

House Rental Contract

Party "A" is the **HOUSE OWNER** represented by **Mr. CHEA Phath** who born on October 03, 1982 and hold ID number of **010377447**. Telephone number **087234567/ 077234568** he is currently living at house # 961, St.(45BT1) 53BT, Phum Sansomkosal II, Sankat Beoung Tompon 1, Khan Mean Chey, Phnom Penh City.

Party "B" is the **TENANT** represented by **Mr. Timms Wesley** who born on October 17, 1986 and hold passport number **A08906828** and **Mrs. Timms Janine Elizabeth** who born on May 30, 1989 and hold passport number **A08913346**.

Both parties agree with following articles:

Article 1: The **OWNER** agrees to rent the House # 51, St. (45BT1) 53BT, Phum Sansomkosal II, Sankat Beoung Tompon 1, Khan Mean Chey, Phnom Penh City. The length of this rental contract is for **12 Months**, beginning from **April 13, 2024 to April 12, 2025**.

Article 2: The amount of rent is agreed with **380US Dollars (Three Hundred Eighty US Dollars)**.

Article 3: The **TENANT** agrees to pay the **OWNER** for the rental fee on the 13 of each month.

Article 4: The **TENANT** agrees to pay one month in advance as the security deposit with the amount of **380US Dollars (Three Hundred Eighty US Dollars)**. The security deposit is agreed to pay by the time both parties agree to print their thumb on the contract. Moreover, the deposit should be pay back after terminate of rental contract.

Article 5: The **TENANT** is responsible to pay the utilities expense and rubbish collection fee that charge from the original invoices from the Electricity (EDC) and water supply of Phnom Penh.

Article 6: The **OWNER** is not responsible for any illegal activities which defined by the law of the Kingdom of Cambodia such as staying, goods/services, of the **TENANT**.

Article 7: If the **TENANT** have any illegal activities which defined by the law of the Kingdom of Cambodia the **OWNER** have right to terminate the contract.

Article 8: The **TENANT** is not allowed to rent the premises to the third party without permission from the Owner.

Article 9: If the **TENANT** wants to end the lease, s/he must give one-month written notice and transfer the possession of the property being rented to the **OWNER**. **OWNER** has the right to

reclaim possession of the property being rented after he received one-month written notice from the TENANT and the OWNER is not responsible for any losing or damage of the unmoved-out furniture.

Article 10: The OWNER has the right not to pay back the security deposit if the TENANT wants to end the contract before the contract period. If the OWNER wants to end the contract before the contract period, the OWNER has to pay back a deposit amount of the security deposit to the TENANT and provide 30 rental-free days for the preparation of move-out.

Article 11: The OWNER is responsible for making repair(s) the home appliances due to their using age (no longer in use). Otherwise, the TENANT has to responsible for repairing in case they are intentionally damaged/broken.

Article 12 : The OWNER shall make repair(s) required due to structural problems including the framework, foundation, and plumbing.

Article 13 : The OWNER have the right to enter the house to see and check the house after inform the TENANT.


Article 14 : If the OWNER and TENANT are not committed to respect all the articles stated in the contract, they must be charged according to the law of the Kingdom of Cambodia.


Phnom Penh, Date: 12 /April/2024


HOUSE OWNER

Witness

TENANT


Mr. CHEA Phath


Seng Heng Sieng


Mr. Timms Wesley


Mrs. Timms Janine Elizabeth