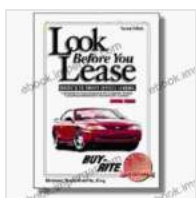


Look Before You Lease: The Ultimate Guide to Renting Smart and Protecting Your Rights

Renting an apartment or house can be a daunting task, especially if you're a first-time renter. With so many factors to consider and potential pitfalls to avoid, it's crucial to do your research before signing a lease. Look Before You Lease is the comprehensive guide you need to navigate the rental market with confidence and protect your rights as a tenant.

Chapter 1: Understanding the Basics of Renting

This chapter provides a solid foundation for understanding the fundamentals of renting. You'll learn about different types of rentals, lease terms, and the rights and responsibilities of both tenants and landlords. We cover essential concepts such as security deposits, late fees, and eviction notices, empowering you with the knowledge you need to make informed decisions.



Look Before You Lease: Secrets to Smart Vehicle Leasing by Kimberly A. Scott

★★★★☆ 4.6 out of 5

Language : English
File size : 264 KB
Text-to-Speech : Enabled
Enhanced typesetting : Enabled
Word Wise : Enabled
Print length : 192 pages
Lending : Enabled
Screen Reader : Supported

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Legal fee for tenancy agreement

Rental amount below		Rental amount above	
First RM10,000	25% of the monthly rent	First RM10,000	50% of the monthly rent
Next RM50,000	20% of the monthly rent	Next RM50,000	20% of the monthly rent
More than RM100,000	Negotiable	More than RM100,000	Negotiable

*Legal fee shall cover all legal work done by the lawyer for the tenancy agreement.

SCENARIO 1

Mr. A is a professional and will be entering into a tenancy agreement for a 3-year period. He is renting a 2-bedroom apartment with a monthly rent of RM2,000. He has decided to engage the services of a lawyer to assist in drafting the tenancy agreement and to handle any legal matters that may arise during the tenancy period.



Stamp duty for:

Rental agreement for 3 years	RM1
Tenancy Deed and endowment	RM2
Tenancy agreement for 3 years	RM1

Stamp duty for the tenancy agreement is RM4. The stamp duty for the tenancy deed and endowment is RM2. The stamp duty for the tenancy agreement for 3 years is RM1. The total stamp duty for the tenancy agreement is RM7.

One-off payments

Stamp duty (RM10,000 + RM5,000 + RM10,000)	RM7
Legal fee (RM10,000 + 25%)	RM2,500
One-off payment to the landlord (security deposit)	RM4,000
Two-month rental deposit (monthly deposit)	RM4,000
First month's rent	RM2,000
Total	RM12,500

SCENARIO 2

Mr. B is a professional and will be entering into a tenancy agreement for a 3-year period. He is renting a 2-bedroom apartment with a monthly rent of RM2,000. He has decided to engage the services of a lawyer to assist in drafting the tenancy agreement and to handle any legal matters that may arise during the tenancy period.



Stamp duty for:

Stamp duty (RM10,000 + RM5,000 + RM10,000)	RM7
Legal fee (RM10,000 + 25%)	RM2,500
Two-month rental deposit (monthly deposit)	RM4,000
First month's rent	RM2,000
Total	RM16,500

