

# Housing Lease Contract (English version)

Housing lessors: \_\_\_\_\_ (hereinafter referred to as PartyA)

出租人簡稱甲方

Housing Tenant: \_\_\_\_\_ (hereinafter referred to as PartyB)

承租人簡稱乙方

The terms of the lease contract are as follows:

房屋租賃契約及條約明細如下

NO.1: The location of the house and the scope of use of the house

甲方房屋所在地使用範圍：

NO.2: The lease period is limited from the Republic of China on May 1, 107 to the Republic of China on April 30, 108, for a total of one year

租賃期間限自 中華民國 107 年 05 月 01 日 至 中華民國 108 年 04 月 30 日，共計一年

NO.3:

The rent is NT \$20000 per month and should be paid before 01th each month, the lessee shall not delay or refuse (excluding electricity and natural gas charges) for any reason, and the electricity tariff is NT \$5.

租金為每月新台幣 20000 元整,應於每月 01 日前繳納,每次應繳一個月,乙方不得藉由任何理由拖延或具那（不含電費及天然瓦斯費）（電費一度,新台幣 5 元）

NO.4:

When making the contract, party B shall provide party A with NT \$40000 as pledge, and party B will not renew the lease

After the housing has been vacated, the lessor should return the lessee's deposit, NT \$40000

制定契約時,乙方應提供繳交甲方新台幣 40000 元,作為質押金,承租人往後若不續租,出租人應於乙方遷空,交還房屋後,無息退回質押金

NO.5

All repairs and electricity charges, natural gas charges, will be borne by the lessee, the housing tax is borne by the lessor.

房屋一切修繕費及電費,天然瓦斯費,將由承租人負擔,房屋稅金由出租人負擔

NO.6

If there are changes inside and outside the house, unless the lessor agrees, you cannot change and dispose of the building without authorization, and you can not damage it, if the lease expires, please restore the original appearance of the house.

如果房屋內外發生變化，除非出租人同意，否則您不得擅自更改和處置該建築物，並且不能損壞建築物，如果租約到期，請恢復房屋的原貌。

NO.7

The lessee shall not, without the consent of the lessor, lend the House to other persons and shall not, without the consent of the lessor, rent the house to any person other than the contract.

未經出租人同意，承租人不得將房屋出借給其他人，未經出租人同意，不得將房屋出租給合約以外的任何人。

NO.8

During the lease period, if the lessee is to terminate the contract, the lessor retains the power not to refund the quality deposit, rent, is not responsible for the transfer fee, and the lessee needs to return the housing to the lessor unconditionally, the lessee can not have prevarication.

在租賃期內，如果承租人終止合同，出租人保留不退還質押押金的權力，租金不承擔轉讓費用，承租人需要無條件退還房屋給出租人，承租人不能推諉

NO.9

The House shall not illegally use or store dangerous goods, avoid causing any impact on public safety, and if the housing damage is caused, the lessee shall be liable for compensation and no prevarication.

房屋不得非法使用或者存放危險貨物，不得對公共安全造成影響，造成房屋損壞的，承租人應當承擔賠償責任，不得推搪。

NO.10

If the property is damaged by the lessee, the lessee should bear the liability, if, because of natural damage, need to repair the necessary, the lessor will be responsible for repair

如果財產被承租人損壞，承租人應承擔責任，如果由於自然損害需要修理必要的，出租人將負責修理

NO.11

If the leased house needs to be rebuilt, the contract will be destroyed naturally and the lessee must not be prevarication.

租賃房屋如需要重建更改建築時，此契約自然銷毀，承租人不得有推諉

## NO.12

If the lessee of default or breach of the terms of this contract, the lessor lead to damage to the interests, needs to listen to the lessor compensation for damage, and if, the legal issues involved, the lessee is responsible for all expenses required for compensation

如果承租人違約或違反本合同條款，出租人導致損害利益，需要聽取出租人賠償損害賠償，如果涉及的法律問題，承租人負責所需的一切費用賠償金

## NO.13

Both parties agree that there is a relationship between the lease contract proceedings, the lessor is located in the District Court jurisdiction.

雙方同意租賃合同訴訟之間存在關係，出租人位於地方法院管轄區。

## NO.14

Lessee and the lessor shall follow the provisions of this Deed of regulations, when any violation of any condition, the lessor has the right to recover the housing of the termination, the lessee all losses, without the lessor is responsible for

承租人和出租人應當遵守本規定的規定，在違反任何條件時，出租人有權追回終止房屋的權利，承租人全部損失，出租人不承擔責任

## NO.15

Taiwan's government needs to tax lessee and the lessor is responsible for their own houses by the lessor tax burden (taxes and houses a comprehensive income tax), if the increase in pre-tax part of the lease, the lessee will be responsible for the excess part of the subsidy, the lessee can not shirk

台灣政府需要向承租人徵稅，而出租人由自己的房屋負責稅務負擔（稅收和房屋綜合所得稅），如果租賃部分租賃的增加，承租人將負責過多 部分補貼，承租人不能推卸責任

## NO.16

During the contract expires, the tenant if there is any placement of furniture and personal belongings untreated, the lessor will have the right to self-handle

在合同期滿時，如果租戶沒有處理家具和個人物品，則出租人有權自行處理

## NO.17

Enforcement of regulations: 1. if the rent is not paid overdue for a month or more, the lessor has the right to rescind the contract, and request the tenant relocation

The 2. contract period, if the lessee needs early termination, the lessee to compensate the lessor for one month deposit quality, NT \$20000, the lessee shall not prevarication

法規執行：1，如果逾期未付房租一個月或以上，出租人有權解除合同，並要求租戶搬遷  
2.合同期限內，如承租人需提前終止，承租人賠償出租人一個月押金質量新台幣二萬元，承租人不得推諉

出租人 Lessor (A):

身分證字號 ID number:

住址 Address:

電話 TEL:

LINE ID:

承租人 Lessor (B):

身分證字號 ID number:

住址 Address:

電話 TEL:

LINE ID:

聯絡人 Contact (C):

身分證字號 ID number:

住址 Address:

電話 TEL:

LINE ID: