

Baantawan 2

Room Details

7,800 Baht / month - for all room type
- furniture & electric appliances included.
- Deposit insurance 20,000 THB

No payable monthly in advance is needed

Yearly contract

After 1-year stay, the agreement will automatically renew until moving out.

(5,000 baht for deposit & another 15,000 baht at a date of contact).

Utility Expense details

- Water Unit: 25 Baht / unit
- Electric Unit: 5 Baht / unit

Free Internet Wi-Fi

- 10mb / account
- 1 account / 5 user devices

Rule and Condition

- Not allow to drink alcohol around public living space
- Please do not make a loud noise.
- Pets are not allowed

Contact

Baantawan 1 & 2 office
Pat: 092-2623562

ID LINE: Angpao 66

Facebook Fan Page: Baantawan Rangsit

Baantawan 2

รายละเอียดห้องพัก

ห้องทุกแบบ ราคา **7,800** บาท/เดือน

รวมเฟอร์นิเจอร์และเครื่องใช้ไฟฟ้า

เงินประกันความเสียหาย **20,000** บาท

ไม่มีค่าเช่าล่วงหน้า

สัญญาเช่ารายปี อยู่ครบ **1** ปี ต่อสัญญาอัตโนมัติ จนกว่าจะแจ้งย้ายออก

(สนใจวางเงินจอง **5,000** บาท จ่ายเพิ่มอีก **15,000** บาท วันทำสัญญา)

รายละเอียดค่าใช้จ่าย

ค่าไฟฟ้า หน่วยละ **5** บาท ค่าน้ำ หน่วยละ **25** บาท

(ติดตามหน่วยการใช้น้ำจริงไม่มีขั้นต่ำ)

Internet ฟรี

(Wifi ครอบคลุมทั้งตึก **10Mb/ Account ; 1 Account Login ได้ 5 User**)

ข้อกำหนดเบื้องต้น

ห้ามดื่มเครื่องดื่มแอลกอฮอล์บริเวณส่วนกลาง

ห้ามส่งเสียงดังในยามวิกาล และห้ามเลี้ยงสัตว์เลี้ยงทุกชนิด

อื่นๆ ระบุตามรายละเอียดระเบียบหอพัก

ติดต่อห้องพักได้ที่

สำนักงาน บ้านตะวันออก **1** และบ้านตะวันตก **2**

Fan Page: **Baantawan Rangsit**

ที่ภัทร **092-2623562** IDLine:Angpao 66

Baantawan 2

แจ้งเรื่อง การชำระค่าเช่าห้องพัก
สามารถชำระได้ทั้งเงินสดที่สำนักงานบ้านตะวัน2
หรือโอนเงินผ่านบัญชีไทยพาณิชย์
สาขา มหาวิทยาลัยรังสิต
เลขที่บัญชี 403-917429-4
ชื่อ วิทูล ทิพยเนตร
ภายในวันที่ 5 ของทุกเดือน
แล้วนำหลักฐานการโอนเงิน ระบุเลขห้องพัก
ให้เรียบร้อยส่งที่สำนักงาน หรือถ่ายรูปสลิปส่งมาที่
Line ID: Angpao 66
หรือ โทร 092-2623562(พีภัทร)
ขอบคุณน้อง ๆ ที่ชำระค่าห้องตรงเวลานะคะ

Baantawan 2

For the Room Rental Payment

- Pay in CASH at Baantawan Office 2
- Pay by bank transfer

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| <p>Siam Commercial Bank Public Co., Ltd, Rangsit University Branch Saving Bank Account: 403-917429-4 Name: Witoon Thiphanet SWIFT CODE: SICOTHBK</p> |
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Please make the payment before the 5th of every month.

Moreover, please bring a payment receipt with specify your room number as well to our office or send the receipt to LINE (ID: Angpao 66) or call 092-2623562 (PAT)

Thank you for making the payment on time.

RENTAL AGREEMENT

Written at Baan Tawan Rangsit

Date.....Month..... Year.....

This agreement is being made between Baan Tawan Rungsit Co.,Ltd by authorized person of Baan Tawan Rubgsit; Mr.Aviruth Jaruansah and Mr. Jannjud Sriarun. The office located at 52/179 Ek Prachim Alley2 Paholayothin Rd. Lak Hok Sub-District Muang District Pathumthanee 10200. Hereinafter called "The Lessor" of the first part, and

Name..... (Information according to ID card, attached with agreement)

Telephone no. (Main).....Telephone no. (Secondary)

Hereinafter called "The Lessee" of second part.

The lessor is the owner of the building 52/179 Ek Prachim Alley2 Paholayothin Rd. Lak Hok Sub-District Muang District Pathumthanee 10200. Hereinafter this agreement call "asset"

Both Parties agree to contract as follows;

1. The Lessor agree to lease and the Lessee agrees to take a lease in the building which is asset of Lessor floor..... room number..... hereinafter this agreement call "Room for rental number" for staying.
The lessee must not disturbance and nuisance to other lessee in properties or Lessor
2. The Lessee "Room Number..... have one-year contract since made this contract (Respecting lessee not staying fully contract. Baan Tawan Rangsit Co.,Ltd will collect all the insurance payment immediately in any cases.
3. The Lessee are to pay the rent to Lesser for acquisition of rental agreement for 3 part
 - 3.1 Amount of money 7,800 Baht per month for rental. Payment must be pay on date 5 of next month. Starting from first month of staying until last month of agreement.
 - 3.2 Amount of money 8,000 THB (five thousand Thai baht) for insurance payment. In case the asset of Lesser are damaged covering fine that lesser have the right hold for insurance in the future. The lessee pays on contract date. (Vat is included).
 - 3.3 Emergency fund amount 12,000 THB (Ten thousand Thai baht)
4. The duties of lessor under this contract;
 - 4.1 The lessor must provide amenities and service as following;

two set of 3.5 feet mattress with bed or one set of 6 feet mattress with bed per one room, One set desk with chair, air conditioner 18000 BTU, shower heater, refrigerator, Television.
 - 4.2 The lessor has permission to inspection of property in room, which will be inform at least 3 day in advance.
 - 4.3 The lessor has permission to maintenance the room for ready to use constantly, which will be inform at least 3 day in advance. whereas emergency case, the lessor has permission to proceed immediately.

- 4.4 Damaged of public utilities which cause by installation error, damage overtime and emergency case which the lessor will responsible itself. Whereas the damaged from lessee, which lessee will responsible it themselves.
- 4.5 Upon expiration of this lease agreement, if the lessee doesn't inform to cancel a contract. The lessor will renew the contract automatically without any cost.
- 5. The duties of lessee under this contract;
 - 5.1 The lessee agrees to pay for all electricity and water follow usage unit. Electricity 5 baht per unit and water 25 baht per unit.
 - 5.2 The lessee will process the payment according to schedule after receive invoice until fifth on next month. Incidentally, if the lessee has overdue debt to lessor during this contract. The lessee must agree to pay the whole overdue debt. The lessor can demand interest during default at 7.5 percent per year since due payment.
 - 5.3 If the lessee has purpose to transfer the entire remaining portion of the lease to another person. The lessee able to transfer upon contract notice to lessor at least 1 month in advance.
 - 5.4 The lessee will follow the rules and regulations of the lessor for benefit of staying together.
 - 5.5 If the lessee has purpose to move out, the lessee must notice the lessor before 1 month in advance. The schedule to moving in-out are able at 8 a.m. – 8 p.m. on 25th until 5th of next month.
- 6. The lessee is not allowed to bring all kinds of pets in rental area, which cause disturbing noise, smell to another lessee.
- 7. The lessee is not allowed to drink
- 8. alcohol at public arear. Moreover, do not make a loud noise which disturbing another lessee.
- 9. In case of the lessee breach of agreement of any clauses, the lessor will proceed is this order;
 - 9.1 The lessor will caution by word on the first breaching of agreement.
 - 9.2 If the lessee continues breech the agreement, the lessor will caution by writing.
 - 9.3 If the lessee still continues breech the agreement, which has already got caution according with the 8.1 and 8.2. The lessee still breaches the contract repeatedly, the lessor will reserve the right to intimating the agreement immediately. Moreover, the lessor has the right to claim for damaged in direct or related.

This contract made in duplicate with correct message.

Both parties have read and understood the content of this agreement hereunto affix their signature and/ stamped (IF HAVE) in front of witnesses.

SEAL

Sign..... The lessor

Sign..... The lessee

