

MAPLE RESIDENCES

ACCOMMODATION AGREEMENT

This Accommodation Agreement is between the **Student** and **iMax SG Ventures Private Limited** (the “Landlord”). A Student who accepts any offer of accommodation in Maple Residences shall be referred to in this Accommodation Agreement and in the [Rules and Regulations](#) as the “Resident”.

By making an application for residence in Maple Residences, the Student agrees:

- (a) that any information provided in the application and/or information provided to Management Office, may be used by Management Office for administrative and liaison purposes; and
- (b) to be bound by the terms and conditions of this Accommodation Agreement and the Rules and Regulations, should he or she be given accommodation in Maple Residences.

By accepting any offer for accommodation made by Maple Residences, the Resident agrees to abide by all terms and conditions in this Accommodation Agreement and in the Rules and Regulations (inclusive of all amendments that are made to the Accommodation Agreement and/or to the Rules and Regulations from time to time by Management Office), and is liable and responsible for any breaches of any of the terms and conditions in the Accommodation Agreement and/or the Rules and Regulations that occurred during his or her stay in Maple Residences.

Acceptance of any offer of Maple Residences shall take effect on the earliest of the following dates: (a) date of acceptance of the offer of accommodation; or (b) date of payment of the acceptance fee or first payment specified in the offer e-mail (in the case of Graduate Students).

The Resident shall be responsible for familiarizing himself or herself with the Accommodation Agreement and the [Rules and Regulations](#) (inclusive of all amendments made to the Accommodation Agreement and/or the Rules and Regulations from time to time by Management Office that are published by Management Office of Maple Residences). Lack of knowledge of the provisions of the Accommodation Agreement and/or the Rules and Regulations shall not operate to excuse any non-compliance by any Resident of the terms and conditions of the Accommodation Agreement and/or the Rules and Regulations.

For the avoidance of doubt, even after a Resident has vacated his or her room and returned the room key(s) and other property (where applicable) to the Management Office of Maple Residences, the Resident remains liable and responsible for any breaches of the terms and conditions in the Accommodation Agreement and/or the Rules and Regulations that occurred during his or her stay in Maple Residences.

DEFINITIONS

In this Accommodation Agreement :

- **Student** : refers to a person who is a graduate student as described in paragraph 1 of this Accommodation Agreement.
- **Resident** : refers to a Student who has accepted an offer of accommodation in Maple Residences, and where such Student has been assigned a Room by Management Office of Maple Residences, is the assigned occupant of such Room.
- **Management Office** : refers to the site office that manages the operations and administration of Maple Residences at which the Student is residing in or is applying to reside in.
- **School** : refers to the School/Department/Centre (whichever is applicable) in which the Resident is enrolled in.
- **Residence** : refers to the place of Residence at which the Resident's Room is located.
- **Room** : refers to the room or apartment in the Maple Residences, assigned by Management Office to the Resident.
- **Stipulated Period of Residence Stay** : refers to the period stated in the Offer of Tenancy Letter from Management Office.
- **Check-In** : refers to the collection of the key(s) and residence property (where applicable) from the Management Office.
- **Check-Out** : refers to the return of key(s) and residence property (where applicable) to the Management Office or to the key drop box located outside the Management Office.
- **Deposit** : refers to the upfront payment of one (1) or two (2) month's rental fee upon acceptance of offer.
- **Acceptance Fee** : refers to the advance payment of one (1) month, six (6) months, or twelve (12) months of stay, depending on the chosen payment option.
- **Key(s)** : refers to access cards, key fobs, door keys, mailbox keys, etc. and their corresponding key tags issued by the Management Office to the Resident.
- **Residence Property** : refers to Residence Property issued to the Resident upon Check-In, which must be returned upon Check-Out (e.g., Access Card, Drawer Key).

