

SAMPLE LEASE CONTRACT FOR CONDOMINIUM UNIT

1. PARTIES: This Contract is between [Name of Lessor] (“LESSOR”) and [Name of Lessee], of legal age, Nationality, single/married, with postal address at [State the complete address of Lessee] (“LESSEE”).

LESSEE agrees to rent the apartment for use as a private residence only. For purposes of the non-monetary obligations under this Contract, the term “Lessee” shall include all residents or occupants of the apartment and LESSEE’s invitees and guests.

2. APARTMENT: [Insert Here specific description of premises being leased such as the Unit No./House No. and Building Name or Street, Barangay, and Municipality/City]

3. PARKING SLOT & MONTHLY FEE:]

4. OCCUPANTS: Maximum occupancy for the apartment shall be six (6) persons. The apartment will only be occupied by the LESSEE and the following individuals:

(1) _____ (2) _____

(3) _____ (4) _____

(5) _____ (6) _____

No one else may occupy the apartment. Persons not listed above must not stay in the Apartment for more than one (1) day and no more than twice that many days in any one calendar month.

5. MULTIPLE RESIDENTS: Each resident is jointly and severally liable for all Lease Contract and House Rules obligations. If the LESSEE or any guest or occupant violates the Lease Contract or House Rules, all residents are considered to have violated the Lease Contract. The LESSOR’s request or notice to any resident constitutes notice to all residents and occupants in the apartment. In ejectment suits, each resident is considered an agent of the LESSEE for service of process.

6. CONDITION OF THE PREMISES AND ALTERATIONS: The LESSEE hereby acknowledges to have received the Apartment, fixtures and furniture as-is in a clean, safe, and good working condition. LESSEE must use customary diligence in maintaining the apartment and not damaging or littering the common areas.

7. MONTHLY RENTAL: _____ Thai Baht (฿ _____), payable on or before the first (1st) day of each calendar month, without need of demand. The VAT shall be for the account of the LESSEE.

8. LEASE TERM: One (1) year commencing on _____ and expiring on _____. Pre-termination of the lease is prohibited and will result in Accelerated Rent and the forfeiture of the Security Deposit. The Lease Term is non-extendible and non-renewable. Except by mutual agreement. In case of failure or refusal of the LESSEE to vacate and surrender the Condominium to the LESSEE at the expiration or termination of the lease, the LESSEE agrees to pay the LESSOR double (2x) the Monthly Rental above-stipulated, for each month of delay, as reasonable compensation for the use and occupation of the Apartment, until the same is vacated and surrendered by the LESSEE to the LESSOR; provided, however, that the payment by LESSEE of such reasonable compensation shall not be construed as an extension or renewal the lease. A fraction of a month shall be considered as one (1) month for purposes of computing said reasonable compensation due to LESSOR.

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9. **ADVANCE RENTAL:** Upon the execution of this Contract, LESSEE agrees to pay in advance one (1) month's rent which will be applied to the last (1) month of the Lease Term.

10. **SECURITY DEPOSIT:** Upon the execution of this Contract, LESSEE agrees to pay a security deposit in an amount equivalent to two (2) months' rent, as security for the faithful compliance by the LESSEE of all terms and conditions of this Contract and for the return of the Apartment in good and proper condition, and to answer for any and all repairs or damages to the apartment and other liabilities of the LESSEE under this contract. This security deposit cannot be applied by the LESSEE to any unpaid rental(s) or to any other liability of the LESSEE to the LESSOR. The security deposit shall, unless the same is subject to forfeiture under this Contract, be refunded to the LESSEE, without any interest thereon, within thirty (30) days after the expiration of the lease and after the LESSEE has moved-out of and vacated the apartment, whichever is later.

