\*\*RENTAL AGREEMENT\*\*

This Agreement is made at [Location] on the [Day] of [Month], [Year].

\*\*Property for Rent:\*\* House No. [Number], Alley/Soil [Name], Street [Name], Subdistrict/ District [Name], Municipality/Zone [Name], Province [Name].

\*\*Between:\*\*

\*\*Landlord:\*\* [Full Name], aged [Age] years, residing at [Address], Alley/Soil [Name], Street [Name], Subdistrict/ District [Name], Municipality/Zone [Name], Province [Name] (hereinafter referred to as "Landlord").

\*\*Tenant:\*\* [Full Name], aged [Age] years, residing at [Address], Alley/Soil [Name], Street [Name], Subdistrict/ District [Name], Municipality/Zone [Name], Province [Name] (hereinafter referred to as "Tenant").

Both parties agree to the following terms:

\*\*1. Lease Term\*\*

The Landlord agrees to lease and the Tenant agrees to rent House No. [Number], located at [Street Name], Alley/Soil [Name], Subdistrict/ District [Name], Municipality/Zone [Name], Province [Name] (hereinafter referred to as "Property"). The lease term will be [Number] months, commencing from [Start Date] to [End Date]. The Tenant agrees to pay a monthly rent of [Amount] Baht (THB [Amount in Words]). Rent payments will be made to the Landlord at the Landlord's address.

\*\*2. Security Deposit\*\*

To secure the performance of this lease, the Tenant agrees to pay a security deposit of [Amount] Baht (THB [Amount in Words]) to the Landlord. The Landlord acknowledges receipt of the deposit on the signing date of this Agreement. Upon completion of the lease term, the Landlord will return the deposit to the Tenant, minus any deductions for damages or unpaid rent.

\*\*3. Tenant’s Obligations\*\*

The Tenant agrees to:

1. Pay rent in advance by the [Day] of each month.

2. Cover utility expenses, including water, electricity, and telephone bills, and retain receipts for each month.

3. Obtain written consent from the Landlord before making any alterations or additions to the Property. Any installed items that are permanently affixed to the Property cannot be removed without written permission from the Landlord.

4. Allow the Landlord or Landlord’s representatives to inspect the Property at any time.

5. Obtain written consent from the Landlord before purchasing fire insurance for the Property.

6. Maintain the Property, including any fixtures and decorations, in good condition and make minor repairs as needed.

7. Not sublease the Property or allow anyone other than immediate family members to reside in the Property.

8. Not transfer the lease rights to another party, in whole or in part.

9. Not engage in any activities that disturb neighbors or pose risks to the Property or others, and avoid illegal activities on the Property.

10. Be responsible for any damage to the Property caused by the Tenant or Tenant's family.

\*\*4. Landlord’s Obligations\*\*

The Landlord agrees to:

1. Repair the Property as required, except for minor repairs which are the Tenant’s responsibility as stated in item 3 (6).

\*\*5. Termination\*\*

If the Tenant breaches this Agreement for any reason, the Landlord has the right to terminate the lease immediately. If the Tenant is subject to a court-ordered seizure of property, this Agreement will be considered terminated without further notice from the Landlord.

\*\*6. Possession upon Termination\*\*

Upon termination of this Agreement for any reason, the Landlord has the right to reclaim possession of the Property. The Tenant and any occupants must vacate the Property. The Landlord may move the Tenant’s belongings and lock the Property. The Tenant agrees to be responsible for any associated costs and damages.

\*\*7. Property Condition\*\*

On the date of signing this Agreement, the Tenant has inspected the Property and finds it to be in good condition. The Landlord has delivered the Property to the Tenant in satisfactory condition.

This Agreement is executed in two copies, each party having read and understood the terms. The parties have signed this Agreement in the presence of witnesses.

\*\*Landlord:\*\*

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Printed Name)

\*\*Tenant:\*\*

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Printed Name)

\*\*Witness:\*\*

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Printed Name)

\*\*Witness:\*\*

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Printed Name)