

Rental Agreement

This document and all matters concerning this document shall be dealt with using the English language and shall comply with the laws of Thailand. Please be aware your passport details and address in Jomtien will be given to Thai immigration using the TM30 form as required by Thai law.

This rental agreement concerns the property at the address of:

..... View Talay Project , Jomtien, Thrappaya Road, Pattaya, Chonburi. 20150.

And is made between Real Vision Company Limited, (Here after known as the Landlord)

And (Here after known as the Tenant.)

It is agreed that on the 28/06/2014 the Tenant shall enter into this agreement to rent the above mentioned property from the Landlord for a period starting on the 28/06/2014 and ending on the 17/08/2014. It is understood that a..... Baht deposit is to be paid.

The agreed rental period is fixed. Should the Tenant wish to vacate the property before the end of agreed term, the tenants deposit shall be fore-fit. Please see section 11 on page 2.

It is agreed the rental shall be 0000000 Baht for the dates as shown above. On commencement of this agreement the Tenant shall pay to the Landlord the full rental and 00000Baht deposit. The deposit shall be returned at the end of the rental subject to the terms and conditions of this rental agreement.

Deposit:

The deposit is an insurance against damaged caused to the property by the Tenant.

The Landlord agrees to return the deposit in whole or remaining sum after deductions for utilities and any damages after the agreed rental period is completed. It is agreed by the tenant that should the deposit not cover damages or utility bills as a result of there occupancy then they except liability in whole for these amounts and shall make payment to the landlord.

The deposit will not be used or taken as monthly rental.

Inventory.

At the start of this rental agreement both the Landlord and the Tenant shall inspect the property. After an inventory of the property, it's contents and condition of each room shall be signed by both parties, each keeping a copy for their own records.

Landlord's Obligations.

1) The Landlord agrees to maintain the property and be responsible for major maintenance repairs, roof, water supply, electricity supply, air con and structural repair. Such as is in the Landlords control, unless damage has been caused by the tenant.

2) It is understood that the Tenant shall have sole occupancy of the property during the term of the rental agreement.

3) The Landlord reserves to right to terminate this rental agreement at any time, should the Tenant gives concern of any kind. The Landlord shall return the deposit minus any costs in any such case.

Signed in agreement by the Tenant:

.....

Tenant's Obligations.

1) The tenant agrees not to sub-let the property and to use as domestic dwelling only. Please note that no more than 2 people can occupy this room

2) The Tenant shall be responsible for: Water, electricity, telephone, wifi/internet and all other utility bills except the yearly common fee unless otherwise written in this document.

3) Payment of rent shall be on the day of arrival .If staying longer than one month then on the same day of the agreed monthly date of arrival until rental term ends. Failure to meet this time shall render the Tenant in breach of contract.

Allowing the Landlord to repossess the property with no return of the deposit.

4) The Tenant agrees to look after and maintain the property.. If the Tenant wishes to alter the property in any way, then the tenant must first get written agreement from the Landlord.

5) No nails or any sticky substances shall be used on the walls. Any marks on the walls shall be charged at 500 Baht a mark.

6) The Tenant shall allow the Landlord or agent to inspect the property, within 24 hours of the Landlord making such a request. If not the Landlord can enter the condo any time after 24 hours of such a request.

7) The Tenant is required to keep the property and its area clean and in the same state of repair as when they moved in and not to carry out any act that may **be illegal or cause a nuisance to the surrounding neighbours such as the playing of loud music and late night parties.**

8) Flammable or explosive materials may not be stored, other than that normally associated with a domestic dwelling. **NO incense or burning of candles is allowed in the room** OR smoking inside the condo.

9) No more than 2 people can stay in this apartment and their names must be the same as who are listed and named on page 4 of this document. Anyone else residing at the property will break the terms of this agreement and the tenant will be told to leave, **with the complete loss of the deposit.**

10) Telephone and related telecommunication bills shall be in the Tenants name. A separate deposit is required by the Landlord should the Tenant require a telephone line.

11) **For rental periods longer than 1 Month. Should the tenant vacate the property before the end of the agreed rental term the deposit shall be forfeit (Or the tenant can pay of the remaining months as shown on page 1 of this document and outstanding charges.)**

12) Loss of keys. If the room keys are lost then there is a 700Baht charge for each key and 300Baht for the loss of key card. 700Baht is the cost of **each new lock on the door.**

Number of key sets given to the Tenant:

Number of key cards given to the Tenant:

Failure to meet any of the above terms and conditions risks termination of agreement and loss of deposit.

Rules of the room

Please note that by the bathroom door there is a list of rules of the room. Please read them. They are important and form part of the rental contract.

It is understood and agreed by the tenant that the Landlord shall not be responsible for any loss or damage during the tenants stay in the room as addressed on the front page.

Insurance.

The Landlord and the Tenant shall each be responsible for appropriate insurance for their respective interests while the Tenant is in residence.

Indemnity of Premises.

The Tenant agrees to indemnify the Landlord from and against any and all losses, claims, liabilities and expenses including solicitor fees which the Landlord may incur as a result of the Tenants use of the property.

Completion of rental term.

- 1) On completion of the rental term the Tenant shall hand all keys and locks relating to the property back to the Landlord or agent. **Check out time is no later than 13:00**
- 2) The Tenant agrees and gives an undertaking that the property shall be handed back to the Landlord clean and in the same state of repair as when this agreement was entered into.
- 3) The Tenant shall pay to the Landlord for use of electricity and water used during their occupancy. **Please note that there is a 800Baht cleaning / laundry charge at the end of the rental agreement. This charge could be more if the property (Condo) is left very dirty. This includes the cleaning of 1 set of bedding and 4 towels.**

Upon moving in

Electricity meter reading when moving in:

Electricity meter reading when moving out:

Water meter reading when moving in:

Water meter reading when moving out:

Number of towels when moving in: 4.

Number of bed sets when moving in: 2 Sets.

Signed in agreement by the Tenant:

Signatures of agreement.

Both parties have read and understood the terms and conditions of this agreement and are happy to give their signature or company seal to be bound by such an agreement.

Signatures:

Date: 28/06/2014

Landlord:

Tenant:

Witness:

Names of people who will be residing at the property

1

Passport Number **Nationality:**

2

Passport Number: **Nationality:**

ID Card Number of Thai national:

Dear customer we offer a cleaning service during your stay.
We will come and clean your room once a week for 350Bht. We are sorry but this does not include your laundry.

Please note: There is a 800Baht cleaning and laundry charge at the end of the rental.

Rooms there are left very dirty will be charged 1500Baht or more. Please look after your home here in Thailand

Electricity at end =

Electricity at start =

Total units used = Charged at 5Bt a unit =

Total charge for electricity =

Water at end =

Water at start =

Total units used = Charged at 50Bt a unit =

Total charge for Water = + Electricity =

Cleaning/Laundry Charge = 800Bt normal cleaning for 1 set of bedding and laundry + 4 towels. There is an extra 200Baht charge for cleaning of 2 bed sets.

Other charges: Bht

..... Bht Total =

Total charges =

<u>Charges for room</u>	<u>View Talay</u>	
<u>ELECTRICITY</u>		
<u>WATER</u>		
<u>CLEANING</u>		
<u>OTHER CHARGES</u>		
<u>DEPOSIT GIVEN</u>		
<u>DEPOSIT RETURNED</u>		