

KTN Apartment

Address: KTN Apartment 71/359 M.4, Lak-Hok sub district, Muang District, Pathumthani 12000
Tel: +66 81-612-3876 E-mail: ktnthailand@gmail.com

Type of room	Length of stay	Rental rate / month / room	Deposit
Single room	3-6 months	5,500 THB	5,000 THB
	1 year	4,500 THB	5,000 THB
Double room	3-6 months	7,000 THB	5,000 THB
	1 year	5,500 THB	5,000 THB

Note:

- 1. Refrigerator, electricity, water, television and Internet are excluded with the rental room.**

Item	Cost (THB)
Water	18 per unit
Electricity	7 per unit
Refrigerator	500 per month
Internet	500 per month

- 2. 3-6 months of stay are provided the internet and a refrigerator.**
- 3. If there is any conflict, the decision of the landlord shall be final.**

Address: KTN Apartment 71/359 Moo.4, Lak-Hok sub-district,
Muang District, Pathumtani 10200

Tel: +662-997-2505

Bank Account Information

Bank Name: Bangkok Bank

Swift Code: BKKBTHBK

Account Name: Watanachai Chaisalee

Account Number: 091-7021-883

Branch: Future Park Rangsit Branch

Type: Saving Account

Rental agreement

KTN Apartment 71/359 Moo.4,
Luk-Hok sub-district, Muang District
Pathumtani 10200
Tel: +662-997-2505

Date _____

This agreement is made between KTN Apartment, located at 71/359 Moo.4, Luk-Hok Sub-district, Muang District, Pathumtani, Thailand, hereinafter referred to as the “Renter” and Mr./Mrs./Miss _____
Personal ID. No. _____ Date of Birth _____, age _____
Nationality _____ Residing at _____
Email _____, hereinafter referred to as the “tenant”

Both parties agree to sign this as document which contains the following term and conditions:

1. The Renter hereby agrees to lease to the Tenant and the Tenant accepts to lease from the Renter a room at the building known as KTN Apartment which is located at 71/359 Moo.4, Luk-Hok Sub-district, Muang District, Pathumtani, at room No. _____. The term of this lease shall be for the period of _____ months commencing from _____ to _____. The Tenant accepts to lease the Premises for the purpose of living and hereby agree not to permit anyone to reside in the premises. The Tenant shall pay the monthly rental of _____ Baht (_____) for the room and _____ Baht (_____) (excluding VAT) for the furniture and decorative items in the room.
2. For the term of this Agreement, the Tenant shall pay in advance, on or within the fifth day of each and every calendar month. The Tenant has paid the amount of Baht _____ (_____) for the first monthly rental of the room and the use of furniture (including VAT)

3. The Tenant hereby agrees to pay the water supply, electricity and telephone charges (including VAT of the aforementioned utilities) according to the units used in each month throughout the term of this lease. The payment of utilities should be made together with the payment of the monthly rental in the manners prescribed in Clause 1
4. To pay the fees when due and payable at the time and in the manner as prescribed in Clause 2 and Clause 3, the Tenant must bring the monthly rental fee to the Renter at the office of the Renter. The Tenant hereby agree to pay Bath 100 (One hundred Baht only) per day as a penalty for the late payment. This penalty shall terminate when the total amount of monthly rental is settled. In the event that the Tenant fails to pay the monthly rental on the 15th of every month, the Renner has the right to apply the conditions stipulated in Clause 20.
5. The tenant has submitted and amount of _____ baht (_____) as guarantee deposit to the Renter. This deposit will be returned to the Tenant if there is no rent overdue or breach of the agreement.

Upon expiration of this agreement, if the properties in the apartment are found to be damaged due to the action of the Tenant or other residents, and are not restored to the original condition, the Renter has the right to deduct form the guarantee deposit to cover repair costs. The remaining amount will be returned to the Tenant. If the cost of damage exceeds the guarantee deposit, the Renter will require the Tenant to pay the actual amount.

6. The Tenant agrees to give the Renter, on the date of executive here of, the minimum of 500 baht (Five Hundred baht only) (including VAT) This sum shall be held by the Renter through out the term of this lease for this lease for purpose of keeping the building clean and improper conditions, the Tenant has no right to claim the aforementioned amount of money from the Renter.
7. On the date of signing this agreement, the apartment, including the properties, such as furniture, tools, light bulbs and equipment will be handed over to the Tenant. The Tenant is required to inspect all the items to ensure that they are in good condition.
8. The Tenant is responsible to maintain the apartment, furniture and tools in good condition, and to ensure that they are clean. If the Tenant does not like some items in the apartment, the Tenant is not permitted to remove such items, but rather to notify the Renter to remove them.

