

Number: \_\_\_\_\_

Date: \_\_\_\_\_

**Rental agreement.**

This agreement is made by Mr(s). \_\_\_\_\_, manager of Argo Co. LTD, hereinafter called the "Agent". This agreement is made between Mr(s): \_\_\_\_\_ hereinafter called the "Owner", and Mr(s): \_\_\_\_\_, hereinafter called the "Tenant".

Both parties agree to rent in accordance with the following terms and conditions:

1. The "Tenant" agrees to rent, and the "Owner" agrees to lease condo # \_\_\_\_\_ in \_\_\_\_\_ Condominium, Banglamtg, Chonburi, Pattaya, at a rental price of \_\_\_\_\_ Baht only for an initial period of \_\_\_\_\_ days (months), commencing on \_\_\_\_\_ and vacating on or before \_\_\_\_\_.
2. The "Tenant" agrees to pay the \_\_\_\_\_ Baht only for booking condo. This amount is transferred from "Tenant" bank account to "Agent" bank account and then transferred to the "Owner" on the date of signing the contract. If the "Tenant" cancel this agreement this booking deposit is not refundable. If the "Owner" cancel this agreement and give his property for different person this booking deposit refundable to the "Tenant" completely.
3. The "Tenant" agrees to pay the \_\_\_\_\_ month rent in advance. A security deposit of \_\_\_\_\_ Baht only (approx. \_\_\_\_\_ USD), will be paid to the "Owner" to ensure that the "Tenant" complies with all conditions mentioned in this agreement, but shall receive the full refund of the security deposit on so fulfilling all conditions. However no funds from the security deposit are to be retained without prior consultation with and in agreement by the "Tenant", such as save for unpaid telephone, electrically and/or utility bills, if any, and manifest damage or breakage.
4. The property shall be returned to the "Owner" in the same conditions on vacation as the "Tenant" entered the property on commencement of the rental, subject to normal wear and tear. The security deposit or the balance thereof not disbursed for damage, fair wear and tear excepted, will be refunded to the "Tenant" within 1 (one days) after the successful fulfillment of this rental agreement and settlement of all utility invoices.
5. Any items bought by the "Tenant" during the rental period, will belong to the "Tenant", and will be removed after the end of the rental period. Dated pictures will be taken as soon as the "Tenant" has entered the property for this purpose. The pictures will be signed by all involved parties, and be in the possession of the "Agent".
6. All outstanding bills are to be cleared by the "Owner" prior to the occupation by the "Tenant". Fees for electricity, water, telephone and cable TV and other utilities or expenses incurred by the "Tenant", will be the responsibility of the "Tenant". Electricity meter data on check-in: \_\_\_\_\_; water meter data on check-in: \_\_\_\_\_.
7. "Tenant" shall have the obligation to maintain the premises at all times; i.e. minor repairs and/or replacements up to a maximum cost of 500 (five hundred Baht) per item. "Owner" will insure that all fixtures, furnishing and appliances will continue to function properly (repair and/or replace) during the "Tenant's" term of stay.
8. If the "Tenant" wants to cancel this agreement before the agreed date, the "Tenant" is liable for the rent until the end of the term of rent, or until a new "Tenant" is in occupation. In this event all cost for finding a new "Tenant" will be deducted from the deposit.
9. The "Tenant" shall not sub-let the condo to any other person, and shall not allow any other person to conduct a business or any services from the property unless with prior written permission from the "Owner". The "Tenant" shall always permit the "Owner" or his "Agents" to inspect the property with prior notification of 24 hours. Should this not be convenient an alternative time of inspection within a further 24 hours must be arranged. In the event of disaster caused by fire, this agreement immediately comes to an end.
10. If the "Tenant" infringes any section of this agreement, the "Owner" has the right to immediately enter the property and take possession.
11. The "Owner" warrants and guarantees that they have the right, without any restrictions to rent the premises.
12. This agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written. The agreement may be modified or amended in writing, if the party obligated under the amendment signs the writing.

On the day this agreement is signed, the "Tenant" is to check the condition of the property as the "Owner" hands over the property to the "Tenant". Both parties have read and understood the entire substance of this agreement, and hereunder sign their names in the presence of witnesses.

Signed ..... Owner  
 Signed ..... Tenant  
 Signed ..... Agent  
 Signed ..... Witness