11. **DEDUCTIONS TO SECURITY DEPOSIT AND OTHER CHARGES:** The following charges will be deducted from the security deposit, if applicable unpaid rent; unpaid utilities; unreimbursed advances; repairs or damages to the apartment caused by negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of LESSOR's property that was in or attached to the apartment and is missing; utilities for repairs or cleaning; trips to let in LESSOR's representatives to remove your telephone or cable TV services or rental items (if LESSEE so request or has moved out); trips to open the apartment when LESSEE or any guest or occupant is missing a key; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized security devices; packing, removing, or storing property removed or stored pursuant to this contract; removing illegally parked vehicles; trash removal; government fees or fines against LESSOR for LESSEE's violation of laws (Juristic or otherwise), decrees or ordinances; late-payment and returned-check charges; or in any valid eviction proceeding against you, plus attorney's fees, court costs, and filing fees actually paid; charges for replacing all keys if LESSEE fails to return them on or before actual move-out date; accelerated rent under par. 15; and other sums due under this Lease Contract.

12. **UTILITY SERVICES:** All charges for electricity, water, and other utility services to the Apartment shall be for the sole account of the LESSEE. LESSEE shall promptly pay all utility charges directly to the utility company concerned. The LESSOR will not be liable for the discontinuance of or interruptions in utility services to the LESSEE due to any cause or reason whatsoever.

13. **LOSS:** The LESSOR is not liable to any resident, guest, or occupant for injury, damage, or loss to person or property, from any cause including fire, smoke, rain, flood, water leaks, lightning, wind, explosions, interruption of utilities, pipe leaks, theft, negligent or intentional acts of resident, occupants, guests, or criminal conduct of other persons including theft, burglary, assault, vandalism or other crimes.

14. **HOUSE RULES:** LESSEE shall faithfully comply with and abide by the House Rules promulgated, updated, or revised by the LESSOR and Condominium Juristic Person from time to time. The House Rules shall form an integral part of this Contract such that any violation thereof will constitute a breach of this Contract.

15. **ACCELERATED RENT:** All monthly rent for the remainder of the Lease Term will be accelerated automatically without notice or demand (before or after acceleration) and will be immediately due and delinquent if, without LESSOR's written consent: (1) LESSEE moves out, removes property preparatory to moving-out, or gives oral or written notice of intent to move out before the Lease Term ends; and (2)

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LESSEE has not paid all the rent for the entire Lease Term. Such conduct is considered a breach of the lease contract. Remaining rent also will be accelerated if LESSEE is judicially evicted or moved-out on demand of the LESSOR due to LESSEE's default on his/her obligations.

16. ABANDONMENT: Abandonment of the apartment constitutes a violation of the terms and conditions of this Contract. The LESSEE is deemed to have abandoned the apartment when one or more of the following have occurred: (1) all occupants appears to have moved out from the apartment in LESSOR's reasonable judgment; (2) clothes, furniture, and personal belongings have been substantially removed in LESSOR's reasonable judgment; (3) LESSEE has been in default in payment of rent for five (5) consecutive days from due date, or water or electric service for the apartment has been terminated; and (4) LESSEE has not responded for two (2) days to LESSOR's notice left on the inside of the main entry door stating that LESSOR considers the apartment abandoned.

17. ALTERATIONS: The LESSEE agrees not to introduce any improvements or make any alterations in or to the apartment. The LESSEE agrees not to alter, damage, or remove LESSOR's property, including but not limited to furniture, fixtures, utility and cable TV wiring, windows, locks, keys, and security devices. No holes are allowed inside or outside the apartment. Only items using non-permanent or removable adhesive strips or tapes may be placed on the walls, floors, or ceiling of the Apartment. Any improvements to the apartment (with or without LESSOR's consent) shall become property of the LESSOR unless agreed otherwise in writing.

