
***TSUEI MAMA
Foundation for
Housing &
Community
Services***

Speaker: Jessica Wu



 崔媽媽基金會

 @rgq2261b

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TSUEI MAMA FOUNDATION

How Can We Help You?



**Provide Common
Rental Knowledge**



**House moving
services**



**Help disadvantaged
to find suitable
houses**



**Legal Consultation
(online registration
is required)**

Before Renting

-Tips You Need Know-



#新聞情報站

看屋前要先付押金?

租屋網路詐騙
讓你血本無歸



崔媽媽基金會
TSUEI MA MA Foundation for
Housing & Community Services

If Lessor ask you to
“pay any kind of money”
before viewing the house?

Absolutely Don't!!
RUN!!

3 Types of Money in Renting

Type Detail	Earnest Money	Security Deposit	Rents
Definition	Lessee gives Money to Lessor to show their seriousness about renting a house.	Lessee gives Money to Lessor to cover possible loss or damage of house or equipment.	Lessee gives Money to Lessor for renting the house during period.
Payment Timing	After House Viewing Before Signing Lease	When Signing Lease	Usually paid periodically Monthly/Quarterly/Half-Year...etc
Payment Amount	No Limit, <u>Better NOT OVER</u> 1/3 of 1 Month Rent	Should <u>NOT OVER</u> 2 Months Rent	Affordable & Both Lessor and Lessee Agree
Get Back After Pay?	After Signing Lease, Lessor Should Turn Earnest Money Into Part of Rent or Security Deposit	Take Back When Make Sure: 1. Already moved out 2. No house equipment is broken 3. No other fees (electricity fee/ water fee...etc.) should pay	If Lessor has taken rent in advance, Lessor should return it



View House

Like It ❤️
Pay Earnest Money



Sign Lease

Complete ✓
Pay Security Money



Lessor Get Rent

Every Month/Quarter...etc.
Pay Rent



Live In House



Signing Lease

-What Should I Notice?-



Common Arguments

- Version of Lease
- Review Right of Contract
- Early Termination
- Check and Hand Over



Version of Lease

北市抽查市售空白租賃契約書「近6成為舊版」



買購不動產新聞台

2021年9月27日 · 3分鐘 (閱讀時間)



【MyGoNews林湘慈/綜合報導】不少租屋族及房東使用文具店販售的住宅(房屋)租賃契約書簽約，為保障租屋族權益，台北市政府法務局會同地政局於日前蒐集轄內超商、文具店及書局等通路所販售之住宅(房屋)租賃契約書共計18件，查核是否符合「住宅租賃定型化契約應記載及不得記載事項」，合格率僅約4成。提醒租賃雙方使用內政部最新版本住宅租賃契約，並慎防假租屋真詐財。



- Pay Attention to Version of Lease!!

