

Amended by the Ministry of the Interior as per the Letter  
of Tai-Nei-Di-Zi-No.[1090264511] dated August 26, 2020

# Rental housing contract



# Rental housing contract

## Rights to review this Contract

This Rental housing Contract (hereinafter referred to as “the Contract”) was brought back by the Lessee on \_\_\_\_\_ and to be reviewed for \_\_\_\_\_ days (the minimum review period is 3 days).

Signature/Seal of the Lessor: \_\_\_\_\_

Signature/Seal of the Lessee: \_\_\_\_\_

This Contract is entered into by and between the parties to the Contract (hereinafter referred to as “the Parties”), the Lessee \_\_\_\_\_ and the Lessor \_\_\_\_\_ [who is  the owner  a sublessor (who shall present proof of permission to sublease from the original owner)], in consideration of the residential leasing matters. The parties hereby agree as follows:

## Article 1 Leased subject

1. Location of the residential premises (hereinafter referred to as “the Premises”)

(1) Address: Unit \_\_\_\_\_, \_\_\_\_\_ Floor, No. \_\_\_\_\_, Alley \_\_\_\_\_, Lane \_\_\_\_\_, Section \_\_\_\_\_, \_\_\_\_\_ Street/Road, \_\_\_\_\_ Township/City/District, \_\_\_\_\_ City/County (Site location: Land No. \_\_\_\_\_, \_\_\_\_\_ Subsection, \_\_\_\_\_ Section)

For those premises without an address, please indicate house tax registration number: \_\_\_\_\_ or provide a location sketch.

(2) Building No. of individual unit: \_\_\_\_\_; extent of ownership: \_\_\_\_\_; total area: \_\_\_\_\_ m<sup>2</sup>

① Area of the main building:

\_\_\_\_\_ floor \_\_\_\_\_ m<sup>2</sup>, \_\_\_\_\_ floor \_\_\_\_\_ m<sup>2</sup>, \_\_\_\_\_ floor \_\_\_\_\_ m<sup>2</sup>; totaling \_\_\_\_\_ m<sup>2</sup>; usage: \_\_\_\_\_

② Building attachment: usage: \_\_\_\_\_; area: \_\_\_\_\_ m<sup>2</sup>

(3) Building No. of common areas: \_\_\_\_\_; extent of ownership: \_\_\_\_\_; shared area owned: \_\_\_\_\_ m<sup>2</sup>

(4) Parking space:  yes (\_\_\_\_\_ parking spaces for cars, \_\_\_\_\_ parking spaces for motorcycles)  no

(5) Setting of other rights:  yes  no; if yes, the type of rights: \_\_\_\_\_

(6) Foreclosure registration:  yes  no

2. Leased scope

(1) The Premises:  whole  part: \_\_\_\_\_ floor  Number of rooms: \_\_\_\_\_  Room No. \_\_\_\_\_; area: \_\_\_\_\_ m<sup>2</sup> (Please see the leased area marked in the Location and Layout Sketch of the Premises)

(2) Parking space (leave blank if not applicable):

① Type and assigned number of the parking spaces for cars:  
\_\_\_\_\_ floor above ground/underground  surface parking space  
 mechanical parking space; assigned number: \_\_\_\_\_.

② Type and assigned number of the parking spaces for motorcycles:  
\_\_\_\_\_ floor above ground/underground; assigned number: \_\_\_\_\_ or refer to the location sketch.

③ Timing of use:  
 whole day  daytime  nighttime  others \_\_\_\_\_.

(3) Leased auxiliary equipment:

Auxiliary equipment:  yes  no; if yes, please refer to Attachment 1 “Confirmation of the current status of the Premises” .

**Article 2 Lease period**

The lease period shall commence on \_\_\_\_\_ (date) and end on \_\_\_\_\_ (date). (The lease period shall be more than 30 days).

**Article 3 Rent agreement and payments**

The monthly rent payable by the Lessee shall be NT\$ \_\_\_\_\_ (all currency refers to New Taiwan Dollars hereinafter). Totally \_\_\_\_\_ month(s) of rent shall be paid for each payment period. Rents are due by  the \_\_\_\_\_ day of each month /  each payment period. By no excuse can the Lessee delay or refuse any rent payment. By no excuse can the Lessor request any rent increase during the lease term.

Rent payment methods:  cash  wire transfer: financial institution: \_\_\_\_\_; account name: \_\_\_\_\_; account number: \_\_\_\_\_;  others: \_\_\_\_\_.

**Article 4 Security deposit agreement and refund**

The Parties agree that the security deposit shall be \_\_\_\_\_-month rent, totaling NT\$ \_\_\_\_\_ (not greater than the total amount of two-month rent). The Lessee shall pay such deposit to the Lessor upon

execution of this Contract.

