Condominium Lease Agreement

Date: .....

This Agreement is made at .....

Between Mr. / Mrs. / Miss ..... Address .....

(Who is called “Lessor”)

And Mr. / Mrs. / Miss ..... Address .....

..... (“Lessee”)

Both parties hereby agree to lease and rent the condominium :

Projects ..... Room No. ..... Floor ..... Soi ....., Road .....,

Sub-district ..... , District ..... Province ....., hereinafter referred to as the

(“Lessor”)

Both parties agree to enter into this agreement with the following terms:

Clause 1: The Lessor agrees to lease and the Lessee agrees to rent the condominium unit located in Project

....., unit no. ....., floor ....., Soi ....., Road .....,

Sub-district ....., District ....., Province .....

Defined lease term is ..... years starting from Date ..... Month .....Year .....

The Lessee agrees to pay a monthly rent of ..... Baht, in cash or by bank transfer to the Lessor’s account, on or before the ..... day of each month. In case of non-payment by the due date, the Lessor reserves the right to seize the Lessee’s possessions and lock the premises.

Clause 2 : The Lessor has received an advance rent payment of ..... Baht and a damage deposit of ..... Baht for the room, furniture, and fixtures. The damage deposit will be returned upon contract expiration after deducting any damage and outstanding charges.

Clause 3: House and land taxes shall be borne by the .....

Clause 4: Common area maintenance fees shall be borne by the .....

Clause 5: Electricity and water charges shall be borne by the .....

Clause 6: The Lessee shall maintain the condition of the unit. Any modifications require written consent from the Lessor. The Lessee is responsible for all resulting damages.

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Clause 7: All constructions or renovations made within the premises shall remain with the property upon lease termination. The Lessee shall not dismantle or claim compensation. In the event of fire, this agreement shall be deemed terminated.

Clause 8: The Lessee shall not sublet or allow any business or trade within the premises without written permission from the Lessor. The Lessor or representative may inspect the unit at any time. If the Lessee vacates, no compensation for relocation shall be claimed from the Lessor.

Clause 9: The Lessee must maintain cleanliness and prevent foul odor or disturbances, and shall not store flammable or hazardous materials.

Clause 10: If the Lessee wishes to insure personal belongings in the unit, written approval from the Lessor is required.

Clause 11: Violation of any clause grants the Lessor immediate right to reclaim the premises and terminate the agreement.

Clause 12: Upon lease expiry or breach of contract, the Lessee agrees to vacate without conditions.

Clause 13: If the Lessor wishes to sell the property before lease expiration, they must notify the Lessee at least one month in advance and inform them of the sale price, offering the Lessee the first right to purchase.

Clause 14: The Lessee shall not use the premises for any illegal activity. Any violation will be the Lessee's full responsibility.

Clause 15: Both parties understand and accept all terms and sign this agreement in the presence of witnesses.

This agreement is made in duplicate with identical content. Each party retains one copy.

Signed: ..... (Lessor)
(.....)
...../...../.....

Signed: ..... (Lessee)
(.....)
...../...../.....

Signed: ..... Witness
(.....)
...../...../.....

Signed : .....Witness
(.....)
...../...../.....

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