Newest Template will mark:
Approved, Published by
Ministry of Domestic Affairs

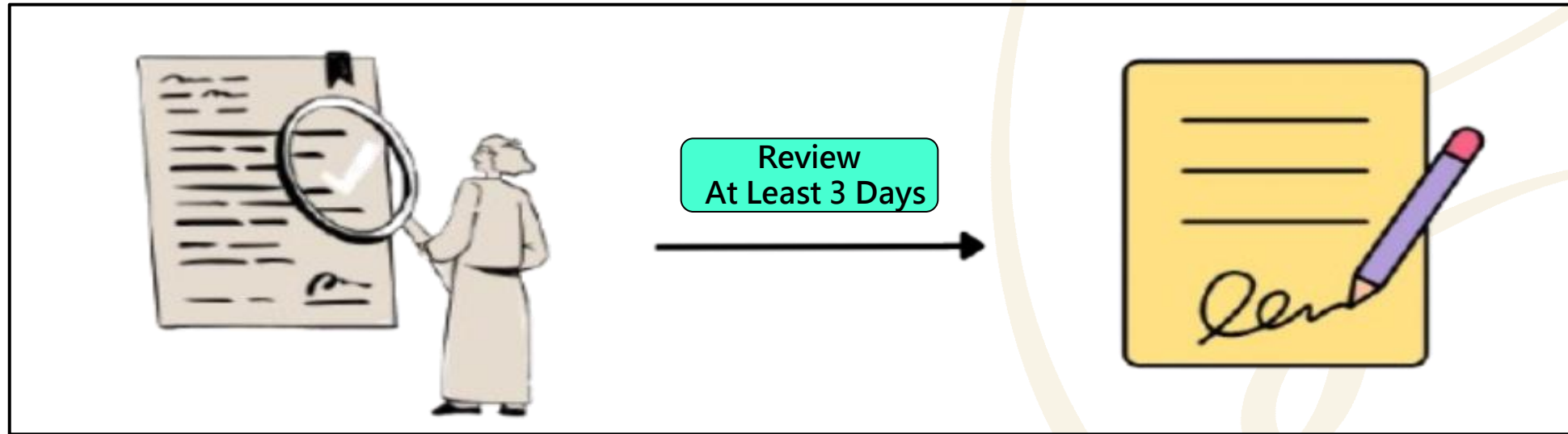
Common Arguments

- Version of Lease
- Review Right of Contract
- Early Termination
- Check and Hand Over



Review Right of Contract

- Contract Review Duration Needs **At Least 3 Days**.



If you need any **Lease Review Service**, call TSUEI MAMA Foundation, Tele: **(02)2365-8140**

Common Arguments

- Version of Lease
- Review Right of Contract
- Early Termination
- Check and Hand Over



Early Termination

Article 13 Arbitrary termination of this Contract

Other than the premature termination of the Contract as provided in Articles 16 and 17, the Parties may / shall not terminate this Contract prior to the expiry of the Contract.

Where a premature termination of the Contract arises as provided, either party of the Parties shall give a **one-month advance notice** to the other party. Failing to provide such an advance notice, the party terminating the Agreement straight shall compensate the other party up to **one-month rent as a penalty**.

Where the Lessee shall compensate the penalty as set forth in the preceding paragraph may be taken to discharge from the security deposit as provided in Paragraph 1 of Article 4. If the deposit is deficient for the owing deduction, the Lessor shall be entitled to request the Lessee to pay for the shortfall.

Upon terminating the Contract under the conditions set forth in Paragraph 1 hereof, the Lessor shall refund the rent collected in advance to the Lessee.

If Parties **did not check this box**, whether this agreement can be terminated or not, **will be in doubt**.

Tell the other party **before one month**.

If did not tell the other party before on month, pay **up to one-month rent as penalty**.

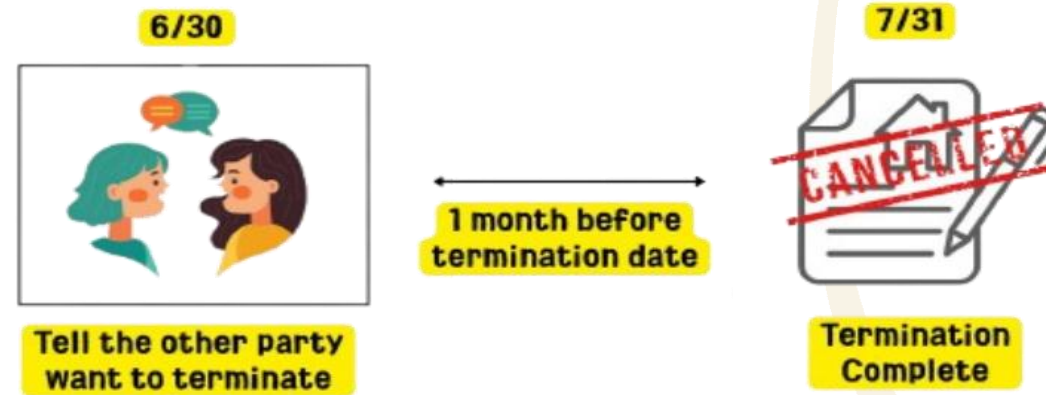
Early Termination

- Early Termination separates into 2 Parts:

- 1. **Termination at will:**

After inform in reasonable duration(at least 1 month).