Upon expiry of the lease period or termination of the Contract, unless otherwise under the circumstances of rent deductions as set forth in Paragraph 4 of Article 11, Paragraph 3 of Article 13, Paragraph 4 of Article 14, and Paragraph 2 of Article 18, the Lessor shall refund the security deposit set forth in the preceding paragraph or the net deposit, after deduction of debts incurred under the Contract, to the Lessee upon the surrender of the Premises by the Lessee.

### **Article 5 Relevant charges during the lease period**

Relevant charges incurred when using the Premises during the lease period shall be handled as agreed below:

(1) Property management fees:

- to be borne by the Lessor
- to be borne by the Lessee

Related to housing: NT\$ \_\_\_\_\_ per month.

Related to parking space: NT\$ \_\_\_\_\_ per month.

In case of an increase in such fees due to reasons not attributable to either one of the Parties during the lease period, the Lessee shall pay up to 10% of the additional fees; whereas in case of a decrease in such fees, the Lessee shall pay the adjusted lower fees.

- others: \_\_\_\_\_

(2) Water charges:

- to be borne by the Lessor
- to be borne by the Lessee
- others: \_\_\_\_\_

(3) Electricity charges:

- to be borne by the Lessor
- to be borne by the Lessee (Note: In the case of shared housing and that electricity consumption readings are agreed by the Parties to be adopted as cost sharing bases, the Lessee shall be liable for NT\$ \_\_\_\_\_ /kWh during summer months and NT\$ \_\_\_\_\_ /kWh outside summer months, provided that the charges do not exceed the unit prices per kWh in the highest rate bracket for the incurring month as set by TaiPower Company.)

- others: \_\_\_\_\_

(4) Gas charges:

- to be borne by the Lessor
- to be borne by the Lessee
- others: \_\_\_\_\_

(5) Internet charges:

- to be borne by the Lessor
- to be borne by the Lessee
- others: \_\_\_\_\_

(6) Other charges and payment methods thereof: \_\_\_\_\_

### **Article 6 Tax burdens**

Any taxes charges related to this Contract shall be handled as agreed below:

1. House taxes and land value taxes shall be borne by the Lessor;

2. Notary fees NT\$ \_\_\_\_\_, on the notarization of the Contract if agreed by the Parties, shall be:

- borne by the Lessor.
- borne by the Lessee.
- equally borne by the Parties.
- others: \_\_\_\_\_

3. Other taxes and payment methods : \_\_\_\_\_

### **Article 7 Restrictions on the use of the Premises**

The Premises shall be used for residential purpose only. Lessee shall not change the designated purpose of the Premises.

The Lessee agrees to abide by the condominium regulations or any other stipulations set for the residents. No illegal use or storage of any explosive or flammable materials is allowed.

The Lessee shall sublease, lend, or offer by any other means the Premises, in whole or in part, for use by other parties, or to transfer the lease to others with the consent of the lessor.

If the lessor agrees to sublease in the preceding paragraph, a consent letter shall be issued (as shown in Attachment 2) to indicate the scope and duration of the agreement to sublease and the reasons for termination of contract for the lessee to remind the sublessee when subleasing.

### **Article 8 Repairs and maintenance**

Where there are any damages to the Premises or auxiliary equipment, the Lessor shall be liable for such repairs, unless otherwise agreed by the Parties, applicable to customary practices, or such damages are attributable to the Lessee.

Where such damages shall be borne by the Lessor as set forth in the preceding paragraph, the Lessee shall urge the Lessor for repairs by a specified deadline. If the Lessor fails to repair such damages by the deadline specified by the Lessee, the Lessee shall be entitled to carry out the repairs on one's own and request the Lessor for reimbursement of the

costs incurred or deduct the costs from the rent as provided under Article 3.

Where the Lessor shall conduct necessary repairs and maintenance of the Premises, the Lessor shall give prior notices to the Lessee who shall not refuse the Lessor's requests without justifiable reasons.

During the abovementioned repairs and maintenance, the Lessee shall be entitled to request the Lessor for rent deduction in part or in whole if a part or the whole of the Premises becomes unsuitable for habitation or use.

### **Article 9 Interior renovation**

Where the Lessee requires interior renovation, approval shall be obtained from the Lessor and relevant regulations shall be observed to proceed with such renovation; no adverse effects shall be made to the structural safety of the original construction.

Where the Lessee's request for interior renovation is approved by the Lessor, the Lessee shall be liable for repairing any damages incurred during the renovation and/or addition.

