. Consideration will be given to the tenant to terminate this agreement provided if he/she produces a letter from the University or College stating that he/she has discontinued with his/her studies. Under such circumstances, the Tenant will have to bear the full month rental for the month in which the notice is given.
4. The tenants are not permitted to use their rental deposit and/or utility deposit as payment of their rental.
5. The utility deposit will be refunded to the tenant after the deduction of all outstanding utilities bill and other charges. Similarly, the rental deposit will only be refunded to the tenants provided all rental due are paid up to date and there are no other outstanding charges.
6. The tenant must settle the rental payment within rental collection period that's Determined in the agreement. For any payments made after the said period, we will charge a late penalty of RM5 and daily interest 1.5% on the rental. We accept cheques, ATM transfer, bank transfer, debit or credit card. If the tenant or parent opts to use ATM or bank transfer, he/she must produce the bank-in slip and must state the tenant name, room number & rental of that month on the slip and submit to us (via fax or email) as a proof for payment.
7. The tenant is required to pay the Malaysia Goods And Services Tax (GST) imposed on the monthly fixed service charge as may be required by the authorities.
8. For any rental due and unpaid for 14 days in the same month, the parents or guardian will have to pay the rental for the tenant.
9. The tenant is required to pay rental at all times even during school holidays irrespective of whether the Room and/or services are utilized.
10. The tenant is required to take care of the furniture and fittings within his house area. Any loss or damage is chargeable to the tenant.
11. During check out, tenant must ensure that all furniture inside the house are in good condition and the house must be clean.
12. The tenant must not commit any illegal and/or immoral activities.
13. The tenant is responsible for and must take care of his/her personal belongings.
14. Tenant shall comply with the rules and regulations provided in the resident hand book.
15. The tenant must pay the monthly electricity & water charges together with the number of resident in the house whether the tenants are on holiday or not.

16. The Management would be allowed to transfer the Tenant to another Room if in the circumstances the Management deemed that it is reasonable to do so.
17. We will issue notices on a regular basis and post them in the office area. Tenants are required to take note of such notices.
18. Tenants must keep all the receipts after making any payments for verification purposes.

.....
(END)

1. 这是管理公司与租户之间所签为期一年以及选择性更新下一年的合约.
2. 一年期间双方面不能毁约,除违反了规定之外. 如毁约的一方将要赔偿合约未逾期的损失.
3. 租户是否能提前终止合约,必须呈上校方所发出的确认信件证明没有继续学业. 在这种情况下,租户也必须缴付那整个月的房租费.
4. 租户的租金和水,电抵押金不能抵消租金.
5. 水,电的抵押金将扣除未清的水,电费和杂费后,余额将会退还给租户. 同样的,当租户们将所有的租金或其他欠款缴付清后,租金的抵押金将会退还给租户.
6. 租户必须在合约内所规定的期限内缴付租金,如逾期将会被罚款 RM5 和每日以租金 1.5% 利息计算. 我们将接受支票,提款机或银行转账,金融卡或信用卡缴付租金. 如租户或家长们通过提款机或银行转账,务必请将银行收据连同租户姓名,房间号码和当个月的租金资料传真或电邮给我们以作证明.
7. 租户必须支付每月固定服务费中由政府当局所设的马来西亚商品和服务税(GST)的税款.
8. 为了避免租户逾期未付租金,租户在每一个月限期内未缴付租金的 14 天后,家长或监护人必须代缴付租金.
9. 租户必须支付每月租金与固定服务费. 无论是学校假期或有否使用所提供的服务与否.
10. 租户要保护屋内所有的家俬和设备. 如有任何遗失或损坏租户将被罚款.
11. 当搬出时租户要确保屋内的所有家俬保持原状及良好和屋内干净.
12. 在住家范围内租户不能做任何非法或不道德活动.
13. 租户必须有责任保管自己的私人财产.
14. 租户必须遵从公司所提供的规则.
15. 租户必须与同屋的所有房客一起付每月的电,水费,无论是学校假期与否.
16. 如有任何合理的情况下管理公司将要求租户搬迁到另一个房间.
17. 我们有任何通告将会发布通知书并且张贴在办公室范围内. 租户务必多加留意.
18. 租户们必须将所有的收据保留以作核对用途.

.....
(结束)