

The Leasing Process



LandPLUS
Group

There are several steps in the search for accommodation.

PRE-QUALIFICATION

At this stage, your realtor-in-charge will establish your criteria and discuss various options. It is important to let your Realtor-in-charge understand your preference/your wish list before your house-hunting. The size of the development, the facilities offered, the nearness to your office or school, etc.

VIEWING / INSPECTION

Your Realtor-in-charge will take you to view the properties fitting your requirements. On average, this process will take approximately 1 week.

YOUR WISH LIST ON FURNISHINGS & FURNITURE

In Singapore, properties are leased either fully furnished or partially furnished and in some cases unfurnished. These terms generally mean:

“Unfurnished”	The Landlord may provide lightings and curtains. Otherwise the property is bare.
“Partially Furnished”	On top of the above, the Landlord would provide fridge and washing machine. If there isn't any built-in wardrobe, oven and dryer, these can be separately negotiated.
“Fully Furnished”	The Landlord would provide curtains and lightings, sofa, dining set, a double bed for the master bedroom and single beds for the other bedrooms. Wardrobes would also be provided for the bedrooms. The kitchen would have built-in cabinets, a refrigerator, a cooker with an oven and a washing machine. A clothes dryer or dishwasher may be available on request. Except for some rare cases, crockery, utensils, bedsheets, pillows, towels are normally not provided for a fully furnished property.

Letter of Intent

Once a property has been chosen and your wish list is finished, a Letter of Intent/Offer is prepared. When the landlord has accepted the conditions / requirements, a one month 'holding' deposit is required.

Tenancy Agreement

Most deals follow the standard Tenancy Agreement. One month's advance rental and balance of security deposit is required upon signing of the Agreement.

Application of Power Supply and Telecom Facilities

Utilities Supply	Deposits vary depending on the type of property to a max. of \$400.00
Telephone	Deposits vary depending on the status of your immigration permit.

Both of these applications take about 4-5 working days.

Handover Period

Depending on the availability and additional maintenance works requested, this takes place approximately 4 weeks from choosing the property.