Upon surrendering the Premises under the conditions set forth in Paragraph 1 hereof, the Lessee shall  be liable for restoring the Premises back to their original condition /  return the Premises as is /  meet other requirements: \_\_\_\_\_.

### **Article 10 Obligations and liability of the Lessor**

The Lessor shall present the supporting documents of the right to lease out the Premises as well as the Lessor's own identification card or other documents that prove the Lessor's identity for the Lessee to verify.

The Lessor shall hand over to the Lessee the Premises suitable for habitation and use as agreed, and shall maintain the suitability of the Premises for habitation and use during the lease period.

Prior to entering into the Contract, the Lessor shall first advise the Lessee of items and scope of the repairs and maintenance to be borne by the Lessee, if any (as shown in Attachment 3), whereas the Lessee shall acknowledge such advice. Without proper advice or acknowledgement of such repairs and maintenance, the Lessor shall be liable for such repairs and maintenance, and shall provide contact information in case repair is required.

### **Article 11 Obligations and liability of the Lessee**

When signing this Contract, the Lessee shall present the Lessee's own identification card or other documents that prove the Lessee's identity for the Lessor to verify.

The lessee shall be bound to maintain and use the Premises with the care of a good administrator.

The Lessee shall be liable for damages if the Lessee violates the said

obligations and causes damages to or losses of the Premises, except in the case where alterations or damages are incurred during the use of or entitlement to the Premises by the Lessee as agreed or as per the nature of the Premises.

Where the Lessee shall be liable for any damages as set forth in the preceding paragraph, the Lessee's liabilities shall be offsetable from the security deposit as provided in Paragraph 1 of Article 4. If the deposit is deficient for the owing deduction, the Lessor shall be entitled to request the Lessee to pay for the shortfall.

Where the Lessee is approved by the Lessor for sublease of the Premises, the Lessee shall enter into a sublease Contract with the Sublessee provided that the sublease scope and sublease period do not exceed those approved by the Lessor. As well, the Lessee shall notify the Lessor, in writing within 30 days after executing the sublease Contract, of the sublease scope, sublease period, and the Sublessee's name and correspondence address.

#### **Article 12 Partial nullification of the Premises**

During the lease period, due to reasons not attributable to the Lessee, part of the Premises is destroyed, the Lessee may request a reduction of the rent for the part destroyed.

#### **Article 13 Arbitrary termination of this Contract**

Other than the premature termination of the Contract as provided in Articles 16 and 17, the Parties  may /  shall not terminate this Contract prior to the expiry of the Contract.

Where a premature termination of the Contract arises as provided, either party of the Parties shall give a one-month advance notice to the other party. Failing to provide such an advance notice, the party terminating the Agreement straight shall compensate the other party up to one-month rent as a penalty.

Where the Lessee shall compensate the penalty as set forth in the preceding paragraph may be taken to discharge from the security deposit as provided in Paragraph 1 of Article 4. If the deposit is deficient for the owing deduction, the Lessor shall be entitled to request the Lessee to pay for the shortfall.

Upon terminating the Contract under the conditions set forth in Paragraph 1 hereof, the Lessor shall refund the rent collected in advance to the Lessee.

#### **Article 14 Return of the Premises**

Immediately upon expiry of the lease period or termination of the Contract, the Lessor shall settle with the Lessee any rents and relevant

charges as agreed in Article 5, whereas the Lessee shall return to the Lessor the Premises along with any auxiliary equipment as well as complete a handover inspection procedure and household deregistration or other kinds of deregistration.

For the purpose of returning the Premises as prescribed in the preceding paragraph, if either party fails to participate in the joint handover inspection within the required time limits despite the other party's request giving a specified deadline, the handover inspection shall be deemed completed.

If the Lessee fails to return the Premises as agreed under Paragraph 1 of this Article, the Lessor shall immediately make it known to the Lessee that the Contract shall not continue on an indefinite term and request the Lessee to pay an amount equivalent to the rent payable for the Lessee's past-due occupancy, including the current month, on a monthly basis (or on a daily basis in case of a period less than a month) until the Lessee returns the Premises.

Where the Lessee shall be liable for any outstanding rent payable and relevant charges as agreed in Article 5 as set forth in the preceding paragraph, the Lessee's liabilities shall be offsetable from the security deposit as provided in Paragraph 1 of Article 4 by the Lessor. If the deposit is deficient for the owing deduction, the Lessor shall be entitled to request the Lessee to pay for the shortfall.

#### **Article 15 Transfer of the ownership of the Premises**

This Contract continues to exist to the transferee even if the Lessor transfers the ownership of the Premises to a third party after the Lessor delivered the Premises and during the occupancy by the Lessee.

