

## Rent Agreement

Mrs. UkSambonnary, Owner of the house # 161, Street 12BT, Village Sansam kosal 5, Sangkat Boeung Tompun, Khan Mean Chey, Phnom Penh, is called the "owner".

Mr. Mrs. Elaine van Vuuren, Nationality: South Africa

Passport No: A05774280, Occupation: Teacher called the "tenant".

Both the owner and tenant agree to make this contract:

- 1- The owner allows the tenant to rent one unit 3.2 located in the house above for 12 months starting from 22 May 2022. The rent is validated when the contract is signed.
- 2- The following items are installed in the house:

- 3- The tenant agrees to pay the monthly rent of US \$ 150 (one hundred fifty).
- 4- The tenant must pay one month as deposit and pay rental fee at the first day of each month. The tenant will receive the deposit back when the contract ends and when the tenant leave the house. In case of any outstanding bills of utility, and any damages caused by the tenant, the deposit will not be returned and the tenant agrees to pay the exceeding amounts of damage. The deposit cannot be used as rental fee. The tenant will not receive the deposit back if the tenant leaves the house before the contract ends.
- 5- The tenant agrees to pay electricity for \$0.25 per KWh and water for \$0.30 per m.
- 6- The owner will provide electricity and water system for the tenant and responsible for normal maintenance and repairs the unit. Repairs of malfunction of breakage caused by the .....tenant, the tenant is responsible.
- 7- Every kind of legal or illegal business is not allowed in the house.
- 8- The tenant have to inform the owner at least one month before the contract ends, that they will continue staying or not. Failure to do so, it mean the contract is automatically ends.
- 9- Absence without notice for one month and no payment of the rental fees, it will mean that the contract is violated. Therefore, the owner reserve the right to unlock the house with regional authority and the Tenant will leave all property therein.
- 10- For any kind of repair or construction, notification to the owner is required.
- 11- With the tenant's permission the owner reserves the right to enter the house to repair.
- 12- The tenants are not allowed to rent the unit to another person.
- 13- If the tenant infringes this agreement or the Cambodia's law, the owner reserves the right to end this contract immediately and the deposit will not be return.

Phnom Penh, May 22, 2022

The Owner

UK Sambonnary  
012 893544

The Tenant

Elaine van Vuuren  
096 757 3585