天置物业代理有限公司

TIN CHI PROPERTY AGENCY LIMITED

地產代理(公司)牌照號碼:C-087532

enforce specific performance.

物 業 臨 時 租 賃 合 約 PROVISIONAL AGREEMENT FOR TENANCY

		此合約 This A0		is made on	10/1	0/2024	_ BETW	合約第一方為 /EEN this first party _		TEST T	E		
				[] [] [] [] [] [] [] [] [] [] [] [] []		ess Registration Number)			154848				
		地址右 of									不稱"業主" ereinafter called "the Landlord"; and		
合約第二方為 this second party													
Tenant (hold				於/商業登記 ong Identity C		Registration Nu	mber)	546515					
		地址右 of									以下稱"租方" hereinafter called "Tenant";		
			第三方為 ird party										
			業登記証 of Business	號碼 Registration	Number	721898	62	及持有地產代理 and holder of Est		虎碼 pany) License No.	C-987532		
			·	元朗洪水橋盈福街11號洪福樓地下A舖 Shop A, G/F, Hung Fook Building, 11 Ying Fuk Street, Hung Shui Kiu, Yuen Long, New Territories						以下稱"代理" hereinafter called "Tenant"			
NOV	D三方茲同意條 VIT IS HEREBY AC												
follo 1.	根據下述條款						after mer	ntioned on the following	g terms and con	ditions.			
2.	物業地址 Address of Prem	nises	37A FIFE STREET										
			ROOM 37										
3.	每月租金 Monthly Rental		港幣 HK\$		8,500.	.00	*				支付。 t Fee). Payable monthly in		
4.	4. 按金 Deposit		港幣 HK\$			17,000.00		advance.	於簽署正式租約時或以前支付。 To be paid on or before signing of the formal tenancy				
						息退還予租方 「enant by the La		ithout interest on expir	agreement. ation of the tena	ncy.			
5.	初步訂金 Initial Deposit		港幣 HK\$				於簽訂本合約時支付予業主, 而此為 To be paid to the Landlord upon signing o]步訂金將作為按金之部份款項。 f this agreement, and it shall be applied as part of deposit			
6.	租期 由 Term of Tenancy From		由 From	10/11/2024				至 To _		10/10/2025			
7. 退租權 儘管與前文不符, 任何一方 可給予 另一方 不少於 一個月 的書面通知或 一個月 租金作代通知金提早解除此租約;唯該特别 不得早於由租期起計之【十一】個月內發出。 Notwithstanding anything to the contrary hereinbefore contained, either party shall be entitled to terminate this Agreement earlier that							Agreement earlier than as herein						
			provided by serving not less than 1 months' written notice or by paying 1 months' Rent in lieu to the other party provided that the said written notice shall not be served before the expiration of the 11 months of the term residency.										
8.	於 On or before		20/10/2							ī將該物業交吉予租方。 III deliver vacant possession of the said premises to the Tenant.			
9.	9. 該物業除作為 The said premises shall not be used for any purposes other				ooses other th	than for Live			用途外,不得作其他用 				
10.	1-73 - 1-743 3							t人。 ny part thereof during t	he term of tenan	су.			
11.	交吉前有關該 Before delivery paid by the Land	of vaca							as charge, mana	gement fee), rate	s, and Government rent) shall be		
12.	於 On or before		16/10	或之前,雙方須於 , both parties shall sig			i於 Il sign the	the formal tenancy agreement at Tin Chi F			Property Agency		
	律師樓簽署正式租賃合約。 Solicitor's Office.												
13.	雙方須各自負 Each party shall	責其律 pay its	聲師費而正 own legal o	式租約的釐 costs but the s	印費由雙方 stamp duty pa	ī各半負擔。 ayable on the for	rmal tena	ncy agreement shall be	e borne by both	parties in equal sh	ares.		