In the event of transfer of ownership as mentioned in the preceding paragraph, the Lessor shall hand over the security deposit and the rent collected in advance to the Transferee, and notify the Lessee accordingly in writing.

The provisions of the preceding two paragraphs shall not be applicable to this Contract if the Contract has not been notarized and involves an Contract term more than five years.

#### **Article 16 Early termination of this Contract by the Lessor**

The Lessor shall be entitled to make an early termination of this Contract, whereas the Lessee shall not request any compensations, under any of the following circumstances during the lease period:

1. Where the Lessor requires to reconstruct the Premises.
2. Where the Lessee has failed to pay overdue rents amounting to two months' rent despite the Lessor's request specifying a deadline for the payment.



3. Where the Lessee has failed to pay overdue property management fees or other charges up to an amount equivalent to two months' rent, despite the Lessor's request specifying a deadline for the payment.
4. Where the Lessee violates the provisions of Paragraph 1 of Article 7 by arbitrarily changing the use of the Premises , despite the Lessor's dissuasion.
5. Where the Lessee violates the provisions of Paragraph 2 of Article 7 by using or storing explosive or flammable materials illegally, despite the Lessor's dissuasion.
6. Where the Lessee violates the provisions of Paragraph 3 of Article 7 by arbitrarily subleasing the Premises or transferring the Lessee's rights to other parties.
7. Where the Lessee damages the Premises or auxiliary equipment without repairing the Premises or making corresponding compensation, despite the Lessor's request specifying a deadline for repair.
8. Where the Lessee violates the provisions of Paragraph 1 of Article 9 by performing interior renovation without the consent of the Lessor, despite the Lessor's dissuasion.
9. Where the Lessee violates the provisions of Paragraph 1 of Article 9 by failing to carry out interior renovation in accordance with relevant laws and regulations, despite the Lessor's dissuasion.
10. Where the Lessee violates the provisions of Paragraph 1 of Article 9 by damaging the structural safety of the original building during performance of the interior renovation.

The Lessor makes an early termination of the Contract in the preceding paragraphs shall notify the Lessee in writing attaching relevant supporting evidence within the time limits as prescribed below. However, those who terminate in accordance with the provisions of paragraphs 5 and 10 of the preceding paragraph may not notify in advance:

1. For those terminated in accordance with the provisions of paragraphs 1, three months before the termination.
2. The terminations in accordance with the provisions of paragraphs 2 to 4 and paragraphs 6 to 9 of the preceding paragraph, 30 days before the termination

### **Article 17 Early termination of this Contract by the Lessee**

During the lease period, the Lessee shall be entitled to make an early termination of this Contract due to unsuitability of the Premises for habitation, whereas the Lessor shall not request any compensations, under any of the following circumstances:

1. Where the Lessor has failed to perform necessary repair to the Premises when the Premises become unsuitable for habitation as agreed, despite the Lessee's request specifying a deadline for repair.

2. Where a part of the Premises becomes nullified due to reasons not attributable to the Lessee, and the rest of the Premises fails to serve the purpose of the lease.
3. Where the Premises are defective and endanger the safety or health of the Lessee or the Lessee' cohabitant(s); the same applies even if the Lessee has has known the defect or abandoned the right to terminate the lease when signing the contract.
4. Where the Lessee is in need of long-term recuperation due to illness or accident.
5. Where a third party is claiming its rights on the Premises such that the Lessee can no longer use the Premises for residential purpose as agreed.

Where the Lessee makes an early termination of the Contract in accordance with the provisions of the preceding paragraphs, the Lessee shall notify the Lessor in writing attaching relevant supporting evidence 30 days prior to the termination of the Contract. However, where such early termination arises in accordance with the provisions of paragraphs 3, the Lessee is not required to give prior notice to the Lessor.

If the Lessee passes away, the Lessee's successor shall be entitled to request termination of the Contract. The notice period and method shall be applied by the preceding paragraph.

#### **Article 18 Disposal of items left behind**

Upon termination of the leasing relationship, when a handover procedure is or is deemed completed according to Article 14, items left behind by the Lessee shall be deemed abandoned by the Lessee unless otherwise agreed by the Parties, provided that the Lessee has failed to retrieve such items despite the Lessor's notice specifying a deadline for item retrieval;

Costs incurred by the Lessor for disposal of the items left behind by the Lessee shall be deductible from the security deposit as provided in Paragraph 1 of Article 4. If the deposit is deficient for the owing deduction, the Lessor shall be entitled to request the Lessee to pay for the shortfall.

#### **Article 19 Service and delivery of notices**

Unless otherwise provided by this Contract, the notices between the Lessor and the Lessee shall be served at the addresses stated in this Contract if sent by post.

