

Methodist En Ling Centre , Sibu Tenancy Rules and Regulations

1. The rental is listed as below:

Unit Corner		
Level	Unit No.	Rental(RM)
1	A1,A6	500.00
2	B1,B6	480.00
3	C1,C6	460.00

Unit Medium		
Level	Unit No.	Rental(RM)
1	A2,A3,A4,A5	450.00
2	B2,B3,B4,B5	430.00
3	C2,C3,C4,C5	410.00

2. Each unit is limited to twin- sharing only.
 3. Minimum bill for electricity RM20.00 and water RM5.00 . Tenant shall pay any additional electricity and consumed water.
 4. Tenants are only allowed to furnish or decorate their room with things related to Christianity.
 5. Anyone with infectious diseases , senior citizen above 70 years , unemployed or not pursuing any studies are not accepted as tenants.
 6. No smoking, alcohol drinking , gambling or any other illegal activities are allowed in the premise.
 7. The Board is not liable for any accident , injury or death occurred in the premise.
 8. All tenants shall take care of their own belongings safely. The Board is not liable for any loss or damage of their belongings.
 9. Monthly rental including water and electricity bills must be paid within the first week of each month.
 10. Before moving in, tenants shall pay two(2) months deposit for the units.This shall include basic water, electricity , key, remote control and one (1) month rental .
 11. Tenants must notify the warden one(1) month prior to their termination of renting and settled all payments due. Failure to comply with shall result in one (1) month's deposit be forfeited. Compensation for any damage of properties shall be deducted from the deposit.
 12. Tenants should make sure the room is clean before they move out. Otherwise cleaning fees shall be deducted from the deposit.
 13. Tenants are expected to keep the compound clean and tidy, always clean the room and clear the rubbish. No littering is allowed outside the window or door.
 14. Tenants are not allowed to keep pets(eg.cat or dog)
 15. For security reason, gate must be locked after each entry or exit.
 16. Quiet hours after 10:00pm, so that each tenant can enjoy rest hours free of disturbances.
 17. To overcome unforeseen electricity and water supply failure, tenants shall save enough water and prepare own flashlight.
 18. Tenants who wish to park their vehicle within the premise must notify the warden to register their vehicle plate number. Only one (1) vehicle is allowed for each tenant.
 19. All tenants shall co-operate with the warden.
 20. For any enquiries, please contact the warden during office hours.
 21. Tenants must bring along their own keys. In case they cannot enter, it is their own responsibility.
 22. Family members who wish to stay overnight must register with the warden. Limited 2 persons at one time for maximum 7 days only. Charges will be RM 10.00 per night per person.
 23. Tenants must not cause nuisance or have any act that endanger the other tenants.
 24. Tenants are expected to live in the unit. If not staying in the unit for 6 months or above , the Board Of Management has the right to terminate the contract with one (1) month notice to the tenant.
 25. The Board of management has the right to terminate the renting with one (1) month notice to the tenant whenever necessary.
26. The Board of Management reserves the right to cancel or add any rules and regulations.

I -----(I.C.No-----)
agree to abide by all the rules and regulations as stated above. Should I at any time breach the above rules and regulations, I would accept the warning or termination of this tenancy immediately.

Signature:-----

Date: -----