1. ELIGIBILITY:

1.1. Graduate Students

Full-Time/Part-Time, matriculated, campus-based graduate students enrolled in a Masters or PhD programme are eligible to apply for accommodation in Maple Residences.

It is the responsibility of every resident who is an international student to ensure that their Student's Pass remains valid for the entire duration of their Stipulated Period of Residence stay. Failure to maintain a valid Student's Pass may result in termination of the Residence stay and may lead to action being taken by the Immigration and Checkpoints Authority (ICA).

Every Resident who resides in a designated room, which permits the spouse and/or children (maximum of one children) to occupy the Room with the Resident, shall ensure that only the Resident's spouse and/or children are registered as joint occupants to the Room.

Every Resident whose spouse and/or children are foreigners must ensure that they comply with all applicable laws for entering and staying in Singapore, including ensuring that they hold valid passes from the Immigration and Checkpoints Authority (ICA) (e.g. Social Visit Pass, Dependent's Pass etc.) throughout the Stipulated Period of Residence Stay.

Every Resident shall produce to Management Office for inspection the originals of the spouse and/or children's identity cards/passports and other relevant documents evidencing their legal entry into and stay in Singapore before any commencement of stay in the Room, and as and upon request.

In the event the ICA pass of a resident's spouse and/or child expires during their stipulated period of residence stay, the resident is responsible for promptly notifying the Management Office of any changes or updates to the original documents that evidence the legal entry and stay of the spouse and/or child in Singapore. Prior to the expiry date, the resident must produce the original documents for inspection by the Management Office to evidence the legal entry and stay of the spouse and/or child beyond the date of expiry. Failure to comply with this requirement may result in the termination of the resident's stay and may lead to action being taken by the Immigration and Checkpoints Authority (ICA).

Any Resident that withdraws from their studies at NTU/NIE or completes their candidature before the end of the lease term, the full deposit shall be forfeited, and the resident shall not be permitted to continue their stay in the Residence. The resident must vacate their room within fourteen (14) calendar days after being served notice by the Management Office. If a Resident converts to part-time candidature, they may continue their stay in the Residence

but must fulfill the initially agreed lease term.

1.2. **Inbound Exchange student**

Inbound exchange students enrolled with the Office of Global Education and Mobility (OGEM) are eligible to apply for accommodation in Maple Residences.

It is the responsibility of every resident who is an international student to ensure that their Student's Pass remains valid for the entire duration of their stipulated period of residence stay. Failure to maintain a valid Student's Pass may result in termination of the resident's stay and may lead to action being taken by the Immigration and Checkpoints Authority (ICA).

All inbound exchange students shall not be eligible to continue the Residence stay when he/she withdraws from or completes the programme at NTU/NIE (when the Management Office has received official notification from the Office of Academic Services).

2. **PAYMENT :**

Each Resident shall pay all charges incurred for his or her duration of stay, including but not limited to the following: Application Fee, Administrative Fee, Acceptance Fee, and Rental Fee.

Please take note of the following payment schedule:

- On the 21st of the previous month, the invoice will be issued, and payment receipt is expected to be made by the last date of the month.
- On the 1st day of next month, the 1st reminder will be sent along with late charges of \$105.
- On the 5th day of next month, the 2nd reminder will be sent along with late charges of \$105.
- On the 7th day of next month, a demand letter will be sent which includes administrative fees of \$60 and late charges of \$105.
- From the 10th day of next month, the deposit will be forfeited and/or eviction proceedings may be initiated.

An administrative fee of **\$45** will be charged for every recurring rental payment made.

For GIRO payment, the due date shall be the Management Office stipulated GIRO deduction date. A late payment charge of **\$105** or 12% per annum on all fees and charges that remain outstanding after the due date, whichever is higher, is imposed by the Landlord if payment is not made by the stipulated due date.

The Management Office reserves the right to revise the rental fees and related fees annually or during the academic year.

