

Sita Villa
_____, 2020

This agreement is between Miss On-umpai Wichagonrakul Manager of Sita Villa who is the Lessor and
.....Passport No. who will be the Lessee .

Sita Villa is part of the RSU dormitory network. Therefore, we only allow the students of the same sex (M-
M;F-F) to be registered.

1. The Lessor agrees to rent Room No ____ in Sita Villa located at 71/293 Eak Prachin 3 Road,
Muang, Pratumthani, for habitation only, for the period of _____,2020 till _____2020.(till end of
semester)

Other part of the apartment e.g. Café', Kitchen, Laundry are not part of the rent and subject to be
charged. Utilities Expense: Electricity 8 baht/unit; water 30 baht/unit. Refrigerator 500 baht/ month, rent of
refrigerator is for whole agreement period.

The Lessee agrees to pay : Advanced rental for 6,000 baht(single)or 6,600baht(double) and Deposit
10,000 baht. (see Note for transfer money)

The rent (includes room, furniture and internet) is monthly charged , paid at the beginning of the month
.Other expense will be collected at the end of the month.

The invoice must be paid by 5th of the month. If the delayed more than 10 days is not notified or agreed,
the Lessee does not comply with the terms and conditions ,see item 12.

The rent is ended at the end of semester and the end of the month. Right of Lease agreement is not
transferable.

The deposit shall be returned to the Lessee on vacating the room in good condition and returning the
keys / keycard after completes the agreement period.

2. The Lessee shall not modify the Building, furniture or fixtures, puncture holes in or put tape on the
walls floor or ceiling in any manner which will damage the room or equipment in the room.
3. The Lessee will not use the room for any commercial purpose (including subcontracting the lease),
or for holding Parties, Drinking, Gambling, or for any illegal or any other activities which would
disturb other Lessees.
4. Pets are not allowed in this Building.
5. Explosive materials, hazardous or illegal substances are not allowed to be kept in or brought into the
Building.
6. Cooking are not allowed in the Building.
7. The Lessor will not be responsible for any accidental loss of or damage to the assets of the Lessee.

8. The Lessor, the Lessor's representative, or Government Officers have the right to enter the room for inspection at any time with-out advance notice if suspicions of illegal activity are aroused or if the Lessee does not comply with this agreement.
9. The Lessee must not make loud noise to disturb other tenants and neighbors. The inhouse party will be done by 11.30 p.m.
10. Before accepting and moving into the room, the Lessee shall inspect the room and the furniture and equipment therein and confirm that they are in good condition. If not, the Lessee must immediately advise the Lessor, otherwise, the room will be assumed to be in good condition. After taking occupation, the Lessee shall be responsible for any damage. The room must be returned in the same condition as found on the date of arrival. The Lessee shall be responsible for the cost of any repairs. Otherwise, the expense will be deducted from the deposit and if the expense exceeds the deposit, the Lessee will immediately pay the outstanding balance to the Lessor.
11. If the Lessee is unable to stay until the end of the Lease period, the Lessor shall retain the prepaid monthly lease and deposit. The Lessee must pay for all the expense e.g. utility, refrigerator and service incurred during the period of stay.
12. If the Lessee does not comply with the terms and conditions, the Lessor may retain the prepaid monthly lease and the deposit, this agreement is cancelled and the Lessee must vacate the room, and remove their property from the building or allow the Lessor's representative to do so. The Lessee will bear the cost of repair for any damage e.g. breakage of or scratches on furniture, blockage of sanitary fittings, etc., which is not due to the age of the component or expiry of the normally expected period of use. The Lessee must pay for all the expense e.g. utility, refrigerator and service incurred during the period of stay.

We have read and understood this agreement, and will comply with it.

Signed):
 On-umpai Wichagonrakul (Lessor) and (Lessee)
 Date..... Date.....

NOTE: Information for transfer money

Single room =16,000 baht: Double room=16,600 baht

Bank address: Citibank, N.A. Bangkok Branch

399 Interchange 21 Building, Sukhumvit Road, Klongtoey Nua Sub-district, Wattana District,

Bangkok 10110 Thailand

ABA Code(swift code): CITITH BX

For Miss On-Umpai Wichagonrakul

Account number: 5025023546