Can be terminated by either lessor or lessee at any time, with or without reason.



- 2. **Termination For Reason** in Lessor or Lessee:

Ending lease early due to specific loss of contract or violation of law by either Lessor or Lessee.

Common Arguments

- Version of Lease
- Review Right of Contract
- Early Termination
- Check and Hand Over



Finish Signing Contract

Don't forget to notice following things:

- ★ 1. **Take Back Your Contract** : The contract is **made in two originals**, remember to take one with you.
 - ★ 2. **Pay Security Deposit** : Should **NOT over 2-month rent**.
-

Finish Signing Contract

Don't forget to notice following things:

! Most arguments comes from here. !

3. **Check and Hand Over**: **Check Number and Condition of the Appliances** in Room with the Lessor.

- It's recommended to take photos, keep until move out and lessor returns security deposit.
- Make sure contract noted to return the room "in original condition", or return "in current status".

Article 9 Interior renovation

Upon surrendering the Premises under the conditions set forth in Paragraph 1 hereof, the Lessee shall be liable for restoring the Premises back to their original condition / return the Premises as is / meet other requirements: _____.



Live In House

-Common Arguments-



Common Arguments

- Fee(Water/Electricity/Management/Internet Fee)
- Repair Responsibility
- Third party entry (family/ friends/ lessor)



Fees

1. The details of fees controlled under freedom of contract.
2. Once record specific price in contract, Lessor cannot raise fees during lease period.
3. The electricity charges shall not exceed the highest rate announced by Taiwan Power Company.

(Note: The English version of standard contract has not updated the newest electricity charges!)

(1) Property management fees:

- to be borne by the Lessor
- to be borne by the Lessee
- Related to housing: NT\$ _____ per month.
- Related to parking space: NT\$ _____ per month.

In case of an increase in such fees due to reasons not attributable to either one of the Parties during the lease period, the Lessee shall pay up to 10% of the additional fees; whereas in case of a decrease in such fees, the Lessee shall pay the adjusted lower fees.

others: _____

(2) Water charges:

- to be borne by the Lessor
- to be borne by the Lessee
- others: _____

(3) Electricity charges:

- to be borne by the Lessor
- to be borne by the Lessee (Note: In the case of shared housing and that electricity consumption readings are agreed by the Parties to be adopted as cost sharing bases, the Lessee shall be liable for NT\$ _____ /kWh during summer months and NT\$ _____ /kWh outside summer months, provided that the charges do not exceed the unit prices per kWh in the highest rate bracket for the incurring month as set by TaiPower Company.)
- others: _____

(4) Gas charges:

- to be borne by the Lessor
- to be borne by the Lessee

Electricity Fee

- Rate of Electricity Fee separates into 2 Parts:

- 1. **If charged by your actual usage:**

- (1) The electricity rate per kWh cannot higher than average price shown on bill.

- (2) If electricity fee of public area is not on bill, the lessor cannot charge extra.

Example: If each kWh is 3 NTD, the lessor cannot take higher than 3 NTD each kWh.

- 2. **If not charged by your actual usage:**

- "Total electricity fee of that period" collected by landlord cannot higher than total amount on Taiwan Power Company bill for that period.

Example: If total fee of September is 5,000 NTD, lessor cannot take higher than 5,000 NTD in total.

Electricity Fee

- Bill Information:
 - 1. Lessor **must provide** lessee with electricity bill details.
 - 2. If lessor **refuses to provide** bill, lessee can **directly request electricity usage & bill records from Taiwan Power Company.**
-

How to Check Electricity Bill Online?

Transparency in Rental Housing Electricity Usage Taipower Launches "Tenant Electricity Fee Enquiry" on January 31, Giving Tenants Easy Access to Electricity Bills



超簡單2步驟申請 即可隨時上網查詢

STEP1 — 備妥 身分證明文件
 租賃契約書



(欲申請「詳細版查詢」, 需檢附 「房東同意書」)

STEP2 — 至台電各服務據點填表申請

小提醒:

- 等待3-5個工作天台電建檔完成後就可開始使用
- 租客只需申辦一次, 即可於租賃期間隨時至台電官網查詢
- 相關文件可於台電官網:
[線上查詢](#) / [租屋電費查詢專區](#) 下載



- Step one: Lessee should **bring**
 - (1) Lease agreement
 - (2) Identification document
- Step two: **Go Taiwan Power Company service office**, fill out application form
 - (1) Processing takes approximately **3 to 5 working days**.
 - (2) After finishing, lessee can **go online to check average electricity cost** per kWh.
 - (3) Lessee may also directly **apply electricity usage and billing information** from Taiwan Power Company during the lease period.

How to Check Electricity Bill Online?

台灣電力公司
Taiwan Power Company

111年11月繳費通知單(繳費憑證)
Nov. 2022 Electricity Bill (Payment Receipt)

先生/女士/寶號
繳費期限 Due Date
111/11/24

應繳總金額 Total Amount
*****2686元

繳費資訊 Payment Info.
行動支付掃描繳費
使用網路銀行·ATM·
電話語音繳費·請輸入:
代收截止日 111/12/28
電話

計費內容 Charge Info.
流動電費 2887.4元
節電獎勵 -201.0元
應繳總金額 2,686元

其他資訊 Other Info.
輪流停電組別 H
饋線代號 WM53
每度燃料成本 2.6295元
本期碳排量 559公斤
每度繳交再生基金 0.0023元
★去年全年平均電價 2.71元
★當期每度平均電價 2.45元

流動電費計算式:
\$2887.4=1.63x240(36/61)+2.38
/61)+3.52x340(36/61)+4.80x98
/61)+1.63x240(25/61)+2.10x42
/61)+2.89x340(25/61)+3.94x98

註:
1.營業稅已併入各項應稅費用內
2.請持本單繳費,本聯經代收單位收款蓋
收執作為繳費憑證。
3.本繳費憑證各項金額數字係由機器印出,如
器印或有塗改字跡或無經收入蓋章者,概屬無效。

業統一編號:
111/08/26至111/10/25
費日:111/10/26;111/11/04
費日:111/12/28;112/01/06

◎本聯為用戶載具及發票資訊,請妥善保存,以利兌換,代收單位請勿斷

Total Amount

Average unit price per kWh

Common Arguments

- Fee(Water/Electricity/Management/Internet Fee)
- Repair Responsibility
- Third party entry (family/ friends/ lessor)



Repair Responsibility

- Appliance provided by lessor (Example: Air Conditioner/Washing Machine) is not working....
 - Who should fix them??? Lessor or Lessee???



Repair Responsibility

- The **Lessor** shall be responsible for...
 - ➔ **Repairing House and Appliance provided by them.**
 - However, this responsibility **may be shifted to the Lessee** by agreement!
 - ➔ **Carefully discuss with Lessor before signing lease.**
-

Repair Responsibility

Attachment 3

Letter of Acknowledgement by the Lessee on items and scope of the repairs and maintenance borne by the Lessee

On _____ (mm) _____ (dd) _____ (yy), the Lessor
_____ and the Lessee _____
entered into the lease Contract for leasing the Premises to the Lessee.
In accordance with Paragraph(s) _____ of Article _____ of
the Contract, **the Parties hereby agree to the items and scope of the
repairs and maintenance that shall be borne by the Lessee**, as listed in
the form below. (The list is just an example, it should be confirmed by
both parties to the lease after agreeing on the actual situation.)

The Lessor: _____ (Signature/Seal)

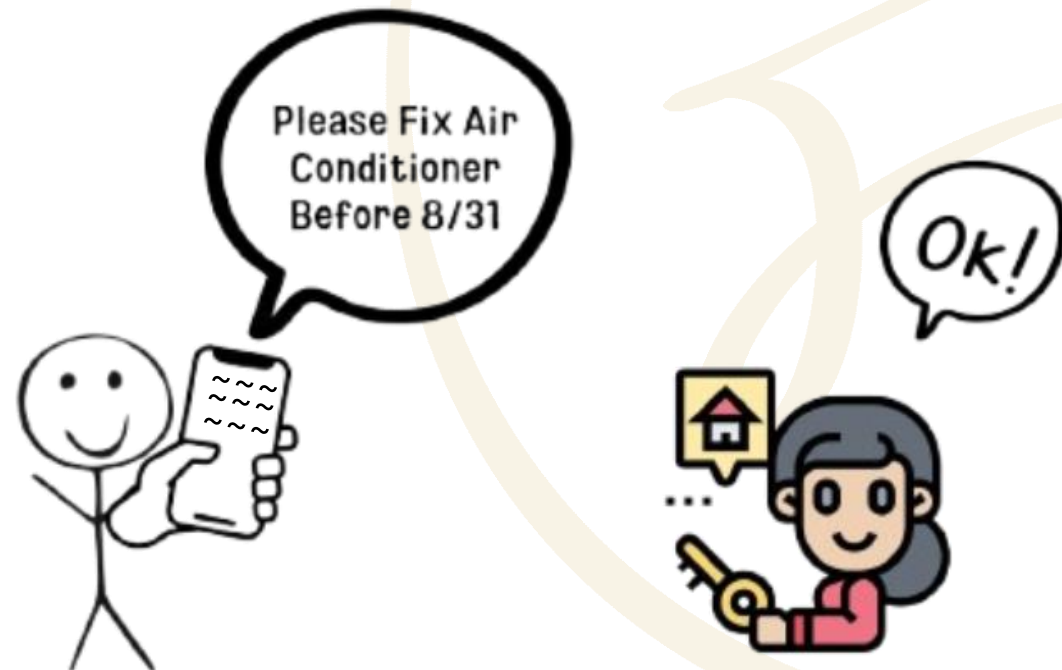
The Lessee: _____ (Signature/Seal)

- Be careful!!
- Check if responsibility has been shifted to Lessee.

Repair Responsibility

Steps in Repairing Appliances

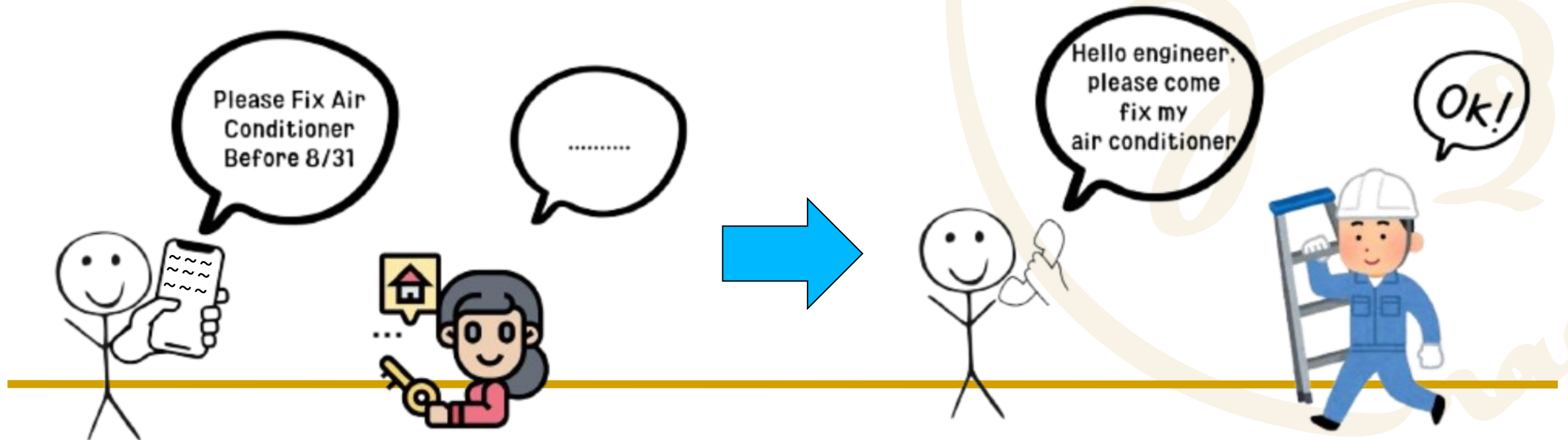
1. Tell Lessor something need to repair with clear deadline (in writing).



