

Lease Agreement: House Rental

Date: 30 June 2023

This agreement is made between "the lessee" Frida Kigozi Naka weesa, Lydia Nnankinga ID Card / Passport number A00470597, A00553394 Address 88/151 The trust ville Watcharapol Hathairat Tel. 0993194131 / 0808182923

Emergency Contact: 0 Mobile phone: 0807680062 Relations: Family

With "the lessor" Jirapa Chitpirasakul Address 149 Romkhamheang 60 Bangkok Bangkok. THE LESSOR AND THE LESSEE HEREBY

AGREE AS FOLLOWS:

1. The Premises shall mean the premises at Jirapa Chitpirasakul House 88/151 Soi 25 The Trust Ville The lessor agrees to let the Premises and the lessee agrees to rent the Premises from the Lessor which the term of this agreement shall be 1 year After expiration of the leasing period, this agreement is automatically renewed from month to month, but may be terminated by either party giving to the other a 30-day written notice of intention to terminate
2. The purpose of this agreement is to use the Premises as the home and limit the resident not more than 4 persons.
3. The Rental fee shall be 12,000 THB per month starting from 1 July 2023 The advance payment of rent shall be paid on the execution at this agreement. The following rent shall be paid within 1 of the month which is payable by transferring to the bank account 111-414-9336 (SCB)
** In case of late payment, the lessee agrees to pay penalty fee 100 Baht per day. If not pay within date _____, the lessor has the right to change key door or terminate the contract.*
4. The lessee gives a deposit in the amount of 12,000 as security for any damage or loss the Lessor may suffer due to the breach, non-performance or non-observance by the lessee of any covenants herein contained. This is not concerning to the normal use. When this agreement ends and there is no damage to the Premises, The Lessor shall refund the deposit to the Lessee after minus the expenses of electricity, water and cleaning fee. In case of deposits do not cover such costs and damages, the lessee shall immediately pay said additional costs for damages to lessor.

The lessee shall be responsible for the costs of electricity - water per individual meter of usage after the termination date of this agreement.
5. Electric appliances provided are Refrigerator, Television, Air conditioning desk top. All furniture (sofa, tables, chairs beds, mirrors) will be returned in good condition at the end of this agreement
6. Lessor may enter, inspect, and/or repair the premises at any time in case of emergency or suspected abandonment. OWNER shall give 2 days advance notice and may enter for the purpose of showing the premises during normal business hours for normal inspections and repairs or smoke alarm inspections.


Lessor is permitted to make all alterations, repairs and maintenance that in Lessor'S judgment is necessary to perform.


LESSEE: X _____

7. The Lessee MUST follow these Rules and Regulations with penalty fees or charges.
8. Not allow to 'Sublease' and no animal or pet of any kind shall be kept on. Also, not allow to change the room keys. (In case to get permission from lessor to change the keys, lessee have to give keys 1 set)
9. Please not smoke inside room and balcony. A cleaning fee of 2000 Baht will be charged if smoking found to have taken place in the room. Also, please keep clean and do not flush feminine products, trash or disposable wipes.
10. The lessee accepts all risks and accidental damages or losses at the renter's own responsibility in case of damage or losses to the properties/tenants' assets/room owners' assets arising from unusual activities or misconduct.
11. If any legal action or proceedings be brought by either party of this Agreement, the prevailing party shall be reimbursed for all reasonable attorney's fees and costs in addition to other damages awarded.

**** Please return key, car parking sticker, Vehicle Auto pass (Bluetooth) after termination date of this agreement. If lost, the lessee will pay for the fees as actual cost.**

This agreement is prepared in duplicate identical wording. Both parties have read and fully understand its contents and agree to comply with its terms and conditions. The Lessor and the Lessee are to keep one signed copy each.

LESSOR 
(จิรวภา อิศรพิรสกุล)

LESSEE 
(Lydia Nnankya
N-Frida Kigozi)

Bank account

เดอะทรัสต์ วิลล์
วีซอพลา-นทีย์ราษฎร์
เลขที่ 88/151