



No. 1

Plaint

IN THE SUMMARY COURT AT GEORGE TOWN

Cause No. SC ____ of 20__

BETWEEN:

POH YXC LTD.

Plaintiff

AND:

CHERYLL SCOTT & ALAN SCOTT

Defendant

To the Defendant

545 Crewe Rd. George Town, Block 200/Phase 37
APT #2

THIS PLAINT has been issued against your by the above – named Plaintiff in respect of the claim set out on the next page.

Within 14 days after service of this Complaint on you, counting the day of service you must either satisfy the claim or return to the Court Office, PO Box 495GT, George Town, Grand Cayman, the accompanying Acknowledgment of Service form stating therein whether you intend to contest this action. If you intend to defend the action, in whole or in part, you must set out **full particulars of your defence** in the space provided in the Acknowledgement of Service form.

If you fail to satisfy the claim or fail to return the Acknowledgement of Service form containing full particulars of your defence, the Plaintiff may apply for a **default judgment** without any further notice to you.

Issued this 29 day of OCTOBER 20 25

See overleaf for particulars of the Plaintiff's claim

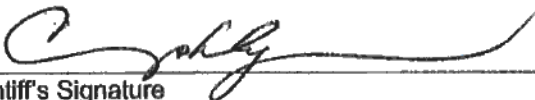
PARTICULARS OF CLAIM

(Here set out in numbered paragraphs the grounds upon which the Plaintiff claims that the Defendant is indebted to him or is liable to pay damages to him)

Cheryll and Alan Scott have failed to pay their rent and utilities since May 2025 and continue to have an outstanding balance. The tenants were notified and reminded multiple times to make the payment. Despite their repeated assurances, they have consistently delayed. Although they have made partial payment, the amount is not sufficient to cover half the rent, utilities and accumulated charges.

AND the Plaintiff claims:

- 1 The sum of 6265.02.
- 2 Interest in the sum of \$ 845.95 calculated at the prescribed rate from to date.
- 3 Fixed costs of \$ 125, alternatively costs to be assessed.


Plaintiff's Signature

Plaintiff's address for service

1 CAY COURT NEWPORT AVENUE, GEORGE TOWN, GRAND
CAYMAN, CAYMAN ISLANDS

phyeet pue.ching@gmail.com

1345 929-8228

RESIDENTIAL LEASE AGREEMENT**545 Crewe Road, George Town, Block 20D/Parcel 37****1. THE PARTIES:**

This Residential Lease Agreement is made on Jan 19, 2025 , by and between:

Landlords

- **Name:** Paul Ching / Catherine Tan
- **Email:** plye.ching@gmail.com
- **Phone:** 929-1668 / 929-8228

Number of Tenants occupying: [2]

Tenant's information 1

- **Name:** Cheryl Scott
- **Email Address:** _____
- **Phone # :** (345) 923-6064
- **Passport /Cayman Is Driver ID Number :** _____

Tenant's information 2

- **Name:** Alan Scott _____
- **Email Address:** _____
- **Phone # :** _____
- **Passport /Cayman Is Driver ID Number :** _____

2. PROPERTY:

The Landlord hereby leases to the Tenant/s the dwelling located at:

- **Property Address:** 545 Crewe Road, George Town, Block 20D/Parcel 37
- **Apartment and Room #:** [2]

3. RENT:

The rent shall be KYD \$ 1300 per month payable on the 21th of each month so long as this lease is in force.

Mandatory Direct Deposit: Starting from moving in date, it will be mandatory for all tenants to pay their rent via direct deposit.

Bank Details:

- Bank Name: Cayman National Bank (CNB)
- Account Number: ~~606-15566~~ (KYD Checking)
- Beneficiary Name: YXC LTD

3a: PAYMENT TERMS:

Tenants shall be responsible for:

- ☐ Monthly Rent: KYD \$ 1300 due on the [21th] of each month
- ☐ Security Deposit for CUC KYD \$ 150 due at signing of this agreement
- ☐ Monthly rental deposit: KYD \$ 1300 due at signing of this agreement
- ☐ Others:

Security Deposit:

Upon execution of this Lease, Tenant will deposit with the Landlord as a security for any damage caused to the Premises during the term hereof.

Utilities:(gas, water and internet):

CUC, internet, and water bills are not included in the rent and will be split among tenants based on headcount. Tenants must notify us in advance of the number of people residing in each apartment or room. Upon receiving the utility bills, the total amount will be divided equally among all occupants of the apartment or room.

Please note that we do not control individual usage of air conditioning or water.

All changes in occupancy must be communicated to us ahead of time.

4a. PERSONAL FURNITURE:

Will you be bringing any personal furniture into the rental property?

- ☐ Yes
- ☐ No

If yes, please list the items you plan to bring:

Item Description	Quantity	Notes

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4b. VEHICLE INFORMATION:

Do you have a vehicle that you will be parking at the rental property?

☐ Yes

☐ No

If yes, please provide the following details:

Information	Details
Vehicle Make and Model	
Vehicle Color	
License Plate Number	
Registration State	

Parking space required:

☐ Yes

☐ No

5. TERMS TENANT/S AGREE ON:

The term of this Lease shall commence on Jan 21, 2025 and shall continue until

Jun 30, 2025.

This Lease shall automatically extend on a month-to-month basis under the same terms and conditions unless terminated otherwise.

No refund of the security deposit shall be provided if the lease agreement is breached after signing.

Rent must be paid for the entire agreed-upon rental period, regardless of whether the tenant(s) are on vacation or holiday. As long as the tenant(s) are leasing and have possession of the apartment, they are responsible for paying the full rent as agreed.