Repair Responsibility

Steps in Repairing Appliances

2. If Lessor fails to repair within deadline, **Lessees** may repair appliances **on their money**.



Repair Responsibility

Steps in Repairing Appliances

3. Keep receipt for repairs, and deduct repair money from rent in following month.



Common Arguments

- Fee(Water/Electricity/Management/Internet Fee)
- Repair Responsibility
- Third party entry (family/ friends/ lessor)



Third party entry: Family / Friends

- If my friend/family member wants to come to my room....
 - Before inviting your friend to stay, please check **whether there is any restriction on use of room.**

Article 7 Restrictions on the use of the Premises

The Premises shall be used for residential purpose only. Lessee shall not change the designated purpose of the Premises.

The Lessee agrees to abide by the condominium regulations or any other stipulations set for the residents. No illegal use or storage of any explosive or flammable materials is allowed.

The Lessee shall sublease, lend, or offer by any other means the Premises, in whole or in part, for use by other parties, or to transfer the lease to others with the consent of the lessor.

If the lessor agrees to sublease in the preceding paragraph, a consent letter shall be issued (as shown in Attachment 2) to indicate the scope and duration of the agreement to sublease and the reasons for termination of contract for the lessee to remind the sublessee when subleasing.

Check Here!

Third party entry: Family / Friends

- If my friend/family member **wants to come to my house....**
 - Before inviting your friend to stay, please **check whether there is any restriction on use of house.**



If **no restriction**,
still tell your lessor first.

If **there is any restriction**,
please **DO NOT** let your friend stay,
or you may be punished by lessor

Third Party Entry: Lessor

- Can Lessor enter my house without my agreement?
 - NO! During lease period, house can **only be used and enter by Lessee!**
 - If Lessor needs to enter, need to **get lessee's agreement first.**
 - **Lessee can change door lock** to avoid Lessor's enter, but **when lease ended,** lessee should **change back** the door lock.



Solve Argument

-Who Can Help me?-



Solve Argument

- ◆ Most of arguments can be solved by negotiation in good faith.
- ◆ Avoid emotional words and hurting
- ◆ Apply for Negotiation: District court, local government office,

TMM: (02)2365-8140

Web : www.lawhelptmm.gmail.com

Keep Evidence: Written Notifications

LINE



SMS



EMAIL



Legal attest letter

郵局存證信函用紙

(適用於中華郵政、臺灣、學校、公司、政府機關等由郵局寄送之存證信函)

郵局
存證信函單 號

一、寄件人 姓名：
地址：
電話：
二、收件人 姓名：
地址：
電話：
三、收件人 姓名：
地址：
電話：
(本欄填寫，郵局不負責送件，請寄件人注意)

日期	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
寄件人																					
收件人																					
收件人																					



- 為保全通知事證，建議以文字通知為主

Q&A



Q&A - Legal House

How to check the house I want rent is legal or not?

- You can pay attention to:
 - Ask friend who can speak Chinese to view house with you, then ask lessor to provide Building Registration Transcriptions.
 - Search Cadastral Map System: Only provide Chinese Information
<https://easymap.land.moi.gov.tw/Index#>
 - Ask TSUEI MAMA Foundation to view for you.
-

Q&A - Legal House

Cadastral Map System

The screenshot displays the '地籍圖資網路便民服務系統' (Cadastral Map System) interface. The search bar at the top is set to 'Land Administration House Number' in 'Taipei City', 'Xinyi District', with 'the way' selected as 'the way' and '45' entered in the 'lane' field. A blue arrow labeled '1. Type In Address' points to this search bar.

