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 AC		is made on	12/10/2	2024	BETWE	合約第一方為 EN this first party		SDF SD)F	
業主 Landlord				聲/商業登記記 ong Identity Ca	正號碼 ard/Business Regi	istration Nur	mber)			sdf		
		地址右 of	<u> </u>								下稱"業主" ereinafter called _" the Landlord";	
			三方為 cond party				SDF	SDF			and	
租力 Tena				聲/商業登記詞 ong Identity Ca	正號碼 ard/Business Regi	istration Nur	mber)			sdfs		
		地址在 of	·								以下稱"租方" hereinafter called "Tenant";	
			的第三方為 third party 天置物业代理有限公司 TIN CHI PROPERTY AGENCY LIN								and IMITED	
代理 Agent				及持有地產代理(公司)牌照號碼 siness Registration Number 72189862 及持有地產代理(公司)牌照號碼 and holder of Estate Agent (Company) License No.						C-987532		
		地址右 of	Ē	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"			
	的三方茲同意條 VITIS HEBERY A	款如下										
	NOW IT IS HEREBY AGREED as follows: 1. 根據下述條款, 業主同意出租而租方同意租入下述物業。											
2.	The Landlord ag物業地址	grees to				nises hereina	after menti	oned on the follow	ving terms	s and conditions.		
۷.	初来地址 Address of Prer	mises		·路潭尾段 -	18號							
			PHAS	E 3								
3.	每月租金 Monthly Rental		港幣 HK\$		14,500.0	00	*(Exclusive of Gove		理費),以上期形式每月氢 ent, Rates and Managemen		
4.	按金 Deposit		港幣 HK\$		2,			簽署正式租約時或以前支付。 pe paid on or before signing of the formal tenancy				
					約終止時無息剝 nded to the Tena			hout interest on ex		reement. f the tenancy.		
5.	初步訂金 Initial Deposit			104.00	於簽訂本合約時支付予業主,而此被 To be paid to the Landlord upon signing of			步訂金將作為按金之部份款項。 this agreement, and it shall be applied as part of deposit				
6.	租期 Term of Tenancy		由 From		05/11	/2024		至 Tc	<u> </u>	16/10	/2024	
7.	退租權 Break Clause						少於 一個	固月 的書面通知	或 一個	月 租金作代通知金提早	星解除此租約;唯該書面通知書	
	Didak Glado		Notwithsta provided b	anding anythin by serving not		y hereinbefors' written no	otice or by	paying 1 months'			Agreement earlier than as herein ed that the said written notice shall	
8.	於 On or before _				10/2024	024 或之前, 業主須將該物 , the Landlord shall deliv			將該物業交吉予租方。 I deliver vacant possession	物業交吉予租方。 er 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 oth			oses other than f	or	10			用途外,不得作其他用 戀 ^{rpose.}			
10.					讓或分租或將 possession of the			人。 part thereof durin	g the terr	n of tenancy.		
11.		of vaca			某氣費,管理費 [、] ses of the said pr				l gas cha	ge, management fee), rate	s, and Government rent) shall be	
12. 於 On or before			21/10/2024		或之前 ,both	或之前,雙方須於 , both parties shall sign the formal tenancy agreement at			Tin Chi P	Tin Chi Property Agency		
		律師樓簽署正式租賃合約。 Solicitor's Office.			<u> </u>							
13.	雙方須各自負 Each party shall	貴其律 I pay its	聲師費而』 own legal o	E式租約的釐 costs but the s	印費由雙方各 tamp duty payabl	半負擔。 le on the for	mal tenan	cy agreement shal	ll be born	e by both parties in equal sh	nares.	

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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No		0//	\mathbf{u}	10

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金額與租方。惟租方不得再向業主追究任何賠償或特定履行。 Should the Landlord after receiving the initial deposit paid hereunder fail to let the said premises to the Tenant in the manner herein contained, the Landlord shall immedia refund the initial deposit to the Tenant and shall compensate the Tenant with a sum equivalent to the initial deposit and the Tenant shall not take further action to claim Landlord for damages or to enforce specific performance.									
16.		E促成該物業租賃中提供之服務 tion of the service rendered by the	务,代理有權向業主收取港幣 Agent, the Agent shall be entitled to recei	ve HK\$	1,010.00	並向租方收 from the Lan				
	港 弊\$	10.00	作為佣金, 該等佣金不得遲 from the Tenant as commission		paid not later than	21/10/2024	繳付。			
17.		e either the Landlord or the Tenant		合約之條款出租或租入該物業,則悔約的一方須即時付予代理港幣港幣 to let or take up the tenancy of the said premises in the manner herein contained, the defaulting party shall compensate at						
		10.00	作為賠償代理之損 - 类 ^{agreed damages} .							
18.	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根據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 consent of 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 under clause 16 of this statement.									
19.		的約之代 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 the limited company shall be personally liable for all commission due to the Agent.									
21.]英文文本與中文文本存有差對 y conflict between the English versi	星時,將以 英文 文本為準。 ion and the Chinese version in this Agreer	nent, the English version sh	nall prevail.					
	Remarks	The rent of this contract includes the whole house's built-in furniture and installations, and also includes 5 air conditioners in the unit 冷氣機 1 部, 抽油煙機 1 部, 電視 1 部, 煮食爐 1 部, 抽氣扇 1 部, 熱水爐 1 部, 微波爐 1 部, 洗衣機 1 部, 燈飾 1 張, 衣櫃 1 個, 沙發 1 張。 1 Air conditioners, 1 refrigerator, 1 range hood, 1 television, 1 stove, 1 exhaust fan, 1 water heater, 1 microwave, 1 washing machine, 1 lamp, 1 bed, 1 wardrobe, 1 sofa.								
				()						
業主簽署接受 Signed by the Landlord			一 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 Tenant					
Nam	骨人姓名 ne of Signatory FSDF	v(ies)	代理姓名 Name of Agent WONGG KA YING		簽署人姓名 Name of Signatory(ies) sdf sdf					
	分証號碼 umber(s)		牌照號碼 License Number(s) LCS948794809		身份証號碼 ID Number(s) sdfs					
茲收	——————— 文到租方初步	·訂金港幣 Tenant the initial deposit in the sun		現金) cash	<u></u>					
	三簽收 nowledge rece	eipt by the landlord								