9. The rights contained in the agreement belong only to the Tenant. The Tenant may not transfer the rights or sublease the apartment to any third person.
10. The Tenant is not permitted to use the apartment space for reasons other than as a residence.
11. The Tenant agrees to permit the Renter or the representative(s) of the Renter at all reasonable times and intervals to enter upon the premise for the purpose on inspection at least once in every 3 months. The date of the inspection of the premises will be announced in advance to the Tenant not less than 7 days.
12. The Tenant must observe and maintain the properties of the Premises that the Tenant lease. Not to fix a nail or nails or tape or any objects on the wall and for the furniture and decorative items. Not to make or permit to be made any addition or improvement to the Premises or any alternation to the electrical appliances, color(s) of the room and the wall without the prior written consent of the Renter, and all additions or improvements or alternations there to, with prior written consent of the Renter, shall become the property of the Renter promptly after the date thereof. The Tenant has no right to dismantle any additions or improvements or alternations to the premises or facilities of the Premise or to claim any thing form the Renter. If the Renter find out later that the Tenant has cause damage to the premise due to dismantling of the addition or improvement to the Premises when the Tenant leaves the Premise for any reasons, the Tenant agrees to pay the Renter the amount agreed upon by the Renter.
13. If the term of lease terminates and there is no written agreement to the renewal of the Contract before the date of termination of the Lease, The Renter shall lawfully have the right to terminate this Lease without giving advance notice. The Tenant and his or her people must abandon or vacate the Premises and return the Premises to the Renter immediately. If the Tenant fails to comply with the aforementioned contract within 7 days from the date of expiration of the term hereof, the Tenant agrees to pay the sum of 1000 Baht (One Thousand Baht only) per day as a penalty until the Tenant and his or her people leave or vacate the Premise.
14. The Tenant is responsible for all the damage, within may occur to the apartment furniture or equipment due to misuse of the Tenant and/or his or her people.

15. The Tenant is permitted to remove personal belongings from the apartment between 9:00 a.m. to 7:00 p.m. If a question arises regarding the removal of personal properties from the apartment, the Renter or his representative has the right to stop the action.
16. The Renter has the right to permit or not to permit any person from entering the building premise. The Renter reserves the right to pursue a legal action to any person entering the building premises without permission.
17. In case of burglary, fire or emergency originated within the apartment, the Tenant agrees to permit the Renter or his representative or the police to enter the apartment for an inspection, whether the Tenant is in the apartment or not. If damage occurs to the apartment or properties, the Tenant is responsible for damages.
18. The Tenant and his or her people agree to perform or comply with the rules and regulations, which apply to the announcement board and/or at the office of the Renter. In order to ensure the safety of every Tenant, such rules and regulations are deemed as part of the Contract.
19. The Tenant and his or her people are forbidden from the following:
 - 19.1. Bring any type of pet or weapons or object that might create fire or explosion into the apartment or building premises.
 - 19.2. Bring any type of illegal drugs or stolen merchandise into the apartment or building premises.
 - 19.3. Make noise, drink, quarrel or act in any way that will cause disturbance or annoyance or may be detrimental to the health of other tenants or people who live nearby.
 - 19.4. Place any object whether the objects belong to the Tenant or his or her people in the area in front of the Tenant's room or any public areas.
 - 19.5. Conduct any unlawful act, such as gambling or gathering together as a group of more than five people at one time.
 - 19.6. Carry out any acts that cause damage to the common properties and/or equipment within the Premises. Tenanted repair resulted from the damage of common properties will be charged on the Tenant's expense as agreed upon by the Renter and the Tenant and it will be deemed as part of his contract.

- 20. Upon failure to comply with the rules and regulations established by the Renter or the Tenant cancels the rental agreement before it is expired, the Tenant agrees to have the Renter exercise one or more of the following options:
 - 20.1. Cancel the rental agreement.
 - 20.2. Request or damages.
 - 20.3. Confiscate the guarantee deposit.
 - 20.4. Repossess and/or lock the Premises immediately without any prior notice to the Tenant including the right to carry any acts that deemed appropriate to the Premises and remove the properties in the Premises for keeping. The Renter will not be subject to any civil law or criminal law.

Both parties hereby declare that they have thoroughly read and understood and approved this Agreement. In witness where of the Renter and the Tenant have caused this Agreement to be executed by their duly authorized representatives' renter on the date first written above. The original copy of this Agreement shall be kept by the Renter and the copy of this Agreement shall be handed to the Tenant on the date which this Agreement is executed.

(Signed)_____ The Renter

(_____)

(Signed)_____ The Tenant

(_____)

(Signed)_____ The Witness

(_____)

(Signed)_____ The Witness

(_____)