

**Mandatory Provisions to be
Included in and Prohibitory
Provisions of the Standard Form
Residential Subleasing Contract**

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2. Amended on November 21, 2024

I. Mandatory Provisions

Article 1 Contract review period

This residential subleasing 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 RHSB¹: _____

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: _____ m²

① Area of the main building:

_____ floor _____ m², _____ floor _____ m², _____ floor _____ m²; totaling _____ m²; usage: _____

② Building attachment: usage: _____; area: _____ m²

¹Rental housing subleasing business (hereinafter referred to as RHSB)

- (3) Building No. of common areas: _____; extent of ownership: _____; shared area owned: _____ m²
- (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: _____ m² (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, in addition to the “List of auxiliary facilities,” please refer to “Confirmation of the current status of the Premises” (Attachment 1) for details.
- (4) Other:

Article 3 Lease period

The lease period shall commence on _____ (date) and end on _____ (date). The lease period not be less than 30 days and not exceed the lease period of the subleasing contract.

Article 4 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 RHSB request any rent increase during the lease term.

Rent payment methods: cash wire transfer: financial institution: _____; account name: _____

_____ ; account number:
_____ ; others: _____.

Article 5 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 RHSB 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 3 of Article 14, Paragraph 4 of Article 15 and Paragraph 2 of Article 20, the RHSB 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 6 Relevant charges during the lease period

Relevant charges incurred when using the Premises during the lease period:

(1) Property management fees:

- to be borne by the RHSB
- 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 RHSB
- to be borne by the Lessee
- others: _____

(3) Electricity charges:

- to be borne by the RHSB
- to be borne by the Lessee

- If billing is based on the number of kWh of electricity consumed, the charge of each kWh shall not exceed the “average electricity price for current period” (AE per Kwh) of the lease subject’ s electrical bill. The RHSB is prohibited from collecting additional charges if the application for the

apportion and incorporation of allocation of public charge into the electricity charge of the lease subject has not been made to the Taiwan Power Company.

If billing is not based on the number of kWh of electricity consumed, the total amount of electricity charge collected by the RHSB for each period shall not exceed the total amount of electricity charged on the lease subject's electrical bill for that period.

(4) Gas charges:

- to be borne by the RHSB
- to be borne by the Lessee
- others: _____

(5) Internet charges:

- to be borne by the RHSB
- to be borne by the Lessee
- others: _____

(6) Other charges and payment methods thereof: _____

Article 7 Tax burdens

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

1. If the RHSB receives cash, the RHSB will bear the stamp duty applicable for the receipt of monetary payment.
2. The RHSB bears the business tax payable on invoices issued in accordance with the provisions of the Business Tax Act.
3. Other taxes and payment methods thereof: _____

If the Lessor and the Lessee of this Contract agree to undertake notarization, the relevant fees shall be handled in accordance with the following provisions:

(1) Notary fees NTD _____

- borne by the RHSB.
- borne by the Lessee.
- equally borne by the Parties.
- others: _____

(2) Notarization service fee: NTD ____.

- borne by the RHSB.
- borne by the Lessee.
- equally borne by the Parties.
- others: _____

Article 8 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, and shall not use or store any explosive or flammable materials, and not disturb public safety, public sanitation, or peaceful living environment.

The Lessee shall not sublease the Premises, in whole or in part, or transfer the lease to others.

Article 9 Repairs and maintenance

Where there are any damages to the Premises or auxiliary equipment, the RHSB shall be liable for such repairs, unless such damages are attributable to the Lessee.

Where such damages shall be borne by the RHSB as set forth in the preceding paragraph, the Lessee shall urge the RHSB for repairs by a specified deadline. If the RHSB 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 RHSB for reimbursement of the costs incurred or deduct the costs from the rent as provided under Article 4.

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

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

Article 10 Interior renovation

Where the Lessee requires interior renovation, approval shall be obtained from the RHSB 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 RHSB, 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 11 Obligations and liability of the RHSB

The obligations and responsibilities of the the RHSB during the lease period of this Contract are as follows:

1. The Lessee shall be provided with a copy of the registration certificate of rental housing service business pursuant.
2. The Lessee shall be provided with written documents indicating the

agreement of the Original Lessor of the subleasing contract on renting out the Premises; the boundary of the lease target, period, and conditions for early termination, as agreed upon between the RHSB and the Original Lessor, shall be clearly specified.

3. The RHSB 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.
4. Prior to entering into the Contract, the RHSB shall first advise the Lessee of items and scope of the repairs and maintenance to be borne by the RHSB, and shall provide contact information in case repair is required.
5. Prepare the Confirmation of the current status of the Premises (Attachment 1) and explain to the Lessee with this Confirmation and this Contract at the time of signing this Contract.
6. The uniform invoice or receipt shall be issued when the relevant fees or documents are received from the Lessee.
7. Routine repairs and maintenance shall be performed, recorded, and provided to the Lessee for inquiry or verification.
8. Where the Original Lessor shall conduct necessary repairs and maintenance, the the RHSB shall, within a specified period, give prior notice to the Lessee for cooperation.
9. Where there is a need for household registration, the RHSB shall assist in obtaining relevant certificates for household registration from the Original Lessor.
10. The RHSB shall provide the Lessee with information on the electricity charge of the lease subject if it is agreed that the Lessee will bear the charge following the provisions in Articles 6. The Lessee shall also directly apply to the Taiwan Power Company to inquire about the electricity charge information during the lease term.