18. MAINTENANCE, REPAIR AND REPLACEMENT: LESSEE shall well and sufficiently preserve, repair and maintain in good, clean tenantable condition, at his/her own cost, the interiors of the apartment, including the flooring, interior walls or other finishes, doors, windows, cables, conduits, wirings, sockets, electrical installations, and plumbing fixtures found in or about the apartment. The LESSEE shall, at his/her own expense, replace the light bulbs in the apartment with the same type and wattage as well as repair or replace parts in the toilet tank with the same type and quality as that installed by the LESSOR. The apartment and all additions and installations supplied by LESSOR shall be kept in a good, clean, working condition. LESSEE shall keep drains, pipes, sanitary or plumbing apparatus in the apartment in good, clean and tenantable condition. LESSEE shall pay LESSOR the costs in cleaning, repairing or replacing any of the same when found to be blocked or stopped. LESSEE shall take all such steps and precautions at his/her own cost to prevent the Leased Premises from becoming infested with termites, rats, mice, cockroaches or other pests or vermin. Should LESSEE fail to maintain the Leased Premises properly such that the same is infested with pests, LESSOR may employ pest control services on the Leased Premises and charge the cost thereof to LESSEE. All minor repairs in the apartment will be at the LESSEE's sole expense. Major repairs not caused by or attributable to LESSOR's fault or negligence shall be for the LESSEE's sole account.

19. PENALTY: LESSEE agrees to pay to LESSOR a penalty on any amount due under this Contract which remains unpaid on due date thereof at the rate of two percent (2%) per month, compounded monthly, to be computed from the date of delinquency until such amount is paid in full. A fraction of a month shall be considered as one (1) month for purposes of computing said penalty.

20. REMEDIES FOR BREACH: If the LESSEE violates any of the terms or conditions of this Contract, the LESSOR may, in addition to any other remedies or recourse prescribed by law, pursue any or all of following remedies, simultaneously or successively, as follows: (a) To terminate this Contract of Lease without the need of any prior notice, demand or judicial declaration; (b) To immediately repossess the

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Apartment without the necessity or instituting any judicial or court action. In this connection, the LESSEE hereby names, constitutes, and appoints the LESSOR, its authorized agents, employees, and/or representatives, as its attorney-in-fact, with full power and authority, to open, break-open, padlock, enter, occupy, secure, the Apartment, to clean up, make repairs in, and relet the apartment, remove property left in the apartment and to take such other steps and employ such other means to enable the LESSOR to take full and complete physical possession and control of the Apartment, barring the LESSEE from entering the Apartment. The LESSEE hereby expressly stipulates and agrees that any or all acts done or performed by the LESSOR, its authorized agents, employees and/or representatives under the preceding provision may not be the subject of any petition for a temporary restraining order or writ of preliminary injunction or mandatory injunction in court, and that the LESSOR and/or its authorized agents, employees, or representatives will be free and harmless from any civil and/or criminal liability or responsibility therefor. (c) To suspend or disconnect the electric and/or or water supply and other utility services to the Apartment by whatever means without incurring any civil and/or criminal liability or responsibility for the same. (d) To demand and receive from the LESSEE payment for any and all unpaid rentals, fees, charges, damages, and other financial obligations stipulated in, or arising out of this Contract; (e) To automatically forfeit the Security Deposit in its favor.

21. RETURN OF THE APARTMENT: Upon the expiration of the Lease Period, or upon the termination of this contract, the LESSEE shall immediately and peacefully return to the LESSOR the possession of the Apartment in as good, clean, sanitary and tenantable condition as when the LESSEE received it from the LESSOR, reasonable and ordinary wear and tear excepted, devoid of all occupants, furniture, and personal articles, and effects of any kind.

22. SUB-LEASE: Sub-letting of the Apartment or any portion or space therein is prohibited.

23. ASSIGNMENT: This Contract or any leasehold rights or interest therein cannot be assigned by the LESSEE.

24. LITIGATION: In the event the LESSOR is compelled to seek judicial relief against the LESSEE in order to enforce any or all of its rights under this Contract, the LESSEE, in addition to any other damages that may be awarded by the Court, hereby agrees to pay an amount equivalent to twenty-five (25%) percent of the amount claimed but in no case less than Thai Baht 100,000.00, as and by way of attorney's fees, aside from the costs of litigation, and other expenses which the law entitles the offended party to recover from the offending party. The parties hereby agree to submit any action arising from or incident to this Contract to the jurisdiction of the proper courts of Thailand only, to the exclusion of all other venues. I

N WITNESS WHEREOF, the parties have hereunto set their hands this _____

at _____.

[Name of Lessor] Lessor Signature : _____

[Name of Lese] Authorized Signature Lessee: _____

SIGNED IN THE PRESENCE OF: _____