3. ACCEPTANCE FEE/DEPOSIT

3.1. Acceptance Fee

The Acceptance Fee is payable by the stipulated closing date stated on the offer letter or offer email sent by Management Office. If full payment of the Acceptance Fee is not received by the stipulated closing date stated in the offer letter or offer e-mail, the offer will lapse, and the accommodation will be assigned to another student.

The Acceptance Fee will be applied towards the Resident's initial one (1) month, six (6) months, or twelve (12) months of stay, depending on the chosen payment option, and will be displayed as such in the Resident's bill. No refund will be given in the event of lease termination by the Resident.

3.2. Deposit

This deposit is required to be paid upon acceptance of assigned Residence in Maple Residences – 40 Nanyang Drive

The Deposit is used to offset any other final fees upon check-out, with the balance amount (if any) refunded. Should there be any breaches of this Accommodation Agreement and/or the Rules and Regulations, the deposit may be forfeited as a penalty.

The deposit shall refund within (14) business days from the date of check-out.

4. PERIOD OF RESIDENCE STAY:

Unless otherwise indicated by Management Office of Maple Residences, the period of stay for each Resident is as follows:

Student Type	Accommodation Period	Last day of stay
Graduate Student	Based on lease agreement	Based on lease agreement
Exchange Student	Based on lease agreement	Based on lease agreement

Residents who are on leave of absence (LOA), who convert to part-time candidature, who are going overseas for an exchange programme/industrial attachment or other overseas programme, or who withdraw or terminate from their course of study, are not eligible to stay in Maple Residences as stated in Clause 1 and shall withdraw from the Residence.

5. CHECK-IN

Each Resident shall present either his or her matriculation card to the Residence Student Administration Office for verification upon check-in. A valid photo identification (e.g. NRIC, Passport, Driver’s License) is also acceptable in place of the matriculation card, provided that the information contained in such documents can be verified against the Management Office record.

The Resident shall be deemed not to have completed the check-in process if the key(s) to the Room are not collected within the stipulated check-in period. In such cases, the rental fees shall begin from the stipulated check-in dates/period as stated in the offer letter.

Charges apply from the date of check-in or from the stipulated check-in dates/period as stated in the offer letter, regardless of whether the Resident is physically occupying the assigned Room.

Each Resident is required to submit an **Online Inventory Checklist** provided upon check-in. Resident to complete the inventory checklist within one (1) day from the date of check-in.

The Room and its furnishings shall be deemed to be in good order if the checklist is not submitted **within one (1) day** from the date of check-in. Residents shall be responsible for any loss or damage thereafter, and maybe liable for any other penalties as decided by the Management Office, if such damage or loss is determined to have been caused by carelessness, negligence or improper conduct of the Resident, or his/her guests or visitors.

6. ROOM ASSIGNMENT

6.1. During the Tenancy Period, the assigned Room shall be for the use of the following persons only:

Single Room	Tenant only
Double Room	Tenant with such other Tenants as may be assigned and approved by the Landlord only

6.2. The Tenant shall not be eligible for any change or transfer of the Room or Residence except under exceptional circumstances as determined and approved by the Management Office.

6.3. The Landlord reserves the right, at any time on sufficient notice being given, to reassign another room in the Residence to the Tenant.

- 6.4. Where a Tenant is occupying a double room, the Landlord will have the right, for optimal use of its accommodation resources, to relocate the Tenant to another room or to assign another Tenant to share the double room with the Tenant.
- 6.5. During the vacations, the Landlord will have the right to relocate and consolidate Tenants, including the Tenant, to designated blocks or Residences to maximise the occupancy in these blocks or residences so as to enhance the personal safety of the residents and for better operational efficiency.
- 6.6. The Landlord reserves the right to relocate the Tenant to another room or residence for temporary occupancy in the event of any repair works, maintenance or improvement works, pest control or housekeeping works, emergency or unforeseen circumstances warranting such relocation.
- 6.7. The Tenant shall not be entitled to any refund of the Rental or any other related charges or be entitled to any compensation arising from any such relocation described above.

