

NICHADA THANI SHORT TERM RENT ACCOMMODATIONS

Leasing conditions of temporary accommodations within Nichada and Natakorn Lake Condominium, which can be provided as short term rental apartments.

Weekly Rate (including water and electricity) :

1. Price, excluding tax, vat (effective from 1st January, 2016,) :

1 bedroom unit with pool =	25,200 B / week (extra night @ 3,600 Baht) <i>Extra Bed Available</i>
2 bedroom unit =	31,500 B / week (extra night @ 4,500 Baht)
3 bedroom unit =	47,250 B / week (extra night @ 6,750 Baht)
4 bedroom unit =	73,500 B / week (extra night @ 10,500 Baht)
2. Security deposit 10,000.- Baht
3. No direct telephone line.
4. Internet connection provided.
5. Rental payments made in advance shall not be refunded should the scheduled occupancy be cancelled for any reason.
6. Booking must be made at least 7 days prior to the date of residence.
7. Postponement, or changing of dates for the booking, is permitted for a new date no more than one-month from the date of the original booking, subject to availability, and must be notified in writing no less than 7 days prior to the original booking date, or the required date should this be earlier. Should this not be the case the deposit paid shall be withheld.
8. Cancellation of booking shall result in forfeit of security deposit in full with no refund.
- 9. Pets/animals of all kinds are not permitted in all cases.**
10. Maximum number of occupants are 2 persons in the 1 bedroom with private pool, 4 persons in 2 bedroom apartments, 6 persons in 3 bedroom apartments and 8 persons in 4 bedroom apartments.
11. House Keeping service
 - to be provided every day except **Sundays and holidays**.
12. Bed sheets, Pillow cases
 - to be changed twice a week.
13. Body towels, Hand towels
 - to be changed every other day.
14. Furnishing:
 - a) 1 Bedroom with Pool furnishing includes:
 - Air-Conditioning in Bedroom and Living room
 - 1 Bed and mattress including bedsheet and pillowcases
 - 1 desk and chair
 - 1 dressing table and chair
 - 2 night tables
 - 2 TV cabinets, 2 TVs (one in living room with True cable connection, one in master bedroom with standard local channels only)
 - Walk-in closet
 - All rooms are fitted with curtains, including sheers in lounge and blackouts in bedrooms.
 - Bathtub and toiletries
 - 4 Dining chairs and dining table
 - 1, 2-Seater sofa
 - 2 Side tables
 - 1 Coffee table
 - 1 Balcony set including 2 chairs and 1 table
 - 1 Sun bed with side table
 - Iron and ironing board
 - Kitchen set including electric stove top oven with utensils, hood, refrigerator, microwave, toaster and boiler
 - Washer and dryer

b) 2 Bedroom furnishing includes:

- Air-Conditioning in Bedrooms and Living room
- 2 Beds and mattresses including bedsheets and pillowcases
- 2 Desks and chairs
- 1 Dressing table and chair
- 4 Night tables
- 2 TV cabinets, 2 TVs (one in living room with True cable connection, one in master bedroom with standard local channels only)
- 2 Walk-in closets
- All rooms are fitted with curtains, including sheers in lounge and blackouts in bedrooms.
- 2 Bathrooms with bathtubs and toiletries
- 4 Dining chairs and dining table
- 1, 2-Seater sofa and 1 armchair
- 2 Side tables
- 1 Coffee table
- 1 Balcony set including 2 chairs and 1 table
- Iron and ironing board
- Kitchen set including electric stove top oven with utensils, hood, refrigerator, microwave, toaster and boiler
- Washer and dryer

c) 3 Bedroom Furnishing includes:

- Air-Conditioning in Bedrooms and Living room
- 3 Beds and mattresses, including bedsheets and pillowcases
- 2 Desks and chairs
- 1 Dressing table and chair
- 2 Night tables
- 2 TV cabinets, 2 TVs (one in living room with True cable connection, one in master bedroom with standard local channels only)
- 3 Walk-in closets
- All rooms are fitted with curtains, including sheers in lounge and blackouts in bedrooms.
- 3 Bathrooms with bathtubs and toiletries
- Walk-in glass shower in master bathroom
- 6 Dining chairs and dining table
- 1, 2-Seater sofa and 1 armchair
- 1 Side table
- 1 Coffee table
- 1 Balcony set including 2 chairs and 1 table
- Iron and ironing board
- Kitchen set including electric stove top oven with utensils, hood, refrigerator, microwave, toaster and boiler
- Washer and dryer

d) 4 Bedroom Furnishing includes:

General

Internet connection in Lounge, dining room and every bedroom
 All rooms are fitted with curtains, including sheers in lounge and blackouts in bedrooms.
 Iron and ironing board
 Kitchen set including electric stove top oven with utensils, hood, refrigerator, microwave, toaster and boiler
 Washer and dryer

Lounge

39" TV with cable connection (HD Family package), TV stand
 Coffee Table
 Large, L-shaped sofa
 2 Armchairs
 1 side table
 1 display/occasional table

Lounge Balcony

2 chairs and side table

Dining Room

1 dining table with 8 chairs
 1 side table

Master Bedroom

1 King size Bed and mattresses including bedsheets and pillowcases
 32" TV with cable connection and TV cabinet
 2 bedside tables
 2 bedside lamps
 1 working desk with chair
 1 armchair with side table

Walk-in closet

En suite bathroom with bath tub, separate shower cubicle and toiletries

Bedroom 1

1 King size Bed and mattresses including bedsheets and pillowcases
 32" TV with