If a notice cannot be served at either party's address due to the failure to notify the other party of a change of address, the date of first postal delivery shall be deemed the date of notice service.

In addition to the service method by post as provided in Paragraph 1 hereof, the Parties agree that notice may be served via  e-mail (at: \_\_\_\_\_) /  Mobile SMS /  instant

messaging Apps (for text display).

### **Article 20 Settlement of doubts**

Where any doubts arise from the terms of this Contract, interpretations shall be made in favor of the Lessee.

### **Article 21 Other Contracts**

The Parties agree  to notarize /  not to notarize this Contract.

Where this Contract is notarized, the Parties  do not agree /  agree to provide in the notarial certificate the compulsory enforcement for the following matters:

- 1. Where the Lessee fails to return the premises after the expiry of the lease period.
- 2. Where the Lessee fails to pay any overdue rents, fees and charges; to reimburse any property management fees paid by the Lessor or the owner of the Premises on behalf of the Lessee; or to pay the amount payable due to violation of this Contract.
- 3. Where the Lessor shall but fails to refund the security deposit, in whole or in part, upon expiry of the lease period or termination of the Contract.

Where any guarantor(s) is/are involved in the compulsory enforcement for monetary liabilities as provided in the notarial certificate, the guarantor(s) shall be subject to Subparagraph(s) \_\_\_\_\_ of the latter part of the preceding paragraph.

### **Article 22 Effectiveness of the Contract and relevant Attachments**

This Contract shall become effective on the date of execution. Each party shall retain one original copy of this Contract, respectively.

The advertisements and relevant Attachments of this Contract shall be deemed an integral part of this Contract.

### **Article 23 Handling of matters not covered**

Any matters not covered in this Contract shall be settled in a fair manner based on applicable laws and regulations, customary practices, and the principles of equality, reciprocity, honesty, and credibility.

Attachments:

- Photocopy of the title deed of the building or other supporting document that proves the rights to lease the building
- Photocopy of the occupancy permit
- Photocopies of the ID cards of the Parties
- Photocopy of the ID card(s) of the guarantor(s)
- Power of Attorney for the representative to execute this Contract

- Confirmation of the current status of the Premises
- Letter of Consent by the Lessor on the sublease scope, the sublease period, and causes for termination of this Contract
- Letter of Acknowledgement by the Lessee on items and scope of the repairs and maintenance borne by the Lessee
- List of auxiliary equipment
- Location and Layout Sketch of the Premises
- Others (building survey maps, photos of current interior conditions, Tax Statements, etc.)

**The Parties to the Contract**

**The Lessor:**

Name: \_\_\_\_\_ Signature/Seal: \_\_\_\_\_  
 ID number/ Business administration number (BAN): \_\_\_\_\_  
 Household registration address/ business registration address:  
 \_\_\_\_\_  
 Correspondence address:  
 \_\_\_\_\_

Telephone: \_\_\_\_\_

**The Lessee:**

Name: \_\_\_\_\_ Signature/Seal: \_\_\_\_\_  
 ID number/ Business administration number (BAN): \_\_\_\_\_  
 Household registration address/ business registration address:  
 \_\_\_\_\_  
 Correspondence address:  
 \_\_\_\_\_

Telephone: \_\_\_\_\_

**The guarantor:**

Name: \_\_\_\_\_ Signature/Seal: \_\_\_\_\_  
 ID number/ Business administration number (BAN): \_\_\_\_\_  
 Household registration address/ business registration address:  
 \_\_\_\_\_  
 Correspondence address:  
 \_\_\_\_\_

Telephone: \_\_\_\_\_

**The real estate broking agency:**

Name (company or firm): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

Business administration number (BAN): \_\_\_\_\_

Person in charge: \_\_\_\_\_ Signature/Seal: \_\_\_\_\_

ID number: \_\_\_\_\_

E-mail: \_\_\_\_\_

**The real estate broker:**

Name: \_\_\_\_\_ Signature/Seal: \_\_\_\_\_

ID number: \_\_\_\_\_

Correspondence address:

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Telephone: \_\_\_\_\_

Certificate number: \_\_\_\_\_

E-mail: \_\_\_\_\_

Date: \_\_\_\_\_ (month) \_\_\_\_\_ (day), \_\_\_\_\_ (year)

Attachment 1

**Confirmation of the current status of the Premises**

Filled in on: \_\_\_\_\_ (date)

