

# 5 steps to start renting in Singapore as a foreigner

Living in a new place is exciting and anxiety-inducing at the same time. There is a long list of things that need to be done before settling down and one of the most major things is finding a place to live. So to ease the transition process, here are the procedures for a foreigner to rent a property in Singapore.

## Step 1: Find a licensed real estate agent

## Step 2: Prepare the necessary

All documents you present should have at least a validity period of 6 months to the application date.

- Employment pass/S pass
- Work Permit
- Dependent pass
- Passport
- The budget for Security Deposit, Stamp Duty and one-month Good Faith deposit

## Step 3: Prepare Letter of Intent (LOI)

LOI is a letter proposing your intention to lease and your requirements to the landlord. Typically, it's the real estate agent that prepares the LOI. You should have the following in your LOI:



### Good Faith Deposit:

A booking deposit that will become part of the security deposit or advance rental upon signing of Tenancy Agreement



### Diplomatic or Repatriate Clause:

States that you are allowed to terminate the lease prematurely if you lose your job or are transferred to another country



### Special Request:

States all your requirements and requests in the LOI clearly



### Security Deposit:

1 month's rent for a 1-year lease, and 2 months' rent for a 2-year lease



### Term of Lease:

Length of rental

## Step 4: Signing Tenancy Agreement (TA)



### Diplomatic Clause (Early Termination Of Lease) and Reimbursement Clause:

Conditions for early termination of lease and reimbursement of the real estate agent's commission



### Minor Repair and Maintenance Clause:

States how much you are liable to pay, for damage caused by wear and tear, do insert a 30-day problem-free period clause



### Conditions of the Security Deposit and Good Faith Deposit:

States what happens to the deposits after TA is signed



### Applicable Stamp Duties:

Refer to table 1 for the rates



### Termination and Renewal Clause:

Conditions to terminate or renew the lease



### Rent Payment Clause:

Includes the monthly rental amount and what happens with late payments

Monthly Rent		Stamp Duty Rates
< SGD 1,000		Exempted
> SGD 1,000	Lease term of < 4 years	Monthly rental x Length of Stay x 0.4%
	Lease term of > 4 years	(4 x Average Annual Rental) x 0.4%

Table 1: Calculation of stamp duty for renting properties  
(Source: [IRA Singapore](#))

## Step 5: Property Inspection

- Before settling in, do an inspection of the property and its furniture. Get the landlord to replace or repair when needed
- With the 30-day problem-free clause, you will not be liable for any repair/replacement of the defects within the first 30 days

**enquiries.sg@crowrelo.com**  
**+65 6861 6818 | crowrelo.com.sg**