

LEASING CONTRACT

This contract is made on (date)..... at Loft Residence Building, number 30 Hussadisewee Soi 4, Chang Phuak Sub-district, Muang District, Chiang Mai Province, between the Loft Residence Co., Ltd. (thelesser)and.....(lessee)address:..... tel:..... The two parties have agreed to enter the contract with the following terms and conditions:

- 1. The lesser agrees to lease and the lessee agrees to rent the room to let number..... floor:..... of the Loft Residence Building for residence foryear..... month from (date).... and onward.

The rate of room rent with furniture and appliances isbaht (.....) per month.

Cost of electricity is 8 baht (eight baht only) per unit.

Cost of water is 200 baht per month per room.

Cost of telephone use

Cost of cleaning is 100 baht per service

Wifi internet is 300 baht per month

When the contract comes to its end or checkout date, lessee must pay 500 baht for room cleaning.

- 2. The lesser has received from the lessee a security money of..... baht (.....) of which the lessee has to rent the room for more than 1 month to receive the security money back upon moving out.
3. The lessee agrees to pay for the rent within the 5th day of every month (or 5 days after receiving the expenditure notice). If the rent payment is delayed, the lesser agrees to pay the fine of 100 baht per day and if the delay were more than 15 days the lesser shall be entitled to lock up the room and confiscate the property of the lessee for sale for paying for the debt without being guilty and the contract shall be deemed ended without further notice.
4. The lessee agrees to take good care of the rented room so that it would not be decayed and/or deteriorated from the current condition. If there were a damage, the lesser can claim for the damage from the lessee at the following rates: a damage to the door lock, buy the same kind or equivalent or pay for it, nail a nail or adhere a glue tape, 200 baht per point, furniture, appliances and remote instrument, buy a new one to replace or being fined for the true price.
5. The lessee shall keep the room clean. There shall not be any dirty stuff or bad odor. Not putting shoes or anything on the walkway. Not making loud noise that disturbs the others. Not keeping any fuel or contraband in the room. Not raising any pet. If the flush toilet or the water pipe were clogged the lessee has to pay 1,500 baht per service for the unclogging work.
6. Within the leasing period, there shall be no sublease or transfer of the leasing right. If wanted to change room, must pay the fee of 500 bath for changing the contract and cleaning.
7. The lessee agrees to have the lesser or its agent or government official inspect the rented room at proper time whether the lessee or underling is in the room or not.
8. If the lessee wanted to move out for whatsoever the reason, the lessee must inform the lesser in advance and must move out the property during daytime and shall not be entitled to claim for any damage or transportation from the lesser.
9. If the property of the lessee were damaged or lost in the room and in this building, it shall be the responsibility of the lessee and cannot claim for any damage from the lesser.

Remarks: When the lesser breached any one of the terms and conditions of this contract, the lesser shall be entitled to occupy the rented room and terminate the contract promptly.

The two parties have understood the content of this contract in full and so affixing their signatures for evidence.

Signed:.....Lessee Signed:.....Lesser

(.....) (.....)