

REAL ESTATE LEASE AGREEMENT FORM

부동산 임대차 계약서

This Lease Agreement is made with respect to the leasing of the residential premises(hereinafter referred to as "premises") as described below upon the terms and conditions contained herein.

1. Description of Premises (부동산의 표시)

LOCATION (소재지)				
Land (토지)	category	대	Area	243.60 m ²
Building(건물)	structure	Reinforced Concrete/Neighborhood	Area	668.15 m ²
	purpose	Living Facility		
Part for rent (임대할 부분)	Unit		Area	16.5 m ²

2. Terms and Conditions(계약내용)

Article 1. (Purpose) The security deposit and balance will be determined as follows upon the agreement between the Lessor and the Lessee

Security Deposit (보증금)	*00,000 KRW
Down Payment (계약금)	*00,000 KRW
Balance (잔금)	*00,000 shall be paid on (Date :)
Monthly Payment (월세)	*00,000 KRW shall be paid in advance on (Date : Every)

Article 2. (Terms of Lease) The lessor shall deliver the premises described above to the Lessee by (Date:) in such condition in which the Lessee is able to use the premises or to make a profit thereon according to the purpose of the lease, and the term of said lease shall be by (Date :)

Article 3. (Purpose modification or sublease) The lessee shall not modify the purpose or structure or transfer the right of lease to the relevant premises or make use thereof for any purpose other than that as originally agreed by the Lessor and the Lessee without the consent of the lessor.

Article 4. (Cancellation of contract) In the event that the lessees consecutively defaults in the payment of rent 2 times or breaches the article 3, the lessor may claim for cancellation of contract.

Article 5. (Termination of contract) Following the expiration, termination of this agreement, the lessee shall deliver the premises to the lessor as originally it was and at the same time the security deposit for rent which the lessee deposits with the lessor shall be refunded to the lessee. In case there are any types of debts such as penalties for breach the agreement, compensation and losses determined in any other special agreement herein, the lessor may refund the balance to the lessee.

Article 6. (Rescission of contract) Before the Lessee pays the Lessor the intermediate payment (the balance failing the intermediate payment), the Lessor and the Lessee may rescind this Agreement by the Lessor refunding double the down payment to the Lessee and by abandoning the down payment, respectively.

Article 7. (Non-performance of payment and compensation) In any case of non-performance of the articles by any party stated herein, the opposite party may file a suit and demand for rescission. The opposite party may claim for compensation or losses caused by the other party's non-performance and, the down payment will work as standard of compensation unless otherwise stated in the agreement.

Article 8. (Brokerage) The broker shall not be responsible for any inconvenience caused by non-performance of either party, the Lessor or the Lessee. The brokerage shall be paid by both parties and even in the case that the contract gets cancelled or rescinded by any reason which is not relevant to any faults or errors made by broker, the brokerage shall be paid. In the event it is joint brokerage of the two brokers, the lessee and the lessor should pay brokerage, respectively.

Article 9. (Distribution of **Property Description for customer's verification and etc.**) Property Description filled out by the broker and a copy of Mutual-aid Insurance Policy shall be distributed to the both parties the Lessor and the Lessee.

The Lessor and the Lessee hereby confirm this Agreement and hereto set signature and/or seals, and the Lessor, the Lessee and the broker shall retain one copy thereof.

Lessor	Address						Seal	
	Registration no.			Telephone no.		Name		
	Co-Lessor	Address		Registration no.		Name		
Lessee	Address						Seal	
	Registration no.			Telephone no.		Name		
	Co-Lessee	Address		Registration no.		Name		
Broker	Location of Main office						Seal	
	Name of Office							
	Chair Broker							
	Business Registration no.			Tele phone no.				
	Employed Broker	Sign	Seal					

Special	<p>1. Maintenance fee is *0,000KRW per Month Electricity, Water and Gas fee is separated. Internet fee is included. (인터넷/케이블 포함, 전기가스수도 별도)</p> <p>2. Electricity fee will be charged individually and Gas fee will be charged by each floor's total usage divided by the number of tenants of the floor (전기세는 개별 정산되며 가스 요금은 층별 사용량을 해당 층 거주 세입자수로 나눈 만큼 청구된다.)</p>
	<p>2. Pet is prohibited. A tenant should not cause any damage by noise to other tenants (애완동물 금지하며, 소음으로 다른 세입자들에게 피해를 주면 안 된다.)</p> <p>3. If the tenant depreciate any provided house appliance or furnishing, the tenant should pay the repair cost. (세입자는 현재 상태에서 건물 내 시설물에 대해서 파손 시 수리 비용을 내야한다.)</p> <p>4. The apartment cannot be shared with another person. (다른 사람과 방을 함께 사용해서는 안 된다.) / The apartment cannot be shared with opposite sex. (이성과 함께 방을 사용해서는 안 된다.)</p>
Agreement	<p>5. If the tenant adds another person as co tenant in his/her room, an additional fee will be charged as *0,000KRW (세입자 추가 시 관리비에 *만원 추가)</p> <p>5. The tenant should pay moving out cleaning fee when he/she moves out. *0,000KRW (퇴실 시 퇴실 청소비용은 *0,000원)</p> <p>6. If the tenant leaves the room before the contract ends, the tenant should look for another tenant and pay realty service fee.(임차인은 계약기간 이내에 퇴실 시 다음 임차인을 구해야하고, 중개수수료 발생 시 부담한다.)</p>
	<p>7. Principles must be followed. (No Smoking, NO Nailing on the wall, No Pet, Separated Trashing) (실내 흡연, 벽에 못질, 애완동물 사육이 금지되고, 분리수거 규정을 잘 지켜야 한다.)</p> <p>8. Lessor's bank account : Shinhan(신한은행) 123-456-78910 Account Owner(예금주) : 김시영</p> <p>9. Wifi router deposit *0,000KRW if borrows (공유기 빌릴 시 보증금 *만원)</p>
	<p>10. The landlord can cancel the contract if the tenant defaults rent for 2 months. And landlord can get rid of the tenant's luggage in the room when the contract is canceled by default. The Tenant cannot file criminal or civil</p>

suites about it. (차임 2기 이상 연체 시 계약 해지되며 집주인은 세입자의 짐을 방에서 뺄 수 있으며 임차인은 이에 민형사상 책임을 묻지 않는다.)

11. When terminating the contract, the tenant must notify the landlord no later than one month before the end of contract, or the contract shall be deemed to have been renewed (계약을 종료할 때 세입자는 계약 종료 의사를 1개월 전까지는 임대인에게 알려야 하며, 알리지 않았을 경우 계약은 갱신된 것으로 간주 된다.)

11. This English version of the contract is considered as a translation of the Korean version of the contract and has no legal effect. (영문계약서는 한국어 계약서의 단순 번역본이며 법적 효력이 없다.)

Lessor	Address						Seal	
	Registration no.			Telephone no.		Name		
	representative	Address		Registration no.		Name		
Lessee	Address						Seal	
	Registration no.			Telephone no.		Name		
	representative	Address		Registration no.		Name		
Broker	Location of Main office							
	Name of Office							
	Chair Broker						Seal	
	Business Registration no.			Tele phone no.				
	Employed Broker	Sign					Seal	