5a. Use of Property:

Tenants shall use the property for residential purposes only. Tenant agrees not to engage in or permit any household members, relatives, guests, invitees or agents to engage in any unlawful use of the dwelling unit, common areas or grounds.

No visitor or family member allowed to stay / overnight to cause any disturbance and misunderstanding. It will be a breach of contract and may cause termination of lease. No person is allowed to reside in the premises without landlord permission.

5b. Notice of Absence from Unit:

Tenant shall notify the landlord in writing if the dwelling unit will be left unoccupied by at least one adult household member for a period of longer than 30 days, and shall advise Landlord how to contact Tenant during such period so you will not be charged for the utilities consumption during absence.

5c. Tenant's Duty to Maintain Premises:

- The Tenant shall maintain the premises in a clean and neat condition and at all times.
- Tenants shall use all appliances, fixtures and equipment in a safe manner and only for the purposes for which they are intended and shall not litter, destroy, deface, damage or remove any part of the dwelling unit, common areas or grounds.
- Tenant shall pay amounts due for repairs for property damage, reasonable wear and tear, caused by the intentional or negligent conduct of Tenant, a member of the Tenant's household, relatives, invitees, guests or agents upon receipt of a bill from the Landlord. The written bill shall include items of damage, the corrective action taken and the cost thereof.

5d. Change of Move-Out Date:

Notice Requirement: If the Tenant wishes to change their move-out date after providing the initial notice, they must submit a written request to the Landlord at least 30 days in advance of the new desired move-out date. Approval of the new move-out date is at the Landlord's discretion.

Forfeiture of Last Month's Deposit: The Tenant acknowledges that any change to the agreed-upon move-out date will result in the forfeiture of the last month's deposit. This forfeiture is intended to cover administrative costs and potential loss of rental income due to the change.

5e. House Rules:

- No smoking inside the property.

- No events or loud parties.
- No pets.
- No loud noise after 10 pm.
- No overnight guest or visitor without any permission from the landlord.
- Leave the apartment clean the way you moved in.
- It is agreed the tenant will conduct in a respectable manner and will not cause any disruption to other tenants.
- The property is to be kept clean and tidy at ALL TIME.

5f. Moving Out Procedure:

Notice of Intent to Vacate: The Tenant must provide the Landlord with a written or text notice of intent to vacate at least 30 days before the intended move-out date.

The notice must include what date and time the tenant will leave and be sent via plye.ching@gmail.com or phone number.

Final Inspection: The Tenant must schedule a final inspection with the Landlord at least 14 days before the move-out date. The Tenant has the right to be present during the inspection. Any damages beyond normal wear and tear will be noted, and the Tenant may be held responsible for the cost of repairs.

Upon termination of this agreement, Tenant shall vacate the premises, remove all personal belongings to him / her and leave the premises as clean as she/he found them, normal wear and tear and damage by unavoidable casualty excepted, and return all keys to Landlord immediately upon vacating.

Return of Keys: All keys must be returned to the Landlord by the move-out date. Failure to return these items will result in a charge for replacement.

Utility Transfers and Final Bills: The Tenant must ensure that all utilities are transferred back to the Landlord's name by the move-out date and is responsible for all utility bills incurred up to that date.

Security Deposit Return: The Landlord will return the security deposit within [30] days after the Tenant vacates the property and returns the keys, less any lawful deductions. An itemized list of any deductions will be provided.

Entering of the property: The landlord or maintenance personnel may need to enter your property to address repairs or necessary maintenance. In such cases, you will be notified in advance via text message or phone call. We will not enter your premises without your prior consent. We respect your privacy and property, and any work will be conducted promptly to address urgent issues only.

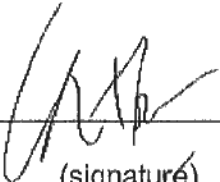
Forwarding Address: The Tenant must provide a forwarding address for the return of the security deposit and any future correspondence.

5f. Cleaning fee :

Required \$75 mandatory cleaning fee end of tenancy and it will be deducted from deposit. Before moving out of the apartment the tenant/s must engage a cleaning company to do deep cleaning.

Please follow the above rules and regulations and maintain a peaceful, safe and pleasant environment for yourself and others tenants.

Signed: **Landlord's name:**


(signature)

Date: 19 Jan 2025

Signed: **Tenant's name:** _____

(signature)

Date: _____

Signed: **Witness's name:** _____

(signature)

Date: _____

No. 2

Acknowledgment of Service

IN THE SUMMARY COURT AT GEORGE TOWN

Cause No. SC _____ of 20__

Between:

YXC LTD.

Plaintiff

AND:

CHERYLL SCOTT AND ALAN SCOTT

Defendant

ACKNOWLEDGMENT OF SERVICE

1 State Defendant's name and address -

CHERYLL SCOTT AND ALAN SCOTT
545 CREWE RD, GEORGE TOWN, BLOCK 200/PARCEL 37 #2 LOT

2 State whether the Defendant intends to contest the action.

☐

Yes

☐

No

3 If you do not intend to contest the action, do you want time in which to pay the claim?

☐

Yes

☐

No

4 If you do intend to contest the action, in whole or in part, you must set out full particulars of your defence overleaf.

Service of the Plaint is acknowledged accordingly._____
Defendant's Signature

Dated this _____ day of _____, 20__

See Overleaf

PARTICULARS OF DEFENCE

(Here set out in numbered paragraphs the grounds upon which the Defendant says that he is not liable to the Plaintiff, or is not liable for the full amount claimed)

Defendant's Signature

REMINDER - This form must be taken or sent to the Court Office, PO Box 495GT, George Town, Grand Cayman within 14 days of receipt otherwise a default judgment may be entered against you.