

## Expats Renting House in Shanghai

### CBIZE Tips for you on signing the House Lease Contract:

#### 1. Confirm the subject identity of the lessor and the lessee

As long as the lessor comply with the qualifications and conditions for leasing, the lawyer shall check the subject identity of the two parties.

For individuals, the ID certificate or passport shall be checked; for enterprises and other organizations, the certificate of business registration, certificate of legal corporate capacity, the certificate for the authorization of the representative for signing the contract shall be check. For overseas enterprises, the abovementioned certificates shall be notarized.

#### 2. Authorized leasing

If the owner of the house authorize others to lease the house, the owner shall issue the letter of authorization and sign the agreement for authorization of house leasing with the authorized party.

#### 3. Agent leasing

The agent shall show the lessee the authorization letter issued by the owner of the house. If the agent collect the rental fee for the owner, the related authorization letter shall be showed.

#### 4. The lease contract

The House Lease Contract shall include the following items:

- (1). The name, location of the lessor
- (2). The location, area, structure, auxiliary facilities and equipment as well as their condition of the premise
- (3). The usage of the premise
- (4). The time for the delivery of the premise
- (5). The leasing period
- (6). The amount of the rental fee, the payment, and time limit for payment
- (7). The requirement for the use of the premise as well as the responsibility for maintenance of it
- (8). Condition of the premise on return
- (9). Terms for sublease
- (10). Conditions for change or termination of the contract
- (11). Breach of the contract
- (12). Settlement for dispute
- (13). Other issues

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