

Inter Residence

Contact information:

Address: Inter Residence 52/235 Moo. 7, Ake-Prajim 2 Road, Lak-Hok sub district, Muang District, Pathumthani 12000
Tel: +6681-9068333
E-mail: interrangsit@yahoo.com

Room rate:

Type of room	Length of stay	Rental rate / month / room	Deposit
Single room	1-11 months	4,500 THB	10,000 THB
	12 months or more	4,000 THB	10,000 THB
Corner room	1-6 months	5,000 THB	10,000 THB
	12 months or more	4,500 THB	10,000 THB

Remark:

1. The rental rate is 700 THB daily.
2. Refrigerator, electricity, water, television and Internet are excluded from the rental.

Item	Cost (THB)
Water	32 baht per unit (minimum 100 THB)
Electricity	8 per unit
Television	300 per month
Refrigerator	300 per month
Internet	750 per month

*The rate can be subject to change with a prior notice

3. If there is any conflict, the decision of the landlord shall be final.

Condition of Inter Residence

1. Rent Duration

The student must clearly state the duration of their stay. The rent will begin on the day that the university has confirmed the reservation even if he/she arrives late. The minimum stay must be at least one month otherwise daily charge rate will be applied. The contract must be ended on the last day of each month. The student must pay full month for the last month of his/her stay even she/he moves out before the last day of the month.

2. Rental Rates

Renting 1-11 months, the rental rate will be as follow

- 4,500 baht for a normal room and 5,000 baht for a corner room

Renting 12 months or more, the rental rate will be as follow

- 4,000 baht for a normal room and 5,500 baht for a corner room

Once the contract has been signed, the period of stay has been settled, student must strictly follow rules in contract.

If the students live beyond the date specified in the contract, the rental rate is 700 baht daily; this is based on the room availability.

At the end of the contract, if a student wishes to continue to lease the room. The landlord has right to consider whether the contract is renewable or not. The new rental rate of the contract is as mention above will be applied for renewal contract.

3. Payment

Non-refundable reservation fees for reserving a room is 10,000 THB. This money can be used to deduct the rest of the deposit money once you check in. It must be paid to the landlord immediately once the student has reserved the room by transferring to

Bank : Bangkok Bank
Swift Code: BKKBTHBK
Account number : 127-4-60432-9
Account Name : Puthipong Wongratana

Once the payment has been made, student must send copy of transfer slip to interrangsit@yahoo.com

The payment shall be made within 5 business day once the reservation has been made.

The deposit payment of 10,000 baht for short term and long term stay will be given to the landlord immediately on the 1st day of arrival.

4. Rates of Electricity, water and Internet

Water supply is 32 baht per unit, minimum charge is 100 baht

Electricity supply is 8 baht per unit

Internet is 750 baht per month (if using service)

“The rate can be subject to change with a prior notice”

5. Other Services

Refrigerator is 300 baht per month

T.V. is 300 baht per month

Cleaning room service is 500 baht per time.

“The rate can be subject to change with a prior notice”

6. The Furniture and appliances in the room are the room standard which is the dormitory provide. The student cannot cancel the contract and ask for refund on the deposit under any circumstances.
7. We have no elevator service in all buildings.
8. Student must check the rooms once he/she moves in whether all furniture and electric appliances work properly or not. He/she will be given a check form and must return it to the apartment office within 3 days. The landlord will fix all reported items as soon as possible. Once all have been fixed or student does not return the form within the mentioned period, if there is anything has to be fixed, student has to responsible for all costs.
9. In the event that the tenant wishes to move out (even it is already stated in the contract), the tenant must inform landlord by written notice before 20th of the month before the tenant intend to move out. For example, if the tenant intends to move at the end of June, the tenant must inform the landlord in written notice before May 20th.
10. If the tenant wants the deposit on or before the moving out date, the tenant must make an appointment with the landlord for room inspection before the moving out date. Fail to make the appointment, the deposit will be returned within 7 days "after" the tenant has moved out as normal rule. The tenant will be required to pay 300 baht per day for electricity and water charge for the usage between inspection date and moving out date, which will be deducted from the deposit."
11. When moving out, the landlord will inspect for any damage to the room, furniture or appliance. If there any damage found, there would be a charge for restore the damage. These might include power system maintenance, cleaning service, paint job and other service according to the requirements.
12. After the university has confirm the date of reservation and the period of leasing under number one in Rent Duration and the student do not wish to rent. The student will require paying the fine by forfeit the deposit payment. Student must pay for utilities and other expenses.
13. If there is any conflict, the decision of the Landlord shall be final.