Items	Contents	Remarks & Descriptions
1	<input type="checkbox"/> With or <input type="checkbox"/> without unregistered alterations, extensions, additions, and illegal constructions: <input type="checkbox"/> The first floor _____ m <sup>2</sup> . <input type="checkbox"/> _____ floor _____ m <sup>2</sup> . <input type="checkbox"/> Top floor _____ m <sup>2</sup> . <input type="checkbox"/> other areas: _____ m <sup>2</sup>	If the Premises constitute an illegal construction (buildings with extension or addition that is not legally applied for), the Lessor shall make it fully known to the Lessee so that the Lessee understands that it's likely the Premises may be in danger of being demolished or exposed to other dangers at any time.
2	Building type: _____ The current layout of the building: _____ Room(s) (space, chamber); _____ Living room(s); _____ Bathroom room(s). <input type="checkbox"/> With or <input type="checkbox"/> without compartments	1. Building type: (1) General buildings: sole-ownership property (including standalone house, townhouse, duplex, etc.) without common ownership (2) Unit-ownership building: condominium (5-story or below without elevators), house, shop (store), office and commercial building, residential or composite building (11-story or more with elevators), mansion (10-story or below with elevators), and suites (including one bedroom, one living room, one bathroom), etc. (3) Other special building: such as factory, factory office, farm building, warehouse, etc. 2. Current situation & layout (for example: the number of bedrooms, living/dining rooms, bathrooms, and whether there are compartments)
3	Types and assigned numbers of the parking spaces for cars: _____ floor above ground/underground; <input type="checkbox"/> surface parking space; <input type="checkbox"/> mechanical parking space; <input type="checkbox"/> other _____ assigned number: _____; number of spaces: _____; <input type="checkbox"/> with or <input type="checkbox"/> without independent certificates of ownership.	

	<input type="checkbox"/> with or <input type="checkbox"/> without attached Collaboration Contract and drawing. Type and assigned number of the parking spaces for motorcycles: ___ floor above ground/underground; assigned number: _____; number of spaces: _____; or refer to the location sketch.	
4	<input type="checkbox"/> With or <input type="checkbox"/> without residential fire alarms. <input type="checkbox"/> With or <input type="checkbox"/> without other fire-fighting facilities; if yes, list items below: (1) _____, (2) _____, (3) _____. <input type="checkbox"/> Yes <input type="checkbox"/> No - regular fire safety inspections?	The owner of a dwelling that is not required to install automatic fire alarm equipment shall install and maintain residential fire alarms in accordance with the provisions of Paragraph 5 of Article 6 of the <i>Fire Services Act</i> .
5	<input type="checkbox"/> Yes <input type="checkbox"/> No - water seepage or leakage? If yes, list the seepage/ leakage spots: _____. Treatment of the seepage/ leakage: <input type="checkbox"/> The Lessor shall repair the seepage/ leakage before handover of the Premises. <input type="checkbox"/> Repaired by the Lessee. <input type="checkbox"/> Handover of the Premises as is. <input type="checkbox"/> Other _____.	
6	<input type="checkbox"/> Yes <input type="checkbox"/> No - Any inspection done to test if the Premises are radioactively contaminated? If yes, please attach the inspection certificate. Inspection result: <input type="checkbox"/> Yes <input type="checkbox"/> No - Any radiation abnormality? If yes, state any treatments: <input type="checkbox"/> The Lessor shall rectify the situation before handover of the Premises. <input type="checkbox"/> Rectification by the Lessee. <input type="checkbox"/> Handover of the Premises as is.	Special attention shall be paid to inspections for buildings that have obtained an occupancy permit from 1982 to 1984. The website of Atomic Energy Council has provided a "Query system on buildings with radioactive contamination of more than 1 millisievert current year" which allows the public to inquire about the information of buildings with radioactive contamination. For improvements on such buildings, please consult Atomic Energy Council for technical support.

	<input type="checkbox"/> Other _____	
7	<input type="checkbox"/> Yes <input type="checkbox"/> No - Has an inspection of water-soluble chloride ion content in reinforced concrete (including inspection items for buildings built with unreliable concrete) been conducted? If yes, state the inspection results: _____ <input type="checkbox"/> Yes <input type="checkbox"/> No - Does water-soluble chloride ion content exceed the allowable value? If yes, state any treatments: _____ <input type="checkbox"/> The Lessor shall repair the Premises before handover.  <input type="checkbox"/> The Lessee shall repair the Premises.  <input type="checkbox"/> The Premises shall be handed over as is.  <input type="checkbox"/> Others _____	1. Prior to July 21, 1994, CNS3090 did not specify the maximum water-soluble chloride ion content (according to water dissolution) allowable in the reinforced concrete.  2. For buildings declared for construction and inspection from July 22, 1994 to June 24, 1998 in accordance with the building regulations, the CNS3090 inspection standards published on July 22, 1994 shall apply, where the maximum water-soluble chloride ion content in the reinforced concrete (according to water dissolution) allowable is 0.6 kg/ m <sup>3</sup> .  3. For buildings declared for construction and inspection from June 25, 1998 to January 12, 2015 in accordance with the building regulations, the CNS3090 inspection standards published on June 25, 1998 shall apply, where the maximum water-soluble chloride ion content in the reinforced concrete allowable is 0.3 kg/ m <sup>3</sup> .  4. For buildings declared for construction and inspection after January 13, 2015 in accordance with the building regulations, the CNS3090 inspection standards published on January 13, 2015 shall apply, where the maximum water-soluble chloride ion content in the reinforced concrete shall be 0.15 kg/ m <sup>3</sup> .  5. The abovementioned inspection data are available upon request at the competent authority in charge of the construction industry. There are different inspection standards in different periods, both parties to the lease should pay attention to themselves.



