

## TENANT'S COMMISSION AGREEMENT

THIS AGREEMENT is made the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ between **Realnet Pte Ltd** (the "**Broker**") of the one part and:

(1) \_\_\_\_\_ (NRIC No. \_\_\_\_\_) and

(2) \_\_\_\_\_ (NRIC No. \_\_\_\_\_)

of \_\_\_\_\_ (the "**Tenant**") of the other part, whereby it is agreed as follows:

1. In consideration of the Broker's services in introducing \_\_\_\_\_ (the "**Landlord**") as landlord to the Tenant for the tenancy of the property known as \_\_\_\_\_ (the "**Property**") at a monthly gross rental of (S\$ \_\_\_\_\_) as evidenced by the Letter of Intent dated \_\_\_\_\_, the Tenant agrees to pay to the Broker a commission of (S\$ \_\_\_\_\_), subjected to Goods and Services Tax, when a tenancy agreement (or its equivalent, by whatever name called) is made between the Landlord and the Tenant (as tenant), or when the Tenant takes possession of the Property, whichever is the earlier.

If the tenancy is renewed or extended, the Tenant shall upon the commencement of the new or extended tenancy pay to the Broker a further commission of one-half (1/2) month's revised gross rental and Goods and Services Tax thereon for every twelve (12) months or part thereof of the new or extended tenancy.

2. There shall be no refund or reduction of any commission or any part thereof should the tenancy be prematurely terminated for any reason whatsoever. The Tenant shall also be liable to pay the said commission to the Broker if the tenancy is abortive before it has commenced due (whether in whole or in part) to the Tenant's default, after the Tenant has paid to the Landlord any goodfaith deposit (or its equivalent, by whatever name called) or any other amount on account of the tenancy.
3. The Tenant shall ensure that all occupants of the Property during the term of the tenancy comply with all applicable laws for entering and staying in Singapore. The Tenant confirms that, where applicable, the Tenant is eligible under the Housing and Development Board policies and requirements to rent the Property.
- \*4. The Tenant acknowledges that the Tenant has been informed that, in consideration of the Broker's services in acting as a real estate agent for the Landlord in the tenancy of the Property, the Landlord is required to pay the following commission to the Broker, and the Tenant consents to such payment:
  - a. One (1) month's gross rental and Goods and Services Tax thereon for a tenancy of twelve (12) months or more, and in addition to this, a further one-half (1/2) month's gross rental and Goods and Services Tax thereon for every twelve (12) months or part thereof on that part of the tenancy which is in excess of twenty-four (24) months;
  - b. One-half (1/2) month's gross rental and Goods and Services Tax thereon for less than twelve (12) months' tenancy; and
  - c. If the tenancy is renewed or extended, the Landlord shall upon the commencement of the new or extended tenancy pay to the Broker a further commission of one-half (1/2) month's revised gross rental and Goods and Services Tax thereon for every twelve (12) months or part thereof of the new or extended tenancy.
5. Unless the context otherwise requires: (i) The expression the "Landlord" includes the personal representative of and/or the person deriving title under the Landlord, and includes the legal owner of the Property; (ii) The expression the "Tenant" includes the personal representative of and/or the person deriving title under the Tenant, and includes a nominee or trustee of the Tenant; (iii) Where the expression the "Tenant" describes more than one person, all terms, conditions and stipulations made by or applicable to such persons are made or applicable jointly and severally; and (iv) The expression "gross rental" means total rental (including rental of furniture, maintenance charge and sinking fund, where applicable).

In witness whereof the parties have set their hands as shown below.

\_\_\_\_\_  
Signature of Realnet Advisor  
Name: \_\_\_\_\_

NRIC No.: \_\_\_\_\_

CEA Reg. No.: \_\_\_\_\_

\_\_\_\_\_  
Tenant's (1) signature  
Name: \_\_\_\_\_

NRIC No.: \_\_\_\_\_

HP No.: \_\_\_\_\_

\_\_\_\_\_  
Tenant's (2) signature  
Name: \_\_\_\_\_

NRIC No.: \_\_\_\_\_

H/P No.: \_\_\_\_\_