The willingness to sublease and the items and scope of the repairs and maintenance borne by the RHSB agreed in preceding paragraphs 2 and 4 are shown in Attachment 2, "Letter of Consent by the Lessor on the sublease scope, the sublease period, and causes for termination of this Contract" and Attachment 3 "Confirmation of the RHSB on its responsibilities and scope of repairs and maintenance."

Article 12 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 RHSB 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.

Article 13 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 14 Early termination of this Contract

Other than the premature termination of the Contract as provided in Articles 17 and 18, 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 5.

Upon terminating the Contract under the conditions set forth in Paragraph 2 hereof, the RHSB shall refund the rent collected in advance to the Lessee.

Article 15 Return of the Premises

Upon expiry of the lease period or termination of the Contract, the RHSB shall settle relevant charges as agreed in Article 6, whereas the Lessee shall return to the RHSB 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 RHSB 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 6 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 5 by the RHSB.

Article 16 Transfer of the ownership of the Premises

This subleasing contract continues to exist to the transferee, and this Contract shall be unaffected, even if the Premises' owner transfers the Premises' ownership to a third party during the lease period of this Contract.

In the event of a transfer of ownership, as mentioned in the preceding paragraph, the RHSB shall notify the Lessee accordingly in writing after receiving notice from the Original Lessor.

Article 17 Early termination of this Contract by the RHSB

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

performance of the interior renovation.

the RHSB 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.

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 10 of the preceding paragraph, 30 days before the termination. However, those endangering public security, as stipulated in the preceding paragraphs 5 and 10 provisions, may not be notified in advance.

Article 18 Early termination of this Contract by the Lessee

If any of the following circumstances occur during the lease period, the Lessee may terminate the Contract early, and the RHSB shall not request any compensations.

1. The Premises are unsuitable for dwelling and require repair, but even after the Lessee made repair requests in accordance to the provisions state in paragraph 2 of Article 9, the RHSB fails to make the 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.
6. The RHSB's permit or registration is revoked or annulled by the competent authority.

Where the Lessee makes an early termination of the Contract in accordance with the provisions of the preceding paragraphs, the Lessee shall notify the RHSB 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 and paragraphs 6, the Lessee is not required to give prior notice to the RHSB.

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 19 Handling early termination of the subleasing contract

The RHSB has sub-leased the rental housing, the RHSB should inform

the sub-lessee within five days of knowing of the termination and terminate the sub-lease. the RHSB shall be the coordinator in returning the rental housing to the lessor and inspecting the space and fixtures, returning prepaid rent and all or part of the security deposit, and assisting the sub-lessee in finding other rental housing.

When the lessor terminates the lease before its expiry as referred to in the preceding Paragraph, the lessor may inform the sub-lessee when the the RHSB discontinues its operation, dissolves, or moves to an unknown place. The lessor or the sub-lessee can request assistance from the local trade association or the National Joint Association with lease renewal or the return of the rental housing. The local trade association or the National Joint Association are obliged to provide mediation and cannot refuse such requests

If the early termination of leases referred to in the preceding two paragraphs causes the Lessor or sub-Lessee losses that are imputable to the RHSB, the RHSB shall be held liable.

Article 20 sposal of items left behind

Upon expiry of the lease period or termination of the Contract, when a handover procedure is or is deemed completed according to Article 15, 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 RHSB's notice specifying a deadline for item retrieval;

Costs incurred by the RHSB for disposal of the items left behind by the Lessee shall be deductible from the security deposit as provided in Paragraph 1 of Article 5. If the deposit is deficient for the owing deduction, the Lessor shall be entitled to request the Lessee to pay for the shortfall.

Article 21ervice 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 22ther 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 RHSB 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 RHSB 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 preceding paragraph.

Article 23 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 RHSB's attachments and relevant Attachments of this Contract shall be deemed an integral part of this Contract.

Article 24 Parties and their basic information

The Contract shall record the Parties, Rental housing manager and their basic data.

- (1) Name of the Tenant, mailing address, and telephone number.
- (2) The company name, the representative's name, the unified number, the registration certificate number, the business address, the contact number, and the E-mail address of the RHSB.
- (3) Name, certificate number, correspondence address, contact number, and e-mail address of the Rental housing manager.

II. Prohibitory Provisions

- 1. The contract shall not contain the review period waiver.
- 2. The contract shall not contain the phrase indicating that advertisements are for reference.
- 3. The contract shall not contain the phrase indicating that the Tenant may not declare the expenditure on rental costs.
- 4. The contract shall not contain the phrase indicating that the Tenant is prohibited from making household registrations.
- 5. The contract shall not contain the tax items to be levied on the RHSB or the owner of the Premises. If additional taxes are levied after the lease agreement is signed,

- the Tenant shall bear the increase of such taxes.
6. The contract shall not contain the exemption or limitation of the liability for defect warranty that the Landlord willful withheld under civil law.
 7. The contract shall not contain the phrase indicating that the Tenant shall surrender the Contract.
 8. The contract shall not contain the phrase indicating that the notice of this Contract shall be given by telephone only.
 9. The contract shall not contain the violation of a mandatory or prohibited provision.
 10. The contract shall not contain the phrase indicating that the Tenant may not apply for rental subsidies.