8	<p>Has any homicide, suicide, carbon monoxide poisoning, or other unnatural death occurred in (the individual unit) the Premises?</p> <p>(1) During the holding of the title of the Premises: <input type="checkbox"/> Yes <input type="checkbox"/> No - Have any of above circumstances occurred?</p> <p>(2) Before holding of the title of the Premises,</p> <p><input type="checkbox"/> Nothing listed above had ever occurred.</p> <p><input type="checkbox"/> It is known that the circumstances listed above occurred before.</p> <p><input type="checkbox"/> It is not known whether the circumstances listed above happened.</p>	
9	<p><input type="checkbox"/> Yes <input type="checkbox"/> No - Is water supply and drainage normal? If not, then:</p> <p><input type="checkbox"/> The Lessor shall repair the Premises before handover.</p> <p><input type="checkbox"/> The Lessee shall repair the Premises.</p> <p><input type="checkbox"/> The Premises shall be handed over as is.</p> <p><input type="checkbox"/> Others _____.</p>	
10	<p><input type="checkbox"/> Yes <input type="checkbox"/> No - Are there any condominium regulations or other stipulations that residents of the building shall comply with? If yes, <input type="checkbox"/> Yes <input type="checkbox"/> No - are such statutes of the condominium or other stipulations attached?</p>	
11	<p><input type="checkbox"/> Yes <input type="checkbox"/> No - Is there a management committee for unified management? If yes, then: The management fee related to the residence shall be:</p> <p><input type="checkbox"/> NTD _____ per month</p> <p><input type="checkbox"/> NTD _____ per quarter</p> <p><input type="checkbox"/> NTD _____ per year</p> <p><input type="checkbox"/> Others _____.</p>	<p>The same applies to parking management fees in the name of cleaning fees.</p>

	<p>The management fee related to the parking space shall be:</p> <p><input type="checkbox"/> NTD_____ per month</p> <p><input type="checkbox"/> NTD_____ per quarter</p> <p><input type="checkbox"/> NTD_____ per year</p> <p><input type="checkbox"/> Others _____.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No - Are there any arrears of management fees related to the residence or the parking space? If yes, arrears = NTD_____.</p>	
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12	<p>The auxiliary equipment include items as follows:</p> <p><input type="checkbox"/> TV _____ pieces</p> <p><input type="checkbox"/> TV cabinet _____ pieces</p> <p><input type="checkbox"/> sofa _____ sets</p> <p><input type="checkbox"/> coffee table _____ pieces</p> <p><input type="checkbox"/> dining table (chair) ___ sets</p> <p><input type="checkbox"/> shoe cabinet _____ pieces</p> <p><input type="checkbox"/> curtain _____ sets</p> <p><input type="checkbox"/> lighting fixtures _____ pieces</p> <p><input type="checkbox"/> refrigerator _____ pieces</p> <p><input type="checkbox"/> washing machine _____ pieces</p> <p><input type="checkbox"/> bookcase _____ pieces</p> <p><input type="checkbox"/> bed sets (headboard) ___ pieces</p> <p><input type="checkbox"/> wardrobe _____ sets</p> <p><input type="checkbox"/> dressing table _____ pieces</p> <p><input type="checkbox"/> desk and chair _____ sets</p> <p><input type="checkbox"/> dining table and chair ___ sets</p> <p><input type="checkbox"/> storage cabinet _____ pieces</p> <p><input type="checkbox"/> telephone _____ pieces</p> <p><input type="checkbox"/> security facilities ___ sets</p> <p><input type="checkbox"/> microwave oven _____ pieces</p> <p><input type="checkbox"/> dishwasher _____ pieces</p> <p><input type="checkbox"/> air-conditioner _____ pieces</p> <p><input type="checkbox"/> exhaust hood _____ pieces</p> <p><input type="checkbox"/> kitchen counter _____ pieces</p> <p><input type="checkbox"/> gas stove _____ sets</p> <p><input type="checkbox"/> water heater _____ pieces</p> <p><input type="checkbox"/> natural gas</p> <p><input type="checkbox"/> others _____</p>	
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<p>The Lessor: _____ (Signature/Seal)</p>		
<p>The Lessee: _____ (Signature/Seal)</p>		
<p>Date of execution: _____(month) _____ (day), _____ (year)</p>		

