



# 5 Recommended Practice for Landlord





## GET FULL TENANT PROFILE

- **Avoid wasting time on those who are not giving you basic profile:**  
*number of pax? family/friends related? Nationality? Occupation? When move in? lease period? Budget? Know the location well?*
- **Reject those who are not stable in income:**  
*freelancer ; not typical full time job holder ; students ; interns ; work on project basis*
- **Think twice on dubious profile who might do illegal activities:**  
*local with foreign partner on work permit ; youngsters who look like party animals*
- **Can consider the following if the house is partial / unfurnished:**  
*tenants with pets especially cats / dogs ; tenants with kids*



## NO DEPOSIT NO PAPERWORK

- Good faith deposit is a sign to take up the unit and to withhold any potential viewings on landlord side
- Waste of effort and time to prepare the legal documents if the offering party can back out anytime they wish to
- Loss of potential viewers if the offering party only gives verbal agreement to take the unit without any sincerity to place deposit
- The offering party should give good faith deposit with the following information or with proper Letter of Intent:

*offer price ; lease period ; lease start date ; additional request*



## SCAN ALL PAPERWORKS SOFTCOPY

- Common for either party landlord or tenant to lose the hardcopy of the tenancy agreement / inventory checklist
- Good to keep softcopy in computer / email the softcopy to yourself
- Documents to keep:  
*passport ; work pass ; In-principal approval ; HDB Approval to Sublet ; Tenancy Agreement ; Inventory Checklist ; Handover Document ; Stamp Duty Certificate ; ownership proof*



