

Lazudi

RENTAL AGREEMENT

Date: 07.08.2023

This agreement is made by: **Lazudi Co., Ltd.**

Head office Lazudi: 283/93 Homeplace office building,18th floor, Soi Sukhumvit 55,
Sukhumvit Road, Klongtan Nua, Wattana, Bangkok 10110.

Office Lazudi Hua Hin: 10/117-118 Soi Moo Baan Hun Na, Nong Kae Sub-district,
Hua Hin District, Prachuap Khiri Khan,77110.

Hereinafter referred to as '**The Agent**' who is the introducer of the Tenant to the
Owner.

This AGREEMENT is made Between the owner(s), **Daniel Thurnburn** "The Lessor" &
Simon James Mees "The Lessee" with the purpose of renting the property in
accordance with the Terms and Conditions of this agreement.

Copies of passport(s)/Id(s) attached.

I hereby certify that this is a true first copy of the original document,
which I have seen.

Firm: KNG International Advisors

Business Address: 7 Magpie Close, Holt, Norfolk, NR256GB

Position: IFA

Name: Alasdair Burnie KNG

Signature of certifier:

Date: 1/24/2024

DocuSigned by:

Alasdair Burnie KNG

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Lazudi

Name of Lessee / Tenant (s)	Simon James Mees
Passport Number(s) / Thai ID`s)	UK Passport Number: 518306893
Email Adresse(s)	si_mees@hotmail.com
Contact Number(s)	+66 (0) 811360665
Check In Date	1 st September 2023
Check Out Date	31 st August 2024
Property Description	3 Bedroom Pool Villa in Emerald Scenery
Property Address / Location	300/14 Moo 9 Soi Hua Na 21 Thap Tai Subdistrict, Hua Hin District, Prachuap Khiri Khan 77110
Furnished / Unfurnished	Furnished
Additional Services / Requirements	Electric (PEA) Water (PWA) Internet
Monthly rental amount Paid from 5th to 5th every month.	36,000THB
Security Deposit	72,000THB(Paid)
Included services	Common fee Pool – 2 x weekly Garden – 2 x weekly Pest Control – 1 x monthly Air Condition Units – Annual Service
Cleaning Fee on check-out. (if not proper cleaned)	2,500THB



A. THE LESSOR AND THE LESSEE HEREBY AGREE AS FOLLOWS:

1. Lessor agrees to let the Premises, and the Lessee agrees to rent the Premises from the Lessor for the use only for dwelling purposes of him or herself and their dependents under the Terms and Conditions hereof.
2. The rental period can be extended if The Lessor, The Lessee and Agent all agree about this at least 3 months before the ending of this Agreement. The Lessor can not make the direct rental agreement with The Lessee, without paying the Agent an amount minimum 1 month rent as in this contract if renew the agreement without Agent.
3. In the event of the rent or any additional payments required by the Lessee not being paid on the due date, or the Lessee failing to meet his / her obligations under this Rental Agreement, the Lessor shall be entitled to declare a default under the terms of Rental Agreement and shall be further entitled to follow normal rent arrears procedures by an Owner/Lessor that could include: -
 - 3.1. Cancel this Rental Agreement and seek legal process to eject the contracted Lessee on the signed rental agreement without prejudice of his / her rights to claim arrear rental etc.
 - 3.2. Claim payment of any arrear rental or any other monies due or damages arising out of breach of the rental agreement by the Lessee.
4. The property is agreed from The Lessor to be off the sales market in the rental period and will therefore not have sales viewings.
5. On the check-out date at the end of this rental agreement, if 'The Premises' is in good condition and accepted by all parties, the Security Deposit will be returned to 'The Lessee' in full. The property should be professionally cleaned, and all bed linin and towels washed and ironed. The property should be handed back in the same condition when the the Lessee moved in. If the damages haven't been fixed in time on check-out date, the security deposit will be returned only when everything is completely fixed and accepted by all parties.



B. 'THE LESSEE' AGREES AS FOLLOWS

1. The Lessee's agreed to pay Monthly Rent and Security Deposit in Advance, as per invoice and shall be paid in Thai Baht by bank transfer or in cash to The Agent. Agreement is not valid before Security Deposit is paid and registered by Agent. Following month rent will have to be paid on or before the 26th and the same for every month in the rental period. Late payment gives you extra fee off 5% on the next month payment. Proof of payment must be sent to valid as payment/booking to: booking@lazudi.com.

Bank details for Monthly Rent & Security Deposit:

Account Name: LAZUDI CO LTD (บริษัท ลาซูดี้)

Bank Name: Kasikorn Bank PCL

Acc Number: 0993977446

Swift: KASITHBK

Branch : Bluport Hua Hin Resort Mall

Address: BluPort Hua Hin Resort Mall, B Floor, Petchkasem Road, Hua Hin, 77110
Prachuap Khiri Khan

C. LESSEE AGREES TO THE FOLLOWING

1. To keep all floors, walls, ceilings, windows, doors, furniture, ornaments domestic appliances and all fixtures and fittings in or on 'The Premises' in good condition. All appliances and light fittings will be in working order upon occupation. Maintenance of the Air condition units are the responsibility of the 'The Lessor' and they will arrange and clean it once every 6 months, there is no charge to 'The Lessee'.
2. To permit 'The Lessor' or his Agent to enter 'The Premises' for purpose of periodic inspection with 48 hours' notice during daylight hours and for no more than 2 occasion in any Calendar Month for purposes of Inspection.



