

# Baan Lanna Moon

29 Loi Kroh soi 2, Changklan, Chiangmai 50100

Tel: 053-271169 or 053-206323

Email: centerplace99@hotmail.com



## Rental Contract

1. Pets are not allowed in the room.
2. No gambling or drugs are allowed in the room.
3. A maximum of two persons including the renter can stay per room.
4. This contract is NOT transferrable; there are NO joint tenancy rights assumed or implied.
5. The sole original renter signing this contract is entirely responsible for the good conduct of their guest or partner and their FULL compliance with the terms of this contract.
6. We are absolutely NOT responsible for any items lost in your room;  
If you have valuable items, you may deposit them in our safety box at HI-Center Place.
7. Bed sheets, pillow covers, toilet paper and towels are not included.
8. DO NOT smoke, stick, drill or damage the walls, contents or furniture in any way.  
If there are unacceptable odours, or if the room requires additional cleaning, you will be liable for a 200 Baht service charge.  
At the end of the rental period, please ensure the room property and the furniture and fittings are left in the same state as when you checked in, otherwise your guarantee will be used to charge against any costs incurred to clean, replace or restore (see property items P2).
9. If you have any garbage, please place it securely in a plastic bag and put it in the bin provided on the ground floor.
10. Do not make any noise that disturbs the guests or neighbours.
11. Open cooking in the room is NOT permitted. Microwaves and kettles are the only allowable option.
12. When checking out, please provide 30 days notice.
13. If checking out without agreed prior notice during any part of a contracted month, you will be charged 6,000 Baht.
14. If payment is late or any of the agreed conditions in this contract are not met, we have the right to cancel your rental, your room property guarantee will be retained and your personal items in the room will be removed.

### Rates

15. Daily rate is 600 Baht/ Day. Check out 12.00 (noon) sharp.  
You will be required to lodge a 1,000 Baht deposit to guarantee the room property.
16. For stays of 1 month - 5 months, rental is 6,500 Baht/month.  
Room property guarantee is 4000 Baht.  
Therefore, the total at check in is;  $6,500 + 4,000 = 10,500$  Baht.
17. For stays of 6 months or greater, rental is 5,500 Baht/month.  
Room property guarantee is 4,000 Baht plus 3,000 Baht additional monthly advance.  
Therefore the total at check in is;  $5,500 + 3,000 + 4,000 = 12,500$  Baht.  
For extended rental (16) and (17) 15 days 50% of monthly rate, additional days; rate is 250 Baht.

Payment for all contracted rates must be made in full before taking occupancy.

Payment must be made monthly, and must be not later than the check-in day for the following month

### Extras

18. Electricity is individually metered and charged at 7 Baht/unit. Water is a fixed rate of 150 Baht month.

### 19. Other services provided in rental

Swimming pool 24 hrs, free internet WiFi, cable television signal and parking for 1 motorbike.

### Options

Motorbike rental contract is 3,000 Baht/month (automatic), guarantee is by lodgment of passport.

Bicycle is 900 Baht/month guarantee is 1,000 Baht

Notebook computer is 1,500 Baht per month; guarantee is by lodgment of passport

	<b>Baht</b>
Fee if property is damaged in any way including (blood, hole, burn)	
Wooden bedstead (5ft.)	4,500
Mattress	4,500
Mattress cover	500
Set of bed sheet and 2 pillow cases	600
Single Pillow	150
Blanket	800
Single sheet	400
Towel	150
Curtain	2,000
Refrigerator	5,500
Refrigerator components (each)	800
Single Mirror (toilet or room)	800
TV	4,500
TV Remote Control (Panasonic)	600
Air-conditioning Remote Control (LG)	600
Sofa	2,000
Toilet door	2,000
Glass door	5,000
Toilet suite	4,000
Toilet seat	500
Shower head and tubing	200
Damage to wall (each incidence)	200
Damage to floor; Room, Toilet or Common areas (each incidence from)	500

**Swimming pool rules**

Only guests of Lanna Moon are to use

Remove shoes, take a shower poolside and wear correct swimming costume.

No food or drinks near the pool

If you are responsible for the contamination of the water and it has to be changed, you will be liable for a fee of up to 10,000 Baht

Room Number:..... Check in date:.....

Electricity meter start:..... Electricity meter stop:.....x 7 =.....Baht

Overstay; 15 days=..... Baht; Incremental days ..... x 250 baht = .....Baht

Room payment will be made;

every..... Day of each month and not later than..... of next month.

**I understand and agree to all above items in this contract;**

**Renter name:..... Passport number:.....**

For Baan Lanna Moon:.....

Guest Signature:.....