7. WITHDRAWING FROM RESIDENCE :

Residents must provide a Withdrawal Notice Request via email to residences-withdraw@maplesg.com, at least **thirty (30) calendar days** prior to their intended check-out date or the expiration of their lease, whichever comes first. Failure to comply with this requirement will result in a rental charge for one (1) month, regardless of the number of days the resident remains in the residence during that month. Additionally, the resident will be subject to daily overstaying charges in lieu of notice for immediate withdrawal.

- 7.1. Any Resident who does not vacate and completely return their key(s) and Residence property (where applicable) by the indicated withdrawal date shall be deemed to be overstaying and shall be charged the overstay fee, which is double the daily rate, on a daily basis, until the room is vacated, and the key(s) and Residence property are completely returned. The onus is on the Resident to ensure complete return of key(s) and Residence property (where applicable). The key(s) and Residence property (where applicable) are to be put into an envelope labelled with the full name, matriculation number and Room number, and is to be deposited into the key drop box at the Management Office if it is closed. Weekends and public holidays shall count towards the number of days that are chargeable for overstaying. A postponement of the intended withdrawal date is subject to approval from the Management Office and a re-calculation of rental fees will be applicable.

- 7.2. Upon Check-Out, each Residents is to ensure that their Room is clean and shall remove all their belongings from the Residence; failing which, the Management Office shall dispose of such belongings left behind without liability. Any bulky items, e.g furniture etc., left in the rooms shall be regarded as unwanted and shall be removed by the Management Office. Any cost incurred from the removal or disposal and/or extensive cleaning shall be charged to the last Resident staying in the Room.
- 7.3. They will be required to withdraw within seven (7) calendar days from the aforementioned date. Appeals for an extension of stay are considered on a case-by-case basis, subject to availability of vacancies. Extensions granted will be charged at the daily rate, which is the pro-rate of monthly rental fee according to the calendar days of the month). Weekends and public holidays count towards the number of days chargeable for such extension of stay.
- 7.4. Residents who are on leave of absence or who are no longer students at the University must withdraw from the Residence within fourteen (14) calendar days from the date the Office of Academic Services sends the official notice.
- 7.5. Residents who are going overseas for exchange programme/Industrial Attachment or other academic programmes (e.g. Immersion programme) must withdraw from the Residence. They are to raise a Withdrawal Notice Request via email to residences-withdraw@maplesg.com, at least **thirty (30) calendar days** in advance, to vacate from the Residence. Residents will be charged the rental for one (1) month regardless of the number of days he or she stays within the 1-month period.
- 7.6. Any Resident that withdraws from their studies at NTU or completes their candidature before the end of the lease term, the full deposit shall be forfeited, and the resident shall not be permitted to continue their stay in the Residence. The resident must vacate their room within fourteen (14) calendar days after being served notice by the Management Office. If a Resident converts to part-time candidature, they may continue their stay in the Residence but must fulfill the initially agreed lease term.
- 7.7. Residents must provide a Withdrawal Notice Request via email to residences-withdraw@maplesg.com, at least **thirty (30) calendar days** prior to their intended check-out date or the expiration of their lease, whichever comes first. Failure to comply with this requirement will result in a rental charge for one (1) month, regardless of the number of days the resident remains in the residence during that month. Additionally, the resident will be subject to daily overstaying charges in lieu of notice for immediate withdrawal.

