



## 分租房补充协议

### Supplementary Agreement

1. 能源网络费由房客共同承担，具体费用由其自行协商解决，如协商不成则双方平摊费用。

Utility bills including electricity, gas and internet shall be borne by all tenants mutually, and they shall bear the costs based on a ratio reasonably determined upon negotiation. If no agreement is reached, then the parties shall bear the cost equally.

2. 入住期间公共区域的卫生及房间设施损坏由房客共同承担，明确责任人的由责任人承担。

All tenants are responsible to keep the common area clean and well maintained. Tenants need to discuss and determine reasonably who is responsible for the damage in the common area.

3. 公共区域的设施，所有租客均享有使用权。

All tenants should fairly use the common area such as kitchen and living area, as well as common facilities such as TV, sofa and washing machine etc.

4. 房客在晚 10 点以后需保持房间安静。

All tenants should reasonably keep quiet after 10pm.

5. 举办 party 需要征得分租房客的同意。

All tenants need to obtain permission from their flatmates for hosting party or friends visit.

6. 分租房客禁止养宠物，因宠物造成的任何损坏赔偿、清洁和除异味费用均由房客承担。违反本条款即严重违返租约，房东可立即终止租约。

Tenants are not allowed to keep pets in the premises. The tenant will be required to pay for any damage caused by the pet, cleaning and odour removal charges. A breach of this clause is an essential breach of lease and the landlord may immediately terminate the lease.

7. 房东或其授权人员可在以下情况进入租客的房间：

经租客同意；或若未获得租客的许可，但已按法律要求向租客发出了通知。

The landlord or its authorized person can enter the property:



- a. with the tenant's consent; or
- b. without the tenant's consent (even if the tenant is not home), provided that the required notice for a valid reason has been given.

8. 房客不得无理地拒绝房东进入其房间或阻挠房东安排准租客看房或入住。如有阻挠行为，出租方有权终止双方的合同。

The tenant shall not:

- a. unreasonably withhold its consent for the entry by the landlord or its agents if valid reason(s) is provided; or
- b. stop or obstruct open inspections for prospective tenants or for new tenants from moving in.

The landlord reserves the right to terminate the lease immediately if any of the above behaviour occurs.

9. 房客入住期间如有调换房的需求，需交纳一周的转租费用及 55 刀合同制费。

One week's rent and \$55 lease agreement administration fee shall apply if the tenant applies to relocate to another property within a fixed term lease.

本补充协议构成双方合同的一部分，在各方签署后对双方具有约束力。以上条款房客签字即生效。若违反其中任意一条，出租方均有权终止合同。

This Supplementary Agreement forms part of the contract between the Parties and shall be binding on the Parties upon the Parties' execution. The landlord reserves the right to terminate the lease immediately if any of above clauses are breached by the tenants.

\_\_\_\_\_  
房东/代理签名

Signature of landlord/agent

\_\_\_\_\_  
租户签名

Signature of tenant

\_\_\_\_\_  
日期 Date

\_\_\_\_\_  
日期 Date



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租户签名

Signature of tenant

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日期 Date