

5. Viewings for Tenanted Houses:

Please refer to Section 3 above to check the tenancy status and lease expiry dates.

To be fair to our Tenants, especially in the current pandemic situation, it is not possible to arrange viewing for every request. Therefore, our management has to impose some requirements before we consider to arrange any viewing for your client: -

1. You have personally and thoroughly gone through with your client ALL the information from our website (incl property details, asking price, floor plans, photos, virtual tour and tenancy).
2. You have personally accompanied your client to inspect the property from the outside and checked out the location and general environment.
3. You have ascertained that your client is sincere and has the means to buy the property.
4. **IMPORTANT:** Your client is required to provide a preliminary offer (not budget) first, in the form of a photo of the cheque for the 1% option fee.
 - i. While this need not be a binding offer at this point, you shall nonetheless ensure that it is a sincere and informed offer. The cheque should be issued by the prospective buyer (not the agent). It should not contain any error that will cause the bank to reject it.
 - ii. Before getting a photo of cheque, it is advised that you let us know what is the likely offer price, so we can check with our management first.
5. Once you have satisfied the above and secured a preliminary offer, we will seek approval from our upper management.
 - i. If approved, any viewing will still be subject to tenant's approval and schedule, as well as any mandatory restrictions on the number of visitors.
 - ii. Please provide us sufficient advance notice of at least 2 working days before your desired viewing time (which is still subject to tenant's approval).
6. If we managed to secure a viewing from the Tenant,
 - i. You and your client must be punctual for it. It is not uncommon for Tenants to refuse entry if the agent and the client are late.
 - ii. If you must cancel or reschedule the viewing (which we strongly advise against), you must give at least Two (2) working days' prior notice and provide a valid reason.
 - iii. After the viewing, our upper management will contact you for a detailed update.