

## **Checklist for Landlord/Property Agent of Landlord for Rental of Private Residential Property**

Prospective landlords/property agents of landlords are encouraged to go through this checklist before executing a tenancy agreement.

<b>If your prospective tenants are Singapore Citizens or Singapore Permanent Residents, you <u>must</u> verify:</b>		
1	Name of tenant.	
2	Validity of the Singapore Identity Card.	
3	ACRA Registration Number or Unique Entity Number (applicable only if you are renting your place to a company).	
<b>If your prospective tenants are non-residents, you <u>must</u> verify:</b>		
1	Name of tenant.	
2	Passport number.	
3	Validity of passes (With a validity period of at least 3 months) <i>a. Employment Pass</i> <i>b. S Pass;</i> <i>c. Work Permit;</i> <i>d. Student's Pass;</i> <i>e. Dependent's Pass; or</i> <i>f. Long-Term Visit Pass.</i>	
4	ACRA Registration Number or Unique Entity Number (applicable only if you are renting your place to a company).	
<b>In addition to the above, you <u>may wish</u> to check:</b>		
1	Stamp duty <sup>1</sup> .	
<b>When engaging the services of a property agent, you <u>must</u> check:</b>		
1	Whether the property agent is registered with CEA.	
<b>If a property agent is engaged, the property agent <u>must</u> carry out:</b>		
1	Anti-money laundering/Countering the financing of terrorism checks on the landlord.	

It is a good practice and also your responsibility to exercise due diligence when tenancing out your property. For example, you could periodically check on your property during the tenancy to avoid situations where your property is misused or illegally altered by your tenants. It also protects your interests in ensuring that your property is not damaged during the tenancy.








You can refer to URA's webpage for regulations on occupancy cap and minimum stay duration for private residential properties (<https://www.ura.gov.sg/Corporate/Property/Residential/Renting-Property>).

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<sup>1</sup> Stamp duty is payable on the tenancy agreement. The party who is liable to pay stamp duty is usually stated in the tenancy agreement. When the terms of the agreement do not state who is liable to pay stamp duty, the tenant shall be the party liable for stamp duty. Please refer to IRAS's website ([www.iras.gov.sg](http://www.iras.gov.sg)) for more details.

**Where to conduct the checks**

S/N	Description	URL
1	Validity of Singapore Identity Cards	
2	Validity of Immigration Passes (i.e. Student's Pass, Long-Term Visit Pass)	 <a href="https://www.ica.gov.sg/eservicesandforms">https://www.ica.gov.sg/eservicesandforms</a>
3	Validity of Employment, S and related passes	 <a href="https://eponline.mom.gov.sg/epol/PEPOLUAMT012DisplayAction.do">https://eponline.mom.gov.sg/epol/PEPOLUAMT012DisplayAction.do</a>
4	Validity of work permits	 <a href="https://wponline.mom.gov.sg/WPOLLoginController?action=WPOLLoginAction&amp;actionType=WPOLNonLogin">https://wponline.mom.gov.sg/WPOLLoginController?action=WPOLLoginAction&amp;actionType=WPOLNonLogin</a>
5	ACRA registration number or Unique entity number	 <a href="https://www.uen.gov.sg/ueninternet/faces/pages/uenSrch.jspx?_afLoop=2040068387798980&amp;_afrWindowMode=0&amp;_afrWindowId=8nxrv5o4b&amp;_adf.ctrl-state=omozmu5zf_113">https://www.uen.gov.sg/ueninternet/faces/pages/uenSrch.jspx?_afLoop=2040068387798980&amp;_afrWindowMode=0&amp;_afrWindowId=8nxrv5o4b&amp;_adf.ctrl-state=omozmu5zf_113</a>
6	Stamp duty	 <a href="https://www.iras.gov.sg/irashome/Other-Taxes/Stamp-Duty-for-Property/Working-out-your-Stamp-Duty/Renting-a-Property/">https://www.iras.gov.sg/irashome/Other-Taxes/Stamp-Duty-for-Property/Working-out-your-Stamp-Duty/Renting-a-Property/</a>
7	Registration of property agent	 <a href="https://www.cea.gov.sg/public-register">https://www.cea.gov.sg/public-register</a>

Note: Companies providing property transaction services can automate some of the above due diligence checks through the usage of Automated Programming Interfaces (APIs) implemented by the respective government agencies.

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This checklist is developed by the Digitalised Property Transactions Workgroup, as part of the Real Estate Industry Transformation Map's vision to enable the industry to deliver seamless, efficient, and secure property transactions.

For more information, please visit [www.cea.gov.sg/DPTWG](http://www.cea.gov.sg/DPTWG).