


Lessee

Name	HORSBURGH TAMLYNN JEAN				
English Name	HORSBURGH TAMLYNN JEAN				
Gender	Female	Nationality	South Africa	Date of Birth	<u>December 13,1990</u>
ID Name	Passport		No.	A09073033	
Email	X				
Address	Room 1002, Unit 10, Tianyunge, Tianzhu Garden, Shunyi District				

Agent I

Name	Mai Tenglong				
English Name	X				
Gender	Male	Nationality	China	Date of Birth	February 15, 1989
ID Name	ID Card	No.	610104198902153438		
Email	X				
Address	Room 1002, Unit 10, Tianyunge, Tianzhu Garden, Shunyi District				
Principal	HORSBURGH TAMLYNN JEAN				





Lessee (Seal): \_\_\_\_\_

Agent of Lessee (Seal): \_\_\_\_\_

\_\_\_\_ Year \_\_\_\_ Month \_\_\_\_ Day



Signing Date of This File: \_\_\_\_\_ Year \_\_\_\_\_ Month \_\_\_\_\_ Day

## Beijing Housing Rental Contract

Lessor (Party A): WANG ZHENGPINGLessee (Party B): HORSBURGH TAMLYNN JEAN

Intermediary (Party C): Beijing Homelink Real Estate Brokerage Co., Ltd.

Address: 5<sup>th</sup> Floor, Building 1, Courtyard 9, Jiuxianqiao East Road, Chaoyang District, Beijing

In accordance with the provisions of the Civil Code of the People's Republic of China and relevant laws and regulations, Party A and Party B, with the intermediary services of Party C, have reached the following agreement on matters related to housing leasing based on equality and voluntariness:

## Clause I Basic Information of the Property

(I) The property is located at Room 1002, Unit 10, 10<sup>th</sup> floor, Tianvunge, Tianshu Garden, Shunyi District, Beijing, with a construction area of 175.09 square meters.

(II) Property Ownership Status: Party A holds ☒ the Property Ownership Certificate ☐ House Purchase Contract ☐ other documents proving the source of the property, The Property Ownership Certificate Number is: Jing Fang Quan Zheng Shun Si Zi No. 79750, or the proof of property source is named: X, The name of the property owner (or tenant of public housing, or purchaser) is: WANG ZHENGPING, The property ☒ is ☐ is not mortgaged.

(III) The leasing parties mutually confirm that if the area or other related information displayed on third-party platforms differs from the information in the property ownership certificate, the information in the property ownership certificate shall prevail.

## Clause II Housing Leasing Conditions and Registration Filing

(I) Lease Purpose: ☒ Residential ☐ Commercial Leasing; if the lease purpose is residential, the number of occupants is 4, with a maximum of no more than 6 people.

According to the regulations stipulated in the "Notice on the Standards for Per Capita Living Area in Rental Housing and Related Issues" issued by the Beijing Municipal Commission of Housing and Urban-Rural Development, Beijing Municipal Public Security Bureau, and Beijing Municipal Planning Commission on July 1, 2013, the per capita living area (usable area) in rental housing shall not be less than 5 square meters, and the number of occupants in each room shall not exceed 2 people (except for those with statutory support obligations).

(II) If the Party B and the actual occupants are not the same, Party B shall provide Party A with the information of the actual occupants, as detailed in Attachment 7. If there are changes in the actual occupants, Party B must obtain prior written consent from Party A.

(III) Party A shall, within thirty days from the date of signing the housing lease contract, process the housing lease registration and filing with the district housing and urban-rural development or housing management department at the location of the rental housing. If there are changes to the registration and filing content, Party A shall complete the modification procedures within thirty days from the date of the change.

Party A shall, within three working days from the date of signing the housing lease contract, register the rental with the grassroots management service agency for floating population at the housing location or through the information system designated by the public security authority, and fill in the rental housing information along with the details of Party A, Party B, and other actual occupants. If there are changes in the occupants, Party A shall complete the modification registration procedures within two working days from the date of the change. If there are non-local residents among the occupants who need to apply for a residence card or residence permit, Party A shall provide the relevant documentation and assist Party B in going to the local public security station to complete the application process.

If there are foreigners among the occupants, ☐ Party A ☒ Party B shall complete the accommodation registration procedures at the local public security station within 24 hours from the time of signing this contract.

If the lease purpose is non-residential, Party A shall, within 30 days from the date of signing the housing lease contract, process the filing procedures for the housing lease contract with the housing administrative management department at the location of the property.

## Clause III Leasing Duration

(I) The housing lease duration is from July 15, 2023 to July 14, 2025, totaling 2 years and 0 months. Party A shall deliver the property to Party B under the agreed conditions before July 15, 2023. The Housing Handover Checklist (see Attachment 2) shall be considered as delivered upon the signing and sealing by both Parties, along with the transfer of the door keys and property handover.

(II) Upon expiration of the lease duration or termination of the contract, Party A has the right to reclaim the property, and Party B shall return the property and its accessories, equipment, and facilities in the ☒ condition that reflects normal use and ☐ the original condition at the time of handover by Party A. Both Party A and Party B shall conduct an inspection of the property and its accessories, equipment, facilities, and utility usage, and settle any costs they are responsible for.



(I) Party A and/or Party B shall request an invoice for the service fee from Party C. After the property is handed over, Party C will issue an invoice to the paying Party A and/or Party B for the intermediary service fee. If the paying party requires an invoice to be issued before the property handover, they must first pay the full service fee to Party C before requesting the corresponding invoice, which shall be issued in the name of the paying party; If there are multiple paying parties, the invoice can only be issued in the name of one or all of them. If there are multiple invoices, the headings must be consistent.

(II) If the contract is terminated and Party C needs to refund the fees, the paying party shall return the issued invoice to Party C; If the paying party is unable to return the VAT invoice, they shall compensate Party C for the tax loss incurred at a rate of 6% of the refund amount.

(III) Others:   X  

(No text below)

Lessor (Seal): Wang Zhengping  
July 12, 2023

Agent of Lessor (Seal): \_\_\_\_\_

Lessee (Seal): \_\_\_\_\_

Agent of Lessee (Seal): Mai Tenglong  
July 10, 2023

Real Estate Brokerage Agency (Seal): Beijing Homelink Real Estate Brokerage Co., Ltd.  
Address: 5<sup>th</sup> Floor, Building 1, Courtyard 9, Jiyuanjiao East Street, Chaoyang District, Beijing



Signature of Real Estate Agent 1: Lian Chao  
July 12, 2023 Qualification Registration Certificate No.: BJ0045812

Signature of Real Estate Agent 2: \_\_\_\_\_ Qualification Registration Certificate No.: BJ0041137

Signature of the Responsible Person: Lian Chao  
July 12, 2023 Tel: 18001220108

Attachment 1: Detailed List of Relevant Fees

Attachment 2: Housing Handover Checklist

Attachment 3: Contract Registration Notification and Confirmation Letter

Attachment 4: Notification of Brokerage Service Fees

Attachment 5: Guidelines for Housing Rental

Attachment 6: Guidelines for Using Rental Housing

Attachment 7: Actual Occupants Information Form

Note: When Party A and Party B pay the intermediary fee to Party C, please request a receipt from Party C that is stamped with Party C's official seal.

