住房租赁合同  Tenancy Agreement

出租方（以下简称甲方）：马浩杰

Landlord: **MA,HAOJIE** (Hereinafter called “Party A”)

护照号：**EF7483151**

Passport No. **EF7483151**

承租方（以下简称乙方）：**{guest\_chn\_name}**

Tenant: **{guest\_eng\_name}**   (Hereinafter called “Party B”)

护照号：**{guest\_passport\_number}**

Passport No. **{guest\_passport\_number}**

甲、 乙双方在自愿、平等、诚实信用的基础上经协商一致，就乙方承租甲方可依法出租的房屋事宜，订立本合同。

Both Parties through amicable consultation on the basis of party autonomy, equality and good faith, agree on the following terms and conditions as to the tenancy herein

 一、 房屋地址和面积 Location and Size of the house

甲方将其所有的位于 **{address}** 的房屋及其附属设施在良好状态下出租给乙方使用。

Party A will lease to Party B the house which all owned by Party A itself, which is located at **{address}**  and in good condition. The size of the leased house is square meters .

二、 租赁期限 Lease term

租赁期限自  **{start\_year}**  年 **{start\_month}** 月  **{start\_day}**  日起至  **{end\_year}** 年  **{end\_month}** 月  **{end\_day}** 日止。

The lease term will be from **{start\_date}**  to  **{end\_date}**

 三、 租金 Rental

 1. 金额：双方商定租金为每月**{price}**（泰国铢**)**元。租金一次性支付于**{start\_year}**年**{start\_month}**月**{start\_day}**日以前付清；甲方收到租金后予书面签收。

Rental Amount will be **{price}** （**THB**）per month. Party B will pay the rental to Party A by one-off. First rental payment upon conclusion of this contract will be paid on **{start\_date} .** Party A will issue a written receipt after receiving the payment by party B.

1. 押金和居住人数：租客已告知居住在出租地点的人数为{max\_guests}人。在本协议签订之日：租客应支付押金**{deposit}**（泰国铢）。在本合同终止之日，出租人应在**1**周内退还所有押金，如果有损坏或任何未付的房屋账单已从该押金中支付，并退还剩余的押金。

The Tenant has requested the members who are living in the Rental place is**{max\_guests}** residents.At the date of this agreement:The Tenant shall pay a deposit in the sum of **{deposit}**（**THB)**.At the date of end this contract the Lessor shall return the all deposit in **1**weeks,(If any)have damages or any unpaid bills of the premises arepaid for from that deposit and return rest of the deposit.

1. 双方的责任 Obligations of Party A and party B

1. 甲方须按时将状况良好的房屋及附属设施交付乙方使用。

1. Party A will provide the house and attached facilities with good conditions for living to  Party B for using.

2. 房屋设施如因非乙方原因而受到损坏时，甲方须在收到乙方通知后及时负责修缮的责任并承担有关的费用。

Party A agrees at its own cost, to maintain and repair the house and facilities when damaged, which is not because of Party B.

3. 乙方应按合同的规定按时支付租金。

3. Party B will pay the rental timely according to this contract.

4. 未经甲方同意，乙方不得将承租的房屋转租或分租，并爱护使用该房屋，不得在出租房屋内进行违反法律及政府对出租房屋用途有关规定的行为。

4. Party B will not transfer the lease of the house or sublet it without Party A's approval and should take good care of the house. Otherwise, Party B shall not carry in the house any unlawful of illegal activities which are not allowed according to laws and the leasing regulations of the government.

5. 乙方应承担租赁期内的水、电、煤气、电讯、收视费、等一切因实际使用而产生的费用，并按单如期缴纳。

5. Party B will bear the cost of utilities such as communications, water, electricity, gas, management fee etc. during the lease term.

6、甲、乙任何一方如需提前解除合同，均应提前至少1个月通知对方，经对方同意才能解除合同。在租赁合同期内，甲乙双方任何一方未经对方同意中途擅自解除合同的，应向对方支付一个月的房租作为违约金。

6.  The party should inform the other party one month in advance to terminate the agreement subject to agree of other party. Any party terminating the agreement in advance without the agree of other party shall bear relevant breach of contract liability and pay one month rental penalty for such early termination shall be paid to the other party.

7、本合同期满时，乙方有优先续租权，但须提前30天给予甲方书面通知，取得甲方的同意，并签订续租合同。

7.  At the expiration of this contract, party B, with a must of 30 days prior written notice to party A, party B retains his priority to renew this contract and get agree of party A. If both parties reach agreement on renew this contract, a written agreement should be conclued by both party.

8、因洪水、地震、或政府拆迁、征用等不可抗力原因，造成双方不得不中止合同，双方不承担违约责任，按实际天数计算房租。

8.  If Force Majeure (such as earthquake, typhoon, flood, non-man-made fire, government order etc.)cause to terminating the contract, both parties should be free of duty.

9、本租赁协议一式两份，措辞相同。双方已阅读并充分理解其英文和中文内容，并同意遵守其条款和条件。出租人和租客各保留一份签名副本。

9. This Lease Agreement is made in duplicate with the same wording.Both parties haveread and fully understood its content in English and Chinese,and agree to abide byits terms and conditions.The lessor,the tenant and the agent each keep a signed copy.

甲方签名：

The A：

乙方签名：

The B：