8. TERMINATION OF AGREEMENT

- 8.1. The Tenant shall not be eligible for any refund, whether in full or pro-rated, of the Rental, Deposit and any other related charges paid, for early termination (being a period less than Tenancy Period) except under exceptional circumstances as determined and approved by the Management Office.
- 8.2. The Landlord reserves the right to terminate this Agreement by giving written notice to the Tenant whereupon the Tenant shall vacate the Room in any of the following events which shall be treated as early termination under Clause 8.1:
- 8.2.1. The Tenant is terminated from the course of study;
- 8.2.2. The Tenant has withdrawn from the course of study;
- 8.2.3. The Tenant is on Leave of Absence, whether voluntary or mandated by the University;
- 8.2.4. The Tenant fails to make full payment of any outstanding Rental or any other financial obligations due and payable under this Agreement (whether legally demanded or not);
- 8.2.5. There has been a deliberate breach, non-performance or non-observance of Tenant's obligations under this Agreement or the [Rules and Regulations](#);
- 8.2.6. The Landlord deems such termination necessary or advisable in the interests of the safety of the Tenant or other Tenants in the Residence.
- 8.3. The onus is on the Tenant to notify the Landlord of any change referred to in clauses 8.2.1 to 8.2.3 above.
- 8.4. The Tenant shall vacate the Room by the date stated in the said written notice or within 48 hours if there is no date stated. The check-out procedures will still apply to the Tenant upon termination. Failure to comply with a notice to vacate may result in liability for Rental at such rates as the Landlord may determine until the Tenant vacates the Room and/or in civil or criminal trespass.
- 8.5. In the event that this Agreement is terminated, and the Tenant does not vacate the Room or fail to comply with the check-out procedures, the Landlord shall have the unconditional right to enter into and take complete possession of the Room and the Contents without being guilty of any manner of trespass and without prejudice to any other remedies it may have under the law.

9. CHECK-OUT

The onus is on the Resident to inform the Management Office of the intended date of Check-Out. Graduate Residents are to submit the online vacate notice.

All Residents are to ensure that his/her Room and shared common areas (including the en-suite bathroom/toilet, shared or otherwise) are clean prior to Check-Out. All Residents are to remove their belongings from the Room prior to Check-Out. If the conditions of the Room and shared common areas are found to be not satisfactory or unacceptable during/ or after Check-Out, cleaning/damage costs (starting from a **minimum sum of S\$150.00**) shall be imposed.

The Room key(s), and all Residence Property (where applicable) shall be returned to the Management Office on the day of Check-Out. Room Key(s) and Residence Property (where applicable) may be put into an envelope labelled with the full name, matriculation number and Room number and deposited into the key drop box located near the Student Administration Office of Maple Residences (Management Office) after office hours. If key(s) and Residence Property (where applicable) are not completely returned, Check-Out shall not be deemed to have taken place and the Resident shall be liable to continue to pay all applicable charges until the complete return of key(s) and Residence Property (where applicable). The onus is on the Resident to ensure complete return of key(s) and Residence Property (where applicable).

10. RULES AND REGULATIONS

10.1. The Tenant shall comply with all applicable statutes, regulations, iMax's Students Enrolment Agreement (as may be amended or prescribed from time to time), rules, procedures, directions, policies, guidelines, codes of conduct, notices (as may be amended or prescribed from time to time) of the University, the Landlord and the Management Office ("Rules and Regulations"), in particular on matters such as health, safety, security, the proper conduct of Tenants and the orderly and efficient operation and administration of the Residence.

10.2. The Tenant shall be responsible for accessing, reading, understanding and updating himself or herself of the Rules and Regulations prevailing from time to time.

11. LANDLORD'S OBLIGATIONS

11.1. Subject to Clause 15 of this Agreement, the Landlord shall permit the Tenant, duly paying the Rent and all sums payable hereunder and complying with the Tenant's obligations under this Agreement, to have quiet possession and enjoyment of the Room and/or the Residence without any interruption from the Landlord or any person rightfully claiming

- under or in trust of the Landlord.
- 11.2. The Landlord shall pay all present and future rates, taxes, assessments, impositions and outgoings imposed upon or in respect of the Residence save and except such as are herein agreed to be paid by the Tenant.
- 11.3. The Landlord shall as far as practicable:
- a) maintain the Residence and/or any part of the Residence including the facilities and utilities etc. therein;
 - b) at the absolute discretion of the Landlord, to provide for the general security of the Residence.