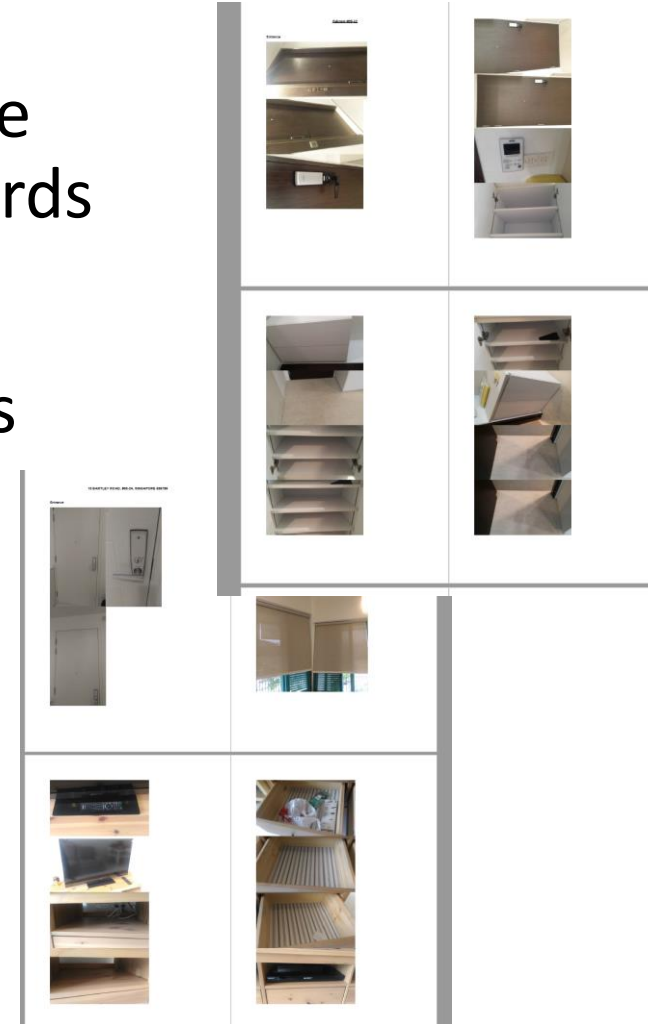
## STAMP DUTY DONE BY TENANT

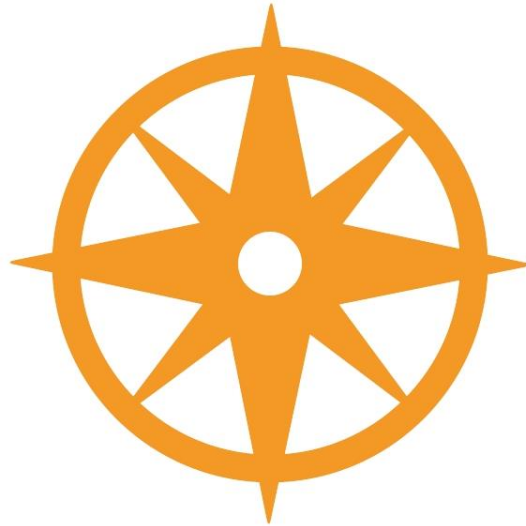
- Stamp Duty : tax on documents which are related to the purchase or lease of a property
- Payable by tenant within 14 days after the agreement date
- Can do so at IRAS website or head down to IRAS service bureaus
- Formula for payable stamp duty:  
*monthly rental x lease period x 0.4%*
- Offence for not stamping tenancy agreement and penalty for late payment will be imposed
- Tenancy agreement deemed invalid to be use for any small claims.



# 1000+ PHOTOS ON UNIT CONDITION

- A compilation of thousand of photos into PDF for future reference to avoid dispute between tenants and landlords
- Photos to be classified into different compartments
- Detailed photos to show the condition of the furnitures
- Defects to be documented and to be acknowledged by all parties
- Photos on floorings and walls are equally important





# CONSUMER EMPOWERMENT INITIATIVE

- An Education Series on Real Estate Matter -



We can work together! So that you get the right tenant profile at the market price, whereas I do a proper and fantastic job in ensuring you have peace of mind!







## 5 Star Service Property Wealth Planner

Graduated from NUS with major in Economics and certified with CEA, JJ is a dedicated and responsible realtor who always put his clients' interest first.

Honesty, integrity and professionalism are his core principles at work and your needs will always be the top of JJ's concern. Many clients have testified for his service and maybe one day you can testify for him too.

He can help you to choose the "right" property in Singapore - whether you are an experienced investor, a first time buyer or a foreigner looking to migrate into Singapore. His services cover finding the property, doing financial calculation, negotiating the best price, making an offer and sealing the deal. He believes in no hard selling but meeting the clients' needs and requirements. He is here to help you in everything to make the best real estate decision.

For HDB / condo owners who wish to restructure their portfolio, he can assist and provide advice based on his experience dealing with clients from all walks of life. His services cover sourcing the right buyers, doing financial calculation, getting the best possible market price and ensuring smooth timeline. He believes that every house is marketable. He is here to help you to to get the best possible deal.

[5-Star Services](#) | [Website Profile](#) | [SRX Profile](#)

**More Info About JJ →**



**JJ Wong - Real Estate Asset Property Wealth Planner** added 2 new photos.

26 November at 22:39 · 🌐

💖 TESTIMONIAL 27 💖

He is very professional, service oriented, reliable and willing to go the extra mile. Photos taken for my condo are comprehensively covered n well taken. He took them a day ahead so that the handover is smooth & fast. Would recommend him to friends n relatives!"

-Ms Ng (Residential Landlord - Lakeville) 🌸

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#HappyClientHappyDeal



**JJ Wong - Real Estate Asset Property Wealth Planner** added 2 new photos from 9 October.

9 October · 🕒 · 🌐

👏 TESTIMONIAL 25 👏

An offer was made to rent out my flat to the 1st family who viewed it within a week. JJ was able to shortlist the type of tenants I wanted well and was patient to answer all my questions as this is my first rental. I am very pleased with his job ethics and will definitely recommend him to others looking for a property agent.

-Felicia (Residential Landlord - 504A Montreal Drive) 🌸

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#HappyClientHappyDeal



**JJ Wong - Real Estate Asset Property Wealth Planner** added 2 new photos from 6 October.

6 October · 🕒 · 🌐

❤️ TESTIMONIAL 24 ❤️

JJ is professional and is experienced in securing rentals for his clients. He follows up closely with potential tenants and provides regular updates. He is organised and systematic when processing the lease. Highly recommended!