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 ² . <input type="checkbox"/> _____ floor _____ m ² . <input type="checkbox"/> Top floor _____ m ² . <input type="checkbox"/> other areas: _____ m ²	If the Premises constitute an illegal construction (buildings with extension or addition that is not legally applied for), the RHSB 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 RHSB 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 RHSB shall rectify the situation before handover of the Premises. <input type="checkbox"/> Handover of the Premises as is. <input type="checkbox"/> Other _____.	Special attention shall be paid to inspections for buildings that have obtained an occupancy permit from 1982 to 1984. For improvements on such buildings, please consult Atomic Energy Council for technical support.

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: <hr/>	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.
	<input type="checkbox"/> Yes <input type="checkbox"/> No - Does water-soluble chloride ion content exceed the allowable value? If yes, state any treatments: <hr/>	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 ³ .
	<input type="checkbox"/> The RHSB shall repair the Premises before handover.	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 ³ .
	<input type="checkbox"/> The Lessee shall repair the Premises.	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 ³ .
	<input type="checkbox"/> The Premises shall be handed over as is.	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.
	<input type="checkbox"/> Others _____ .	
8	Has any homicide, suicide, carbon monoxide poisoning, or other unnatural death occurred in (the individual unit) the Premises?	

	<p>(1) The RHSB confirms that during the holding of the Premises title by the Original Lessor: <input type="checkbox"/> Yes <input type="checkbox"/> No - Have any of above circumstances occurred?</p> <p>(2) The RHSB confirms that before the holding of the Premises title by the Original Lessor: <input type="checkbox"/> Nothing listed above had ever occurred. <input type="checkbox"/> It is known that the circumstances listed above occurred before. <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: <input type="checkbox"/> The RHSB shall repair the Premises before handover. <input type="checkbox"/> The Lessee shall repair the Premises.</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: <input type="checkbox"/> NTD _____ per month <input type="checkbox"/> NTD _____ per quarter <input type="checkbox"/> NTD _____ per year <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>	
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>	
<p>The RHSB: _____ (Signature/Seal)</p> <p>Rental housing manager: _____ (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 RHSB _____ entered into the Rental Housing Subleasing Contract for leasing the Premises to the RHSB. The Lessor hereby consents to the RHSB’s subleasing the Premises to a third party during the lease period.

Nevertheless, the RHSB 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, along with other relevant information, with the sublease scope and related matters attached as a detailed list.

Sincerely

The RHSB: _____ (Signature/Seal)

The Lessor: _____ (Signature/Seal)

Date: _____(month) _____ (day), _____ (year)

The RHSB’s Consent Form on the sublease scope, the sublease period, and causes for termination of this Contract (Please fill out house by house)

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 of the subleasing contract for the Premises, if there is agreement on early termination of the lease, causes for early termination of the Contract include:

_____ (as agreed by the Parties).

Confirmation of the RHSB on its responsibilities and scope of repairs and maintenance

The RHSB _____, leases the residential property to the lessee, _____, and the residential sublease contract was signed and recorded on _____ (year) _____ (month) _____ (day).

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.)

Sincerely

The Lessee: _____ (Signature/Seal)

The RHSB: _____ (Signature/Seal)

Date: _____(month) _____ (day), _____ (year)

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

Filled in on: _____ (date)

Items of equipment or facilities and quantities		House conditions of the handover inspection	Liabilities for repairs of damages during the lease period.	Remarks
Exterior	gate	<input type="checkbox"/> handover of the Premises as is <input type="checkbox"/> rectify the situation before handover of the Premises	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	gate lock			
	gate bell			
	door			
	Intercom			
	Entrance light			
	Others			
Living room, dining room, and bedroom	Floor-to-ceiling door and window			
	Screen door			
	Glass window			
	Ceiling			
	Interior walls			
	Indoor flooring			
Kitchen and bathroom facilities	Wash basin			
	Counter			
	Drain			
	Faucet			
	toilet			
	Bathtub			
	Doors and windows			
	Ceiling			
	Flooring			
	Wall			
	Others			
Others				

NOTE:

1. Please fill out the above scope of the repairs items and maintenance house-by-house. 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 RHSB shall be liable for such repairs and maintenance, unless the damage is attributable to the Lessee.

- 3.If the handover inspection is conducted under current conditions, taking photos and keeping them as evidence is recommended.
 - 4.If the handover inspection is conducted after repairs and maintenance, the method of repairs and maintenance shall be specified clearly.
 5. Contact method with respect to repairs and maintenance:
 - Same as the basic information of the RHSB as stated in Article___of the Contract.
 - Other contact information: (if any, please specify:)
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