12. TENANT'S OBLIGATIONS

The Tenant agrees with the Landlord as follows:

- 12.1. To conduct a room check and endorse on the online inventory checklist upon check-in to the Residence. The form must be submitted **within 24 hours of the check-in.**
- 12.2. If the Tenant fails to return the signed online inventory checklist form, the Tenant will be deemed to have agreed that the Room and the Contents as listed in the form are present, in good working order and/or condition and to be responsible for any shortfall or damage to the Room or the Contents.
- 12.3. The Tenant may check-in before or after the stipulated check-in date only with the prior written approval of the Management Office. In the case of an early check-in, the stipulated daily room rate will apply for the period between the early check-in date and the stipulated check-in date. In the case of a late check-in, the Rental for the period from the stipulated check-in date will remain payable.
- 12.4. To promptly notify the Landlord of any damage to or defect in the Room and/or the Residence and/or the Common Parts.
- 12.5. To operate the Service Media and electrical appliances in the Room and/or the Residence and/or the Common Parts in accordance with the manufacturer's instructions and not change, damage, alter or interfere with them in any way and to ensure that any electrical appliances which do not belong to the Landlord comply with all relevant standards and regulations.
- 12.6. The Rent includes the cost of water and electricity charges. The Landlord reserves the right to charge for the usage of water and electricity if the Tenant is found to be in excessive use from the norm or unreasonably wasteful in the usage e.g. lights and water turned on when not in use or unnecessary use of it.
- 12.7. To pay a fair and reasonable proportion, as determined by the Landlord acting reasonably,

of the costs incurred by the Landlord in making good damage to the Room, the Residence or the Common Parts and/or in replacing any fixtures or fittings damaged therein which arises due to any act of the Tenant or any of its visitors or any failure by the Tenant to observe and comply with the obligations of the Tenant under the Tenancy Agreement. If there is no evidence to the contrary, then the cost of repairing any damage shall be apportioned as if:

- i. the damage to a Room was caused by the Tenant to whom that Room is let;
- ii. all the tenants of the Residence caused the damage to the shared facilities; and
- iii. all the tenants entitled to use the Common Parts caused the damage to the Common Parts.

12.8. Not to carry on any profession, trade or business whatsoever in the Room, Common Parts or any part of the Residence.

12.9. When in the Residence, the Tenant shall at all times respect the rights and privacy of other residents.

12.10. Noise level should be kept to a minimum.

12.11. The Tenant shall observe "Quiet Hours".

12.12. Residents are prohibited from engaging in any activity or allowing any activity to take place in their room or residence that could disrupt the peaceful enjoyment of other residents.

12.13. To use the Common Parts of the Residence, including but not limited to the staircase, landings, dining hall, kitchen, pantry areas, bathrooms and laundry area, for their respective designated purpose in common with the other residents.

12.14. Not remove, change, install or replace any lock in a Room or the Residence.

12.15. Not duplicate any issued Residence keys or passing the same to other Tenant(s) or any non-residents (non-residents include friends, classmates, family members, relatives, visitors, etc).

12.16. The Tenant is strictly prohibited from allowing other Tenant(s) or any other person to use his or her Room for any purpose in his or her absence or allowing any other person to stay overnight or exceeding the Visiting Hours for visitors.

12.17. A Tenant residing in a shared room is only allowed to entertain his or her visitors or other residents in the common areas (e.g., courtyards, pantry, student lounge).