**Letter of Consent by the Lessor  
on the sublease scope, the sublease period, and  
causes for termination of this Contract**

On \_\_\_\_\_(mm) \_\_\_\_\_ (dd), \_\_\_\_\_(yyyy), the Lessor \_\_\_\_\_ and the Lessee \_\_\_\_\_ entered into the lease Contract for leasing the Premises to the Lessee. The Lessor hereby consents to the Lessee's subleasing the Premises to a third party during the lease period, where the sublease scope and matters relating thereto are listed in the form below. Nevertheless, the Lessee shall notify the Lessor, in writing within 30 days after executing the sublease Contract, of the sublease scope, sublease period, the sublessee's name and correspondence address, among other relevant information.

The Lessor: \_\_\_\_\_ (Signature/Seal)

The Lessee: \_\_\_\_\_ (Signature/Seal)

Date: \_\_\_\_\_(month) \_\_\_\_\_ (day), \_\_\_\_\_ (year)

**The Lessor’s Consent Form on the sublease scope, the sublease period, and causes for termination of this Contract**

Premises for lease	City/County		
	Township/ City/District		
	Street/ Road		
	Section		
	Lane		
	Alley		
	No		
	Floor		
	Unit		
Sublease scope		<input type="checkbox"/> in whole <input type="checkbox"/> in part	<input type="checkbox"/> in whole <input type="checkbox"/> in part
Sublease period		From _____ (date) to _____ (date)	From _____ (date) to _____ (date)
Is there an agreement about early termination?		<input type="checkbox"/> Yes <input type="checkbox"/> No (If yes, please specify.	<input type="checkbox"/> Yes <input type="checkbox"/> No (If yes, please specify.
Remark		Where a part of the Premises is subleased, a location sketch thereof shall be included.	

**NOTE:**

During the lease period for the original leased Premises, other causes for early termination of the Contract than those provided in Articles 16 and 17 that may lead to early termination of the Contract include:

\_\_\_\_\_ (as agreed by the Parties).

**Letter of Acknowledgement by the Lessee  
on items and scope of the repairs and maintenance  
borne by the Lessee**

On \_\_\_\_\_(mm) \_\_\_\_\_(dd) \_\_\_\_\_(yy), the Lessor  
\_\_\_\_\_ and the Lessee \_\_\_\_\_  
entered into the lease Contract for leasing the Premises to the Lessee.  
In accordance with Paragraph(s) \_\_\_\_\_ of Article \_\_\_\_\_ of  
the Contract, the Parties hereby agree to the items and scope of the  
repairs and maintenance that shall be borne by the Lessee, as listed in  
the form below. (The list is just an example, it should be confirmed by  
both parties to the lease after agreeing on the actual situation.)

The Lessor: \_\_\_\_\_ (Signature/Seal)

The Lessee: \_\_\_\_\_ (Signature/Seal)

Date: \_\_\_\_\_(month) \_\_\_\_\_(day), \_\_\_\_\_(year)

# Schedule of items and scope of the repairs and maintenance that shall be borne by the Lessee

Filled in on: \_\_\_\_\_ (date)

Scope of the Premises	Items of equipment or facilities	Quantities	Remarks
Exterior			
Living room, dining room, and bedroom			
Kitchen and bathroom facilities			
Others			

**NOTE:**

1. The Lessor shall fill in the above form, item by item, listing the items and scope of repairs and maintenance that shall be borne by the Lessee, and the Lessee shall acknowledge the schedule as listed in the form accordingly. Where the space in the form is not enough to list all auxiliary equipment or facilities, other items may be added in the “Others” field.
2. Where repairs and maintenance of equipment or facilities are not specifically agreed or acknowledged by the Parties to be borne by the Lessee, the Lessor shall be liable for such repairs and maintenance, unless the damage is attributable to the Lessee.
3. Contact method with respect to repairs and maintenance:
  - Same as the basic information of the Lessor as stated in Article \_\_\_ of the Contract.
  - Rental housing management business
    - (1) Name: \_\_\_\_\_
    - (2) Business address: \_\_\_\_\_
    - (3) Contact number: \_\_\_\_\_
    - (4) E-mail: \_\_\_\_\_
  - Other contact information: (if any, please specify:)

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