

Penthip House rent contract

Date _____ Month _____ Year _____

Name _____ Surname _____

The lessee agreed to rent the room equip with furniture, bed and beddings, table and chair, wardrobe, air-conditioner and toilet utilities.

The length of stay is _____ months. Starting from
(D/M/Y) _____

The agreed monthly payment is..... Total deposit _____

If you lose your keys we will get a new set for you for 100 Baht.

You must pay your rent on the first seven days of every month, there will be a fifty bath fine for every day that you are late. If you are late more than fifteen days we can take over the room, the deposit money and terminate the contract.

Your water and electricity will be averaged out with other residence living in your house by your landlords.

(Note: when you are away please leave a note with our staff and write the dates that you are absent)

You must inform the lesser 10 days before your leave in order to collect your deposit money. To move your belongings from your room must be done during the day time and before 18.00 hrs.

You cannot rent out your room. You must inform the landlord for any guest staying overnight, 100 baht will be charge per night per gust staying in your room. Only short stay is allowed.

The lessee has agreed to allow the lesser to inspect the room for security reason by informing the lessee a least a day before. No smoking and no illegal drugs.

The lessee cannot transform the room, redecorate, nailing the wall or using glue (and other substances that may flake the paint). Minimum charge is 200 baht per spot. Noise must be kept at minimum before 8.00 am and not after 11.00 pm. No pet allowed. No alcohol.

If the lessee failed to follow any of these instructions and/or did not fulfill the duration of the monthly contract the lesser as the right not to return the deposit money.

If the lessee wants to extend the contract the lessee must contract the lesser 3 days before the contract expired. Your last month rent will be deducted from your deposit.

Before you leave there will be a charge of 500 baht for cleaning your room which will be deducted from your deposit.

Signature _____ Lessee

Signature _____ Lesser

Penthip House

Address: Penthip House 52/576 Ake-Taksin 5 Road , Muang District,
Pathumthani 12000

Tel: +6680-2981972, +6686-5523689

E-mail: siridan@yahoo.com

Bank Account Information

Bank Name: Siam Commercial Bank

SWIFT CODE: SICOTHBK

Account Name: Thapanut Siripant

Account Number: 101-211926-5

Branch: 0101 Satorn Road Branch

Type: Saving Account

Note:

- 1.** Refrigerator, electricity, water, television and microwave are shared with the other residence living in each building.
- 2.** Internet is included with the rental room.
- 3.** If there is any conflict, the decision of the landlord shall be final.

Penthiphouse Rental rates

Third , Second and Ground Floor (with private toilet)

Single

1-6 months	-	4,500
7-12 months	-	4,000

Yellow 4A and Yellow 4B: Two bed rooms (One double bed and two twin beds) with one toilet.

1-6 months	-	7,000
7-12 months	-	6,500

Green 4A (shared toilet):

1-6 months	-	3,200
7-12 months	-	2,300

Green 4B (shared toilet):

1-6 months	-	3,000
7-12 months	-	2,200

Single (private toilet)

Fourth floor 4A (Large room with no balcony):

1-6 months	-	3,500
7-12 months	-	3,000

Fourth floor 4B (Small room with large balcony):

1-6 months	-	3,000
7-12 months	-	2,500

Penthipouse Rental rates

Double (For **two** people) Additional 400 Baht to the single room price.

Penthiphouse

If you broke a piece of furniture and it can be repaired, we will issue you the repaired bill and the money will be deducted from your deposit. But if the furniture cannot be repaired we will have to purchase a new one, the following list indicate the price for each piece.

Prices are in Thai Baht (THB).

Wardrobe	(large) 5,000	(Small) 4,000
Chair	590	
Bed	(double) 4,500	(Single) 3,000
Mirror	300	
Window	2,000 (each)	
Mosquito Net	1,000	
Curtain	500	
Curtain rails	500	
Toilet	3,000	
Toilet spray	300	
Sink	2,500	
Tap	200	
Boiler and shower	3,000	
Door	2,500	
Switch	200	
Sockets	200	
Desk	3000	
Bed sheet	300	
Pillow cover	200	

Blanket	150
Pillow	200
Toilet shelf	200
Mattress	1,500 (large) 1,000 (Small)
Air Condition	25,000
Air condition remote	700
Shower curtain	200
Shower rails	400
Toilet paper holder	200
Soap holder	200
Door chain	400
Door knob	500
Air condition Breaker	300
Hot water breaker	300
Ceiling Light cover	300