



Short Term Rental Agreement

This agreement is made this date of ____/____/_____, between

_____ (hereinafter called the Tenants) and Dany Gasnier (hereinafter called the Landlord) concerning the short-term rental of the property located at Siam Royal View, The Hill. Villa 215/217, Moo10. Soi Khao Talo. Nongprue. Banglamung. Pattaya 20150. Thailand.

Tenants Phone (_____) _____

Landlord Phone (+66) 819307468

Tenants Address:

Total people in renting party: ____ (Adults: _____) (Childrens (above 12 years old (_____) not to exceed six. The rental period begins at 2 pm on ____/____/_____ and ends at 1pm on ____/____/_____.

Total Rental Amount = (number of days) Thai Baht _____

50% Rental Deposit due with signed agreement: Thai Baht _____

Balance of rental amount due upon arrival.

Terms of the Agreement :

1. The Landlord has the right to inspect the premises without prior notice at any time to enforce the terms of this agreement. If the Tenants violate any of the terms of this agreement, the rental period will terminate immediately. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenants shall vacate the premises at the expiration time and date of this agreement.

2. Dial 911 for emergency medical and police service.

The Hill @ Siam Royal view.
House 215/217 Moo10. Soi Khai talo Nongprue. Banglamung.
Pattaya 20150. Thailand.

www.hillthai.com info@hillthai.com Tel: +66819307468



3. The Tenants shall maintain the premises in a good, clean conditions, and use the premises only in a careful and lawful manner. The tenants shall leave the premises in the same condition as per found on arrival. If premises are in a lesser condition. The tenants agree that the Landlord shall deduct costs of said services from the security deposit if any was required prior to refund if tenants cause damage to the premises or its furnishings.
4. The Tenants shall dispose of all waste material generated during the rental period in a lawful manner and put the trash in the available garbage container on site,
5. The Tenants shall pay for any damage done to the premises over and above normal wear and tear.
6. No animals or pets of any kind allowed on the premises .
7. The Tenants shall not sublet the property.
8. The Tenants shall have no more than 20 (twenty) persons reside or sleep on the premises. For safety reason, a maximum of 6 kids (12 years old and above) are allowed on site.
9. The Landlord shall provide towels and washcloths. The Landlors shall provide their bedsheets. Tenants must inform cleaning services when they wish bedsheets washed. All rooms are provided with full sleeping amenities such as bed sheet, duvet ,duvet cover, 2 pillows, 2 long pillows.
10. The Tenants shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Tenants will keep outdoor noise to a minimum after 10 pm.
11. There shall be no smoking inside the premises except on designated areas.
12. Landlord shall provide fully equipped kitchen, bars, living room, spa, sauna, bowling, night club, home theater, pool billiards, babyfoot, swimming pool, Jacuzzis, bathrooms. All consumables are provided such as soap, shampoo, toilet paper etc.
13. The Tenants and Tenants' Guests shall hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Tenants expressly recognize that any insurance for property damage or loss that the Landlord may maintain on the property does



not cover personal property of Tenants, and that Tenants should purchase their own insurance for Tenants and Guests.

14. In case a security deposit was requested, the reimbursement will occur at the time of tenants leaving the premises after staff inspection.

15. Tenants agree to pay all reasonable costs, attorney's fees and expenses made or incurred by Landlord enforcing this agreement.

16. Tenants expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Tenants do not intend to make the property a residence or household.

17. There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions, work and family emergencies or other commitments.

18. Firearms, weapons, drugs are not allowed on the premises according to the laws of Thailand.

19. Tenant agrees that Fireworks and other hazardous materials shall not be used on the property.

20. Tenant shall use the property for legal purposes only and other use, such as but not limited to, abuse of any person, harboring fugitives, etc.: shall cause termination of this agreement with no refund of rents or deposits.

21. Pool fire pit. The 2 fire pit will be turned on from 7:00 pm to 10:00 pm. Should the tenants need extra time, the hourly rate is 2,000.00 Baht.

22. Tenant advised the property contains several equipments & technology, and tenant will seek help from management if the proper operation of such item is not fully understood.

23. The property has fire extinguishers installed near the kitchen area and in the night club nearby the bar. Tenant agrees to use the fire extinguisher only for true emergencies.

24. The property has fire alarms installed and they are believed to function properly at the time of rental. Tenant will immediately notify the manager if a fire alarm "chirps".

25. Tenant is advised that there's carbon monoxide detector on the property.

26. Tenant shall see to their own security while in the property by locking doors and windows when it is prudent to do so.



27. Valuable items left behind by tenant will be held, and every reasonable effort will be made to contact the tenant for return. Claim items in a period of 6 months, otherwise they become the property of the Landlord. The Landlord shall not be held liable for condition of said items.

28. Cable TV is provided and the service level chosen by the Landlord. No refund of rents given for outages, content, lack of content or personal preferences with regard to cable TV service.

29. High-speed Internet service is provided as a convenience. No refund of rents for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to Internet service.

If send by email, please digitally sign or reply to email with the mention "Approved".
The contract will be confirmed at the reception of the deposit to :

Banque : Krungsi (Bank of Ayudhya)
Banque Address : 1 Sathorn Tai, Thung Maha Mek. Sathorn. Bangkok. 10120
Name : Dany Gasnier
Account No : 5391073394
Swift code : AYUDTHBK

Upon the Tenants arrival, a hard copy will be signed in 2 copy.

(We) agree to abide by the above conditions and hereby swear that the information provided above is true:

Tenant _____
Date _____

Landlord : Dany Gasnier _____
Date _____