On the left, a 'House Number List' window shows the following results:

House number query results
No. 45 Songqin Street
7th Floor, No. 45 Songqin Street
3rd Floor, No. 45 Songqin Street
2nd Floor, No. 45 Songqin Street
5th Floor, No. 45 Songqin Street
8th Floor, No. 45 Songqin Street
6th Floor, No. 45 Songqin Street
4th Floor, No. 45 Songqin Street

A blue arrow labeled '2. Tap Your Room Floor' points to this list.

The main map shows a cadastral plot with a tooltip for 'Lot No. (0689) 38-11, Section 5, Xinyi Section, Xinyi District, Taipei City'.

On the right, a 'Query results' window displays the following information:

Administrative district	Xinyi District, Taipei City
Land Office	Songshan Land Office
Location	0689 Xinyi Section 5
Create an account	00993000
Building area	76.68 square meters
Number of floors	008
Floor	Seventh floor
Building completion date	0870422 (Age: approximately 27 years)
Main Applications	Home use

A blue arrow labeled '3. View Result' points to this window.

Q&A - Legal House

Scamming

- You can pay attention to:
 - Ask Lessor provide document to check identity.
 - Refuse pay any money before viewing house.
 - Leave evidence when doing everything.
Example: Receipt of Paying Money; Chat History...etc.
 - Search house by image, ensure realistic of house.
-

Q&A – Price/Cost

Price Negotiation

- You can pay attention to:
 - Search College and University Rental Map: Only provide Chinese Information
<https://househunt.land.gov.taipei/app/index>



Q&A – Price/Cost

College and University Rental Map

台北地政找房+
臺北市政府地政局

front page Taipei Land Administration Cloud Instructions Inquiry Notes Contact Us

Required Please select the Road/Address/L Lot Name ex:2 or 2-1 or 00020001 MRT Line metro station

Advanced conditions Clear

College and University Rental Map

Rental Map House Price Map

2.Type in Address

1.Tap this Button

3.View Result (Average Price)

National Taiwan Normal University (Gongguan Campus)

- Total rental price (median)
- Room for rent: 12,000/month
- Shared apartment: 17,100 yuan/month
- Independent suite: 18,000 yuan/month

National Taiwan University/National Taiwan University of Science and Technology

- Total rental price (median)
- Room for rent: 12,000/month
- Shared apartment: 14,800 yuan/month
- Independent suite: 18,500 yuan/month

Taipei University of

Average price per year Average price over the years

Q&A – Price/Cost

Invisible Costs

- You can pay attention to:
 - Read Lease Carefully:

Rent Fee Contains Water/Electricity/Management/Internet Fee...etc.?

- Record Fees you need to pay on lease.



Article 5 Relevant charges during the lease period

Relevant charges incurred when using the Premises during the lease period shall be handled as agreed below:

(1) Property management fees:

to be borne by the Lessor

to be borne by the Lessee

Related to housing: NT\$ _____ per month.

Related to parking space: NT\$ _____ per month.

In case of an increase in such fees due to reasons not attributable to either one of the Parties during the lease period, the Lessee shall pay up to 10% of the additional fees; whereas in case of a decrease in such fees, the Lessee shall pay the adjusted lower fees.

others: _____

(2) Water charges:

to be borne by the Lessor

to be borne by the Lessee

others: _____

Q&A – Others

Noise Complaint

- You can pay attention to:
 - Each person have different feeling about noise.
 - Even if call police when noise event, you need to prove noise keep happening.
 - Thus, when viewing house, you can ...
 1. **Knock the walls** to check their thickness.
 2. **Open the window** to check the sound from outside is acceptable or not.
-

Q&A

Welcome to Ask any Other Questions



Thank you for your attention!