- 12.18. During the Quiet Hours stipulated by the Residence, a Tenant living in a shared Room may not entertain other residents in the common areas.
- 12.19. The Tenant is required to close and/or lock the common areas' entry/exit gates and close fire exit doors at all times.
- 12.20. Not obstruct any means of access within the Residence.
- 12.21. Not do anything in the Room or the Residence or the Common Parts which would invalidate the relevant insurance or entitle the insurers to refuse to pay out policy monies, or prejudice or increase the premium payable for the policy of the relevant insurance for the time being in force.
- 12.22. The Tenant shall not compromise the safety or security of the other residents, or any security measures put in place by the Landlord or the Management Office.
- 12.23. The Tenant shall not trespass into another resident's room or any area of the Residence which he or she is not authorised to enter.
- 12.24. The Tenant shall not change the Room allocated to him or her without the approval of the Management Office.
- 12.25. The Tenant is prohibited from engaging in conduct in or about the Residence which poses a threat to the health or safety of others, or which interferes with the rights or well-being of other persons.
- 12.26. The Tenant is prohibited from sleeping in the common areas (e.g., courtyards, pantry, student lounge, etc). The Tenant is to be appropriately attired when in the common areas. He or she is to be attired in a manner that ensures the whole is properly covered. Bathrobes, night-dresses, swimwear, skimpy shorts and negligees are not considered proper attire.
- 12.27. Not to be attired in a manner that will prevent him or her from being readily identifiable, for example, wearing clothing that covers the face (excluding masks mandated by the Singapore health authorities or the Landlord to help reduce and prevent the spread of COVID-19) or a full-face motorcycle helmet that hinders easy identification.
- 12.28. Gambling, smoking, possession and/or consumption of alcohol and habit-forming drugs as well as anti- social habits such as spitting and littering are strictly prohibited in the Residence.
- 12.29. The Tenant shall not be in a state of drunkenness or behave in a disorderly manner.

- 12.30. Not solicit, sale or promote of any goods or services or any political or social cause by the Tenant within the Residence is prohibited.
- 12.31. Not hold any activities at the Residence that contravenes the Rules and Regulations or the laws of Singapore.
- 12.32. Any form of ragging, orientation or initiation activity by a Tenant or a group of Tenants is strictly prohibited in the Residence. Only orientation activities approved by the Landlord or the Management Office are permitted.
- 12.33. Not keep any animal, bird, insect or reptile and pets in the Residence.
- 12.34. Not use any heating and food preparation appliances, waterbeds, private air conditioners, air coolers and any other items not expressly approved by the Management Office in the Residence.
- 12.35. To report loss or damage of Residence keys to the Management Office within 24 hours or the next working day. The cost of replacing the Residence keys and lock shall be borne by the Tenant.
- 12.36. If the Tenant is locked out of his or her Room, the cost of engaging a locksmith shall be borne by the Tenant.
- 12.37. Reports of theft or loss of personal belongings will be handed over to the Police for investigation and further action.
- 12.38. To notify the Management Office of any changes to personal contact details such as postal address, email address or telephone numbers.
- 12.39. To park any vehicle only in places designated by the Landlord and/or the Management Office.
- 12.40. To pay on demand all reasonable and proper costs and expenses (including legal costs), and fees payable to a surveyor and any tax imposed thereon incurred by the Landlord in reasonable consideration of proceedings to recover outstanding Rent or any sum incurred as a result of the Tenant not performing the obligations of the Tenant under this Agreement.

13. ROOM INSPECTION & REPAIRS

- 13.1. The Landlord reserves the right for its authorised representatives to enter and inspect any Room in the interests of health, safety, and the orderly and efficient operation and administration of the Residence, or to carry out any cleaning, repair, installation,

maintenance, or improvement works.

13.2. The Landlord shall give a **minimum of 24 hours** written notice prior to the entry. If emergency, health or safety circumstances warrant, entry may be **made at any time**, whether or not the Tenant is present, and without prior notice to the Tenant.

13.3. Entry may also be made at any time, whether or not the Tenant is present, and without prior notice to the Tenant, if there are reasonable grounds to believe or suspect that:

13.3.1. any substance, material, item, or article is being used, kept or stored in the Room and such use or possession is illegal or prohibited by law or by the Rules and Regulations; or

13.3.2. there is a breach or contravention of the immigration laws; or

13.3.3. there is a breach of any provision of this Agreement.