- Darrell (Residential Landlord - Fulcrum) 🌸

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#HappyClientHappyDeal



**JJ Wong - Real Estate Asset Property Wealth Planner** added 2 new photos from 5 October.

5 October · 🕒 · 🌐

💬 TESTIMONIAL 23 💬

Absolutely professional and knowledgeable. Definitely one of the most impressive real estate agents I've had the opportunity to get to know. Will definitely approach him again for future transactions. Highly recommended!!

👍👍👍👍👍"

-Tony (Residential Landlord - 101 Beach Road) 🌐

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#HappyClientHappyDeal





**JJ Wong - Real Estate Asset Property Wealth Planner** added

2 new photos from 2 October.

2 October · 🌐 · 🌐

♥️ TESTIMONIAL 22 ♥️

I'm very impressed with JJ's very professional and prompt service as my agent. He is very responsive to my queries either via messaging or email even during weekends or late in the evenings. He is also very proactive in helping me to screen my prospective tenants and secure a good tenant that best cater to my requests. In fact, JJ is able to help me secure a good tenant for my main unit (one room with living rm) within a month even though he is given 3 months to do so. Well done and thank you, JJ!

-Patrick (Residential Landlord - Trilive) ⚙️

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#HappyClientHappyDeal



**JJ Wong - Real Estate Asset Property Wealth Planner** added

2 new photos from 30 September.

30 September · 🌐 · 🌐

👌 TESTIMONIAL 21 👌

I contacted Mr Wong on 31 Jul 2018. The following day, he WhatsApp informing me of potential tenants viewing my unit in the evening. As the market was relatively quiet, I did not have much hope in renting out my unit. Surprisingly, Mr Wong managed to close the deal after the first viewing. The tenancy agreement commenced wef 9 Aug 2018.

-Mr Leong (Residential Landlord - 510A Wellington Circle) 🦄

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**JJ Wong - Real Estate Asset Property Wealth Planner** added

4 new photos.

11 March 2017 · 🌐

♥️ TESTIMONIAL #8 ♥️

I am writing to you to provide feedback on the agent services of Marketing Manager Jun Jie. Put simply, he is the best agent I have ever come across. He was very dedicated to finding the most suitable tenants in the shortest amount of time. When I told him that I would need tenants for said amount of rent within a month or two, he went and researched and managed to pull out various profiles immediately for me to consider. Staying overseas, it was hard for us to coordinate with the tenants requirements since we weren't physically there. I tried to ask a few friends to help, but JJ was the one who responded in the end. He even helped to buy things requested by the tenants and helped to book contractors to fix minor repairs in the house. He was really helpful and I'm grateful for his help. He also keeps me updated on the status of the tenants and any requests they might have. I have also requested him to help me sell the unit as I'm looking to sell it off somewhere next month. All in all, he was really friendly and really helpful. I am very pleased by his work ethics and attitude.

Regards,

Sree (Residential Landlord - 441 Ang Mo Kio) ✨

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#HappyClientHappyDeal! # [www.wongjj.com](http://www.wongjj.com)





### Kenneth (Residential Seller)

Oct 4, 2016

*JJ has shown that he worked very hard on every buyers' lead and provided extremely dedicated service to his client. I will be giving exclusivity to him to sell my father's HDB flat unit in the coming year 2017.*



### Mr & Mrs Lai (Residential Seller)

Jul 27, 2016

*JJ had helped us to market the HDB house and he is able to sell at record high price. We would like to thanks for his effort on this!*



### Derek & Hui Shan (Residential Buyer)

Apr 21, 2016

*We will highly recommend you to our friends looking for properties and I am sure we will come to you when we are ready to purchase our next apartment!*



### Daniel & Feng Ling (Project Buyer)

Dec 11, 2015

*We would like to thank Jun Jie and your team for the quality service and we look forward to the same standard of service when we are ready to sell our existing BTO!*



*Collected over 100 testimonials. Customers' Satisfaction are my **Personal Achievements!***

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