14. 如租方未能履行本合約之條款租入該物業,業主除將租方已付之初步訂金沒收外,並有權將該物業出租予他人,惟業主不可再為此向租方追究任何賠償

或特定履行。
Should the Tenant fail to take up the tenancy of the said premises in the manner herein contained, the initial deposit shall be forfeited to the Landlord and the Landlord shall then be entitled at his absolute discretion to let the said premises to anyone he thinks fit and the Landlord shall not take further action to claim the Tenant for damages or to

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	refund the ir	ō。惟柤万个得冉问業王追究仕 andlord after receiving the initial de nitial deposit to the Tenant and sha damages or to enforce specific per	- 何 貽 貨 或 特 定 履 行 。 eposit paid hereunder fail to let the said Il compensate the Tenant with a sum e formance.	premises to the Tenant in th quivalent to the initial depos	e manner herein contai it and the Tenant shall	ined, the Landlord shall im not take further action to	nmediately claim the							
16.		E促成該物業租賃中提供之服務 ion of the service rendered by the A	5,代理有權向業主收取港幣 Agent, the Agent shall be entitled to rece	ive HK\$	4,250.00	並向租方也 from the Lar								
	港 弊\$	4,250.00	作為佣金, 該等佣金不得與 from the Tenant as commissio		paid not later than	16/10/2024	繳付。							
17.		e either the Landlord or the Tenant t	亍本合約之條款出租或租入該物業 fails to let or take up the tenancy of the			defaulting party shall com	pensate a							
		10,000.00	作為賠償代理之損 类 agreed damages.											
18.	3. 如業主及租客在簽署本合約後未得代理書面同意下達成協議取消本合約所涉及的交易,業主及租方雙方將需在交易取消時即時各自負責支付代理本合約第十六條各自所需負責的佣金及費用。 In the event that the Landlord and the Tenant shall after the signing of this Agreement agree to cancel the transaction under this Agreement without the prior written const the Agent, each of the Landlord and the Tenant hall upon cancellation of the transaction forthwith be liable to pay the Agent the commission and fees payable by them clause 16 of this statement.													
19.		h約之代 理為雙方代理。 leclared that the Agent is the Agent	for both the Landlord and the Tenant .											
20.).代表該有限公司簽署的人須負責支付及承擔代理應收之所有佣金。 Should the Landlord or the Tenant be a limited company which fails to let or take up the tenancy of the said Premises, the person(s) who signed this Agreement on behalf of limited company shall be personally liable for all commission due to the Agent.													
21.	. 此合約內的英文文本與中文文本存有差異時,將以 英文 文本為準。 If there is any conflict between the English version and the Chinese version in this Agreement, the English version shall prevail.													
22.	備註 Remarks													
		1 Air conditioners, 1 refrigerator, 1 wardrobe, 1 sofa.	range hood, 1 television, 1 stove, 1 exhau	st fan, 1 water heater, 1 micr	owave, 1 washing mach	nine, 1 lamp, 1 bed, 1								
** -	- /s/ == +s/ ==			()										
	E簽署接受 led by the Lan	dlord	代理簽署接受 Signed by the Agent	(分行名稱) (Branch Name)	租方簽署接受 Signed by the Tena	nt								
Nam	ቔ人姓名 ne of Signatory N G HING YI		代理姓名 Name of Agent TSE WAI MAN		簽署人姓名 Name of Signatory(i WULANDARI KA I									
ID N	}証號碼 umber(s))0492(6)		牌照號碼 License Number(s) LCS94860678		身份証號碼 ID Number(s) M738299(0)									
	文到租方初步 eived from the	·訂金港幣 Tenant the initial deposit in the sum	n of HK\$	現金) cash)										
	三簽收 nowledge rece	eipt by the landlord												

15. 如業主在收取初步訂金後,不依本合約條款將該物業租予租方;業主除需即時退還租方所付之初步訂金全數外,並需賠償一筆同等於該初步訂金數目之