

## # Sample Residential Lease Agreement

**\*\*Warning\*\*:** This document is a general template and should not be used directly without consulting a lawyer. The lease agreement should be tailored to suit the specific circumstances of each rental situation.

### ## 1. Parties

This agreement is made on [contract date] between:

Lessor: [Lessor's name] ("Lessor")

Lessee: [Lessee's name] ("Lessee")

### ## 2. Leased Property

The Lessor agrees to lease and the Lessee agrees to rent the property located at:

[Address of the leased property]

### ## 3. Lease Term

3.1 The lease term begins on [start date] and ends on [end date].

3.2 Renewal of the lease requires written consent from both parties.

### ## 4. Rent and Expenses

4.1 Rent: The Lessee agrees to pay a monthly rent of [amount] Baht, due by the [rent payment date] of each month.

4.2 Security Deposit: The Lessee agrees to pay a security deposit of [deposit amount] Baht, which will be returned at the end of the lease term if there is no damage to the property.

4.3 Utilities: [Specify who is responsible for water, electricity, internet, etc.]

### ## 5. Use of the Leased Property

5.1 The Lessee agrees to use the leased property for residential purposes only.

5.2 The Lessee shall not engage in any activities that disturb the peace of neighbors.

5.3 The Lessee is prohibited from subletting or transferring the lease without written consent from the Lessor.

## ## 6. Repairs and Maintenance

6.1 The Lessor is responsible for repairing and maintaining the main structure of the leased property.

6.2 The Lessee is responsible for keeping the leased property in good condition and is liable for any damage caused by improper use.

## ## 7. Property Inspection

The Lessor has the right to inspect the leased property with reasonable notice, at least [number of days] days in advance, except in case of emergency.

## ## 8. Termination of the Agreement

8.1 This agreement will terminate at the end of the lease term.

8.2 The Lessor may terminate the agreement immediately if the Lessee breaches any significant terms of the agreement.

8.3 The Lessee may terminate the agreement before the end of the term by providing written notice at least [number of days] days in advance.

## ## 9. Property Handover

At the end of the lease term, the Lessee must return the leased property in good condition, considering normal wear and tear.

## ## 10. Governing Law and Dispute Resolution

This agreement is governed by Thai law. Any disputes shall be resolved through negotiation. If an agreement cannot be reached, the case shall be brought before the court of competent jurisdiction.

Both parties have read and understood the contents of this agreement in detail and have signed it as evidence.

Signed: \_\_\_\_\_ (Lessor)

Date: \_\_\_\_\_

Signed: \_\_\_\_\_ (Lessee)

Date: \_\_\_\_\_