3. The Lessee shall not remodel or make any structural changes to the Premises, nor shall the Lessee attach or remove any existing furniture or fixtures & fittings or door locks without the Landlord (Lessor's) prior written permission. All furniture and appliances brought into 'The Premises' by 'The Lessee' and / or his or her occupants shall at all times be the property and responsibility of 'The Lessee'.
4. The Lessee and any other person associated with the Tenant including but not limited to relatives, friends, visitors or employees shall have no claim for injury, damage or loss sustained directly or indirectly in or about the premises against the Landlord (Lessor) or the Agent for any act or omission of the Landlord (Lessor) including but not limited to any agent, servant, cleaner, maintenance person, handyman or the Landlord (Lessor) save from that arising due to active and actionable negligence or willful misconduct.
5. Any Insurance by the Lessor for protection of contents & personal effects for fire, theft, water damage or any other perils contained within the Premises and grounds at any time only covers the Lessors own contents or personal effects and not in any way the contents or personal effects of the Lessee.
6. 'The Lessee' agrees not to neither Assign nor Sub-let 'The Premises' or any part thereof. Not to do nor permit to be done on 'The Premises', anything which may cause a nuisance or interference to neighboring premises or their occupants.
7. 'The Lessee' agrees to dispose of trash regularly and to keep the said Premises clean and report any faults to the Lessor in a timely manner.
8. Water and Electric (all utilities) is the responsibility of the Lessee and is to be paid on a monthly basis. If the Lessee fails to make payment and the supply is cut off or the Meter removed due to the non-payment, then any expenses for reconnection is the responsibility of the Lessee.
9. Not to smoke within the Premises. Smoking is permitted on the outdoor balcony/terrasses only with all patio doors and windows closed and any smoking litter to be removed daily and disposed of (eg. cigarette Butts).
10. When taking occupation, to notify 'The Lessor's' immediately of any damage or defect on 'The Premises'
11. To make good any damage to 'The Premises' caused by negligence or misconduct of 'The Lessee' or his family, occupants, or servants.
12. 'The Lessee' is bound to take as much care of 'The Premises' leased as a person of ordinary prudence would take of their own property.



13. Keys – No keys are to be copied without the prior approval of ‘The Lessor’. At the end of the Tenancy, ‘The Lessee’ will return all the keys/cards of ‘The Premises’ to ‘The Lessor’s’ Agent
14. Loss / Damage – ‘The Lessee’ shall be responsible for any loss or damages to the property. ‘The Lessor’ or the Agent will not be held responsible for any loss or damage to personal items.
15. To use ‘The Premises’ for dwelling purposes only.
16. Pets are not allowed at the property.
17. The Lessee agrees to let garden service, pool service and Pest Control access. Pest control also spray inside the villa 1 times every month.
18. Should ‘The Lessee’ fail to surrender ‘The Premises’ on the Day of the Agreement expiry date or if the Agreement has been terminated with cause, ‘The Lessee’ agrees to pay a penalty of 5,000 baht (Five Thousand Baht) per Day to ‘The Lessor’ until he / she so has surrendered ‘The Premises’ in good tenable condition to ‘The Lessor’
19. Security Deposit cannot under any circumstances be used as last monthly rent.

D. ‘THE LESSOR’ AGREES AS FOLLOWS

1. ‘The Lessor’ warrants and guarantees he / she has the unrestricted right to let ‘The Premises’.
2. That if ‘The Lessee’ pays the rent on time and observes and meets the conditions contained herein, ‘The Lessor’ shall allow ‘The Lessee’ to peacefully occupy and enjoy ‘The Premises’ during the term of the Agreement and any extension thereof, without any interruption or impairment whatsoever by the ‘The Lessor’ of his / her Agent.
3. To keep ‘The Premises’ in good repair, except in the case where ‘The Lessee’ causes damage.
4. (If applicable) ‘The Lessor’ will retain contractors for the pool, gardening and pest control within the property and the exterior living area.
5. Force Majeure - No Party shall be responsibility for any failure or delay to perform its obligations in this agreement where such failure or delay is due to inevitable accident,



war, riots, civil commotion, government laws, orders or regulations, embargoes, blockades, natural disaster or any other cause beyond the reasonable control of each Party; provided, however, that the Party failing to perform its obligations shall inform forthwith the other Parties and make their best effort to resume the terms of this agreement with the least possible delay.


6. This Agreement shall be governed and constructed in accordance with the Laws of Thailand and the Consumer Act governing rental Arrangements between a Lessor and Lessee. The governing language of this Agreement shall be the English language. This Agreement shall be subject to exclusive jurisdiction of the Courts of Thailand.
7. All Parties have read and understood the purposes and intentions of this Agreement. All Parties agree to sign the Agreement, and in doing so, hereby agree to all of the Terms & Conditions contained herein.