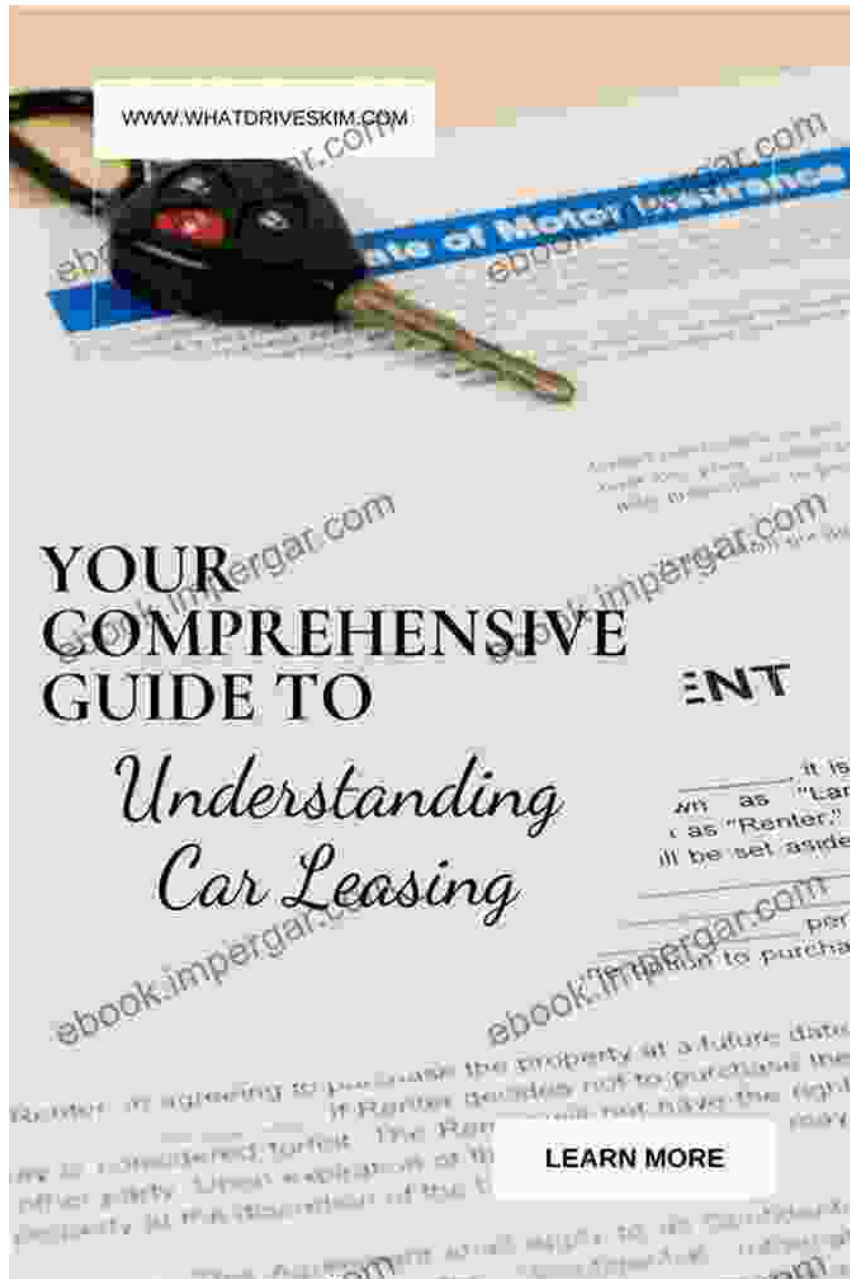
Chapter 2: Finding the Right Place

Finding the perfect rental home is a crucial step. We guide you through the process of narrowing down your search based on your needs, budget, and location. You'll learn how to use online rental listings, connect with real estate agents, and schedule viewings. We also provide tips on assessing the condition of a potential rental unit and identifying potential red flags.



Chapter 3: Negotiating the Lease

Negotiating a lease is an opportunity to protect your interests as a renter. We walk you through the key provisions of a lease, including rent amount, duration, security deposit, and pet policies. You'll learn how to negotiate with landlords, ask the right questions, and ensure that the terms of the lease are fair and reasonable.



Chapter 4: Protecting Your Rights as a Tenant

As a tenant, you have certain rights and protections under the law. We discuss these rights in detail, including the right to habitable housing, the right to privacy, and the right to due process in eviction proceedings. You'll learn how to report landlord violations, file complaints, and access legal assistance if needed.



WHAT ARE YOUR RIGHTS AS A TENANT?

Chapter 5: Moving In and Out

Moving in and out of a rental unit can be stressful. We provide practical advice on how to prepare for your move, including creating an inventory of your belongings, scheduling utilities, and conducting a walk-through with your landlord. We also cover the process of terminating your lease and getting your security deposit back.

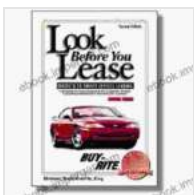


Chapter 6: Troubleshooting Common Issues

Even the most well-prepared tenants may encounter problems during their tenancy. This chapter addresses common issues such as landlord-tenant disputes, rent increases, and repairs. We provide strategies for resolving issues amicably and protecting your rights as a renter.



Look Before You Lease is the essential resource for anyone considering renting an apartment or house. It empowers you with the knowledge, tools, and confidence you need to find the right place, negotiate a fair lease, protect your rights as a tenant, and avoid potential pitfalls. Whether you're a first-time renter or a seasoned professional, this comprehensive guide will help you navigate the rental market with ease and ensure a positive and stress-free tenancy.



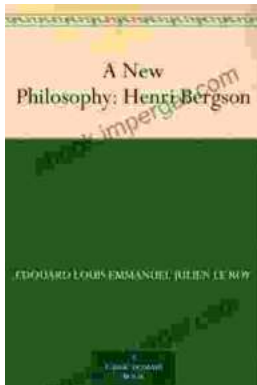
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