

Condominium Rental Agreement

Made in: Chiang Mai
Date: XXX

This contract is made between:

Name: XXX
Date of birth: .. - .. -
Passport no.: (copy attached)
Nationality: XXX
email address: XXX

hereinafter called “the tenant”

and

Name: YYY
Date of birth: ..-..-....
Residing at: YYY
Phone no: YYY
Passport no.: (copy attached)
Nationality: YYY
email address: YYY

hereinafter called “the landlord”.

Both parties mutually agree to enter into this Condominium Unit Rental Agreement in accordance with the following terms:

1. The landlord agrees to rent out and the tenant agrees to rent the property located at: XXX.
2. The period of rent is from XXX to XXX.
3. The rent per month is THB XXX, which is due in advance.
4. The tenant has paid a security deposit (see appendix 1a). The landlord will return said deposit upon check out if no damage has been incurred to the property. In case any damage has been incurred, the landlord may take 1 week to estimate the amount of damage and return the balance of the deposit minus damages to the tenant. In case the tenants cancel or abort the rent, it is at the full discretion of the landlord to refund (part of) the deposit. In case there is substantial damage (such as fire), then the balance of the damage minus the deposit is due.
Upon signing of this contract, the tenant will pay the deposit (receipt signed separately in appendix 1a).
5. The costs of the common area fee of the building (maintenance fee), internet and TV subscription will be borne by: the landlord.

6. The costs of the usage of electricity and water will be borne by: the tenant. Further specification in appendix 1c.
7. The landlord will provide the property in a clean and well-functioning condition. The landlord is not liable for (occasional / temporary) disruption by providers of electricity, water, tv and internet services.
8. The tenant will take proper care of the room as any person of ordinary prudence would take care of his/her own room, and will, allowing for normal wear and tear, return the property in similar condition (some basic guidelines for use and living are specified in appendix 3).
9. The condominium is rented out in furnished condition. A list of the main furniture included is specified in appendix 2.
10. The tenant is not allowed to sub-let the property.
11. No pets are allowed in the room. Smoking is only allowed on the balcony.
12. The landlord or his representative (agent/worker) may enter the room for the purpose of inspection or maintenance or to show it to new tenants after the landlord has notified the tenant, at reasonable times of the day.
13. Should either party fail to fulfill the obligations imposed in this contract, then the other party is authorized to terminate the contract (or enforce legal action for specific performance under the contract, including claim for damages).

This contract is made in duplicate copies. The parties to the contract having read and understood the entire contract and its appendices hereunder sign their names (if applicable, in the presence of witnesses).

Signature:

Landlord name: YYY

Signature:

Tenant name: XXX

APPENDIX 1a. Receipt for room deposit

The tenant has paid the room deposit equal to: XXX on XXX.

Signed for receipt: _____

Landlord name: YYY

APPENDIX 1b. Receipt for rent payments

The tenant has paid the rent	amount	signed	payment channel
XXX, 20XX – XXX, 20XX	THB XXX	_____	_____
XXX, 20XX – XXX, 20XX	THB XXX	_____	_____
XXX, 20XX – XXX, 20XX	THB XXX	_____	_____

APPENDIX 1c. User charges

Electricity

Electricity costs: to be charged monthly by meter reading at 5 baht per unit.

Water

Water costs: to be charged monthly by meter reading at 30 baht per unit.

	electricity		water	
	reading	signed	reading	signed
start date				
end date				

APPENDIX 2. List of main items and furniture included

item	brand	number	details
kingsize bed	Lotus	1	
bedlinen	Fairmade	2	fitted sheet + 2 pillow case; flat sheet
sofa	Modern Furniture	1	
refrigerator	Sharp	1	
washing machine	Electrolux	1	
TV	Samsung	1	
DVD player	Samsung	1	
TV furniture		1	
counter bar chairs	Modern Furniture	2	
working desk	Index	1	
working chair		1	
		1	built-in
night-stand cabinet		1	
standing fan	Hatari		
several built-in cabinets			built-in
safety box	Sure	1	
cookers	Teka	1	
hood	Mex	1	
microwave grill	LG	1	
ceiling fan		1	
water boiler	Mamaru	1	
coffee maker	Philips	1	
pans		4	
plates, cups, glasses		several	
cutlery		several	
vases		several	
dry rack for laundry		1	
towels		4	big and small
key sets		2	
ironer	Philips	1	
ironing board		1	

APPENDIX 3. Some basic guidelines for use of equipment and the room and other suggestions

Windows

Please close windows to avoid raining in during your absence. Sliding doors are at some distance to the edge, they can be left open.

Aircon

Please open aircon once every 1-2 weeks to allow tubes to stay fresh (if you don't want cold air, just choose the fan mode).

After use, open a window to allow damp to leave the room, else the damp may stay in the pipes and cause smell over time.

Washing machine

Please keep door open for a while after washing to allow inner sides to dry. Don't close door entirely after that, put on 'lock' to allow some air in and out.

In case of long absence (more than a week) please close water supply tab.

Smoking

Please do not smoke inside the room. On the balcony ok.

Drains

Please keep filters on drains to avoid rubbish from entering the tubes. Take out hair regularly from drains in bath tub.

Toilet

(Normal amounts of) toilet paper fine, no tampons.

Calcium

Clean water boiler from calcium regularly by putting a small amount of vinegar in it together with a lot of water and wait to dilute. If you want to help keep the tabs in the bathroom shiny, it will help to wipe off water after use.

Safe

Current code for room XX :vvv

To reset the code: press red button on the back near the hinges, then press new code, for example 1234 + either A or B. Press new code again. Code is ready.

Bed

Superior matress: please turn matress at least every 3 months (horizontally from head to foot).

Internet WIFI

Network name: vvv

password: vvv

Long absence

In case you don't stay in the room for a relatively longer period of time (say 2 weeks), it could be best to close the main water supply and to unplug sensitive electronic equipment, such as DVD player and TV.