E. RESPONSABILITIES OF THE AGENT

1. The Agent is primarily acting as an introducer of the Lessee to the Lessor so that the Lessee can enter into a fair and legal Rental Agreement with the Lessor. The Agent will provide services, under our normal business practice, to assist the smooth running of the Agreement.
2. The Agent will check/"be in contact" about the rental property after 1 month, after 6 months and before last month rental starting. This to make sure the property is in good shape for The Lessor and The Lessee.
3. The Agent will read utility meters on Check-in / Check-out.
4. The Agent collect the rent from The Lessee 26th(or before) every month and pay The Lessor latest 1st the common month.
5. The Agent will send inventory pictures, electricity, and water readings to both The Lessor and The Lessee.
6. Security Deposit will get paid back to Lessee 1-2 weeks after check-out. Lessor, Lessee and Agent will first all agreed, and all bills is cleared.

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PARTIES TO SIGN BELOW

The Lessee Name : Simon James Mees	Signature 	Date : 10th Aug 2023
The Landlord (Lessor) Name: Daniel Thurburn	Signature	Date :
The Agent Name: Stein G. Strand Lazudi Co., Ltd.	Signature	Date :

Starting of:

ELECTRIC METER READING: _____

WATER READING: _____

KEY(S) : () DOOR ENTRY CARD(S) ()

N.B. KEYS AND DOOR ENTRY CARDS ARE NOT TO BE COPIED WITHOUT THE PRIOR APPROVAL OF THE OWNER. THE CUSTOMER / TENANT AGREES TO RETURN TO THE AGENT ALL KEYS & CARDS IMMEDIATELY WHEN VACATING THE PREMISES. A MINIMUM FEE OF 3,000THB WILL BE CHARGED FOR ANY RE-KEYING OF LOCKS / DOOR ENTRY CARDS ETC IF ALL ARE NOT RETURNED

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ความสำคัญของเอกสาร

เอกสารนี้ เป็นหลักฐานของทางราชการที่จัดทำขึ้นตามกฎหมายว่าด้วยการทะเบียนราษฎร เพื่อมอบให้เจ้าบ้านเป็นผู้เก็บรักษา และ เจ้าบ้าน มีหน้าที่ต้องปฏิบัติตามกฎหมายดังต่อไปนี้

ข้อ 1 กรณีมีคนเกิดในบ้าน เจ้าบ้าน ต้องแจ้งการเกิดภายใน 15 วัน นับแต่วันเกิด

ข้อ 2 กรณีมีคนตายในบ้าน เจ้าบ้าน ต้องแจ้งการตายภายใน 24 ชั่วโมง นับแต่เวลาตาย

ข้อ 3 เมื่อผู้อยู่ในบ้านย้ายที่อยู่ออกจากบ้าน หรือเมื่อมีผู้ย้ายที่อยู่เข้าบ้าน เจ้าบ้าน ต้องแจ้งการย้ายที่อยู่ภายใน 15 วัน นับแต่วันที่ย้ายออกจากบ้านหรือนับแต่วันที่ย้ายเข้าอยู่ในบ้าน แล้วแต่กรณี

บทกำหนดโทษ

- ผู้ใดไม่ปฏิบัติตามข้อ 1 - 3 มีโทษปรับไม่เกิน 1,000 บาท

- ผู้ใดทำใช้ หรือแสดงหลักฐานอันเป็นเท็จ หรือกระทำการเพื่อให้ตนเองหรือผู้อื่นมีชื่อหรือมีรายการอย่างหนึ่งอย่างใดในทะเบียนบ้าน หรือเอกสารการทะเบียนราษฎรอื่นโดยมิชอบ ต้องระวางโทษจำคุกตั้งแต่หกเดือนถึงสามปี หรือปรับตั้งแต่สองหมื่นบาทถึงหนึ่งแสนบาท หรือทั้งจำทั้งปรับ

ในกรณีผู้กระทำความผิดตามวรรคหนึ่งเป็นคนซึ่งไม่มีสัญชาติไทยตามกฎหมายว่าด้วยสัญชาติ ต้องระวางโทษจำคุกตั้งแต่หกเดือนถึงห้าปี และปรับตั้งแต่สองหมื่นบาทถึงสองแสนบาท

รายการเกี่ยวกับบ้าน เล่มที่ 1

เลขรหัสประจำบ้าน 7707-028367-9 สำนักทะเบียน อำเภอหัวหิน

รายการที่อยู่ 300/14 หมู่ที่ 9 ตำบลทับใต้
อำเภอหัวหิน จังหวัดประจวบคีรีขันธ์

ชื่อหมู่บ้าน ชื่อบ้าน
ทะเลบ้านชั่วคราว ตึกเดี่ยว 1 ชั้น 3 ห้อง

ประเภทบ้าน ลักษณะบ้าน

วันเดือนปีที่กำหนดบ้านเลขที่ 18 กันยายน 2560

ลงชื่อ นางศิริรัตน์ ปานทอง นายทะเบียน

วันเดือนปีที่พิมพ์ทะเบียนบ้าน 18 กันยายน 2560