13.3.4. The provisions of this clause are without prejudice to the rights of the Landlord.

14. WAIVER

14.1. Neither the failure nor delay by the Landlord to exercise any right or remedy under this Agreement or to insist upon strict compliance by the Tenant with any of its obligation shall constitute a waiver of any of the Landlord's right or remedy under this Agreement.

14.2. No waiver of any breach of any terms of this Agreement shall be deemed to be a waiver of any other or of any subsequent breach.

15. NO THIRD-PARTY RIGHTS

15.1. A person who is not a party to this Agreement shall have no right under the Contracts (Rights of Third Parties) Act to enforce any of its terms.

16. SEVERABILITY

16.1. If any part of this Agreement is held to be invalid, void or unenforceable, the remainder of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

17. CHOICE OF LAW AND JURISDICTION

17.1. This Agreement shall be governed by and construed in accordance with the laws of the Republic of Singapore. The Tenant irrevocably submits to the exclusive jurisdiction of the courts of the Republic of Singapore.

18. EXCLUSION OR LIMITATION OF LIABILITY

- 18.1. As far as permitted by law, the Landlord shall not be liable directly or indirectly for personal injury, loss of life, loss or damage to any personal property of the Tenant, his or her visitors suffered in the Residence.
- 18.2. The Tenant shall lock the door and windows when he or she leaves the Room. The Landlord shall not be liable for any damage or loss suffered by the Tenant arising from any unauthorised entry into the Room.
- 18.3. Without prejudice to the foregoing, the Tenant shall alert the Management Office to any building defect (including water seepage, termites, etc), mechanical and electrical defect or defect to the Contents in his or her Room for remedial action. There will be no compensation for any loss and/or damage caused to any personal property of the Tenant, his or her visitors due to such defects wherever arising in the Residence (including defects in the Room or in the facilities or common property of the Residence).
- 18.4. Where reasonable care is taken to provide the Room with furnishings and appliances that are in working order, there will be no refund or compensation should the furnishings or appliances break down in the course of the Tenancy Period.
- 18.5. The Landlord shall not be responsible for any delay or non-delivery of utilities or other services to the Room or the Residence that are beyond the Landlord's control.
- 18.6. The Landlord shall not be responsible for the Tenant's belongings not removed from the Room after the Tenancy Period has expired or the cancellation or termination of this Agreement. The Landlord may dispose of such belongings and the Tenant shall be responsible for the costs incurred thereby.
- 18.7. The Tenant expressly authorises the Landlord to receive and sign, without liability whatsoever, for all personal property and goods delivered to the Residence by post, courier or hand intended for the Tenant. The Tenant agrees not to hold the Landlord liable for any loss or damage caused to such property or goods.

19. FORCE MAJEURE

19.1. In the event the Residence/Common Parts/Room or any part thereof which is the subject of this Agreement, should be caused at any time by fire or explosion or any other cause beyond the reasonable control of the Landlord and become totally unfit for Tenant's occupation or use, the Landlord shall under such circumstance have the right to immediately terminate this Agreement.

19.2. The Landlord shall not be liable to the Tenant for any damages accruing as a result of such termination.

20. VARIATIONS OR AMENDMENTS TO AGREEMENT

20.1. The Landlord may at its discretion vary or amend the terms and conditions of this Agreement from time to time with notice. If the Tenant does not accept such variation or amendment, the Tenant is entitled to terminate the Agreement by providing 2 weeks' prior notice in writing to the Landlord, in which event Clauses 7 and 8 will apply to the Tenant. Where the Tenant continues to reside in the Residence after such notification, the Tenant shall be deemed to have accepted such variation or amendment to the terms and conditions of this Agreement.