Inter Residence

LEASE AGREEMENT

Room Number

Period of stay from until the last day of

This lease agreement is made at INTER RESIDENCE on

between (Name)..... holding a passport number of from (country) , hereinafter known as the Lessee.

And the owner of Inter Residence Apartment, hereinafter known as the lesser.

It is hereby agreed as follows:

The Lesser agrees to let and the Lessee agrees to rent the premises and furnishing situated at room of Inter Residence Apartment for a period of (.....) months, at a monthly rental rate of Baht(.....) for the premise and furnishing, commencing from through the last day of

The Lessee must inform the Lesser at least 7 days before the day the lessee will be moving out. Late notice shall be caused of late return the deposit.

1. The Lessee agrees as follows :

a. To pay, upon the signing of this lease, to the Lessor of Baht 15,000 (Fifteen Thousand Baht) as the deposit and Baht (.....) as the first monthly rental rate.

Please note that the deposit is not termed as rent, but is guarantee for all damaged against the property, and also bills unpaid such as electricity, water, gas, or any other expenses.

b. To pay subsequent month's rent for the interim period **on or before the 7th day of each calendar month** by cash. Late payment shall be at 50 baht per day.

c. To pay for electricity usage at the rate 8 (Eight) baht per unit , water usage at 40 (Forty) baht per unit (minimum charge 100 baht) and any other expenses incurred from Lessee's use during the tenure of this Lease. The invoice shall be sent to Lessee at the end of each month.

d. To maintain all properties comprising the premises in good order and condition, wear and tear caused by normal usage, to make no alteration to any part of fixtures of fittings in the premises.

e. To use the premises for dwelling and legal purpose only, to stay in the premises through the period of this lease.

f. Not to sublet the sublet the premises in whole or in part to any other person.

g. To perform no act which may become a nuisance or interference with the quiet enjoyment of neighboring premises by their occupants.

h. To strictly observe and adhere to the laws of the Kingdom of Thailand, and rules and regulations of the building

2. The Lessor agrees as follows :

a. The Lessor warrants and guarantees that he has the right to rent the premises.

b. To promptly return the deposit to the Lessee within 7 days right after the Lessee has already paid for outstanding bill for the monthly utilities charges and there is no damage occurred to the premises or furniture.

3. It is hereby expressly agreed between both parties that :

a. The Lessee shall pay all repair costs. All costs shall be considered by Lessor.

b. Lessee shall have and option to renew this lease for a second term for the terms and conditions to be mutually agreed upon by both parties, which option may be exercised by the delivering written notice to the Lessor not later than 30 days prior to the expiration of the Lease Agreement.

c. It is understood that repeated late payment of rent when due constitutes a breach of this agreement.

d. The Lessee shall not allowed stamping nails or screw on the wall, baht 1,000 per spot will be charged when the agreement is expired.

e. The Lessee agreed to pay these expenses at the end of the contract,

i. Cleaning fee

ii. Maintenance fee

iii. Washing curtain fee (if any)

iv. Damages (if any)

v. Any unpaid invoices

f. If the Lessee would like to get the deposit back before the last date of the lease, lessee agrees to pay the rent at the same rate as daily room rent, 700 baht per day, from the day the lessee gets the deposit to the last date of stay. Such rate includes water and electricity cost.

This agreement and attached rules are made in duplicate. Each party keeps one copy

In witness whereof, the parties have hereunder affixed their signatures in the presence of witnesses.

.....

.....

(.....)

(.....)

Lessor

Lessee

.....

.....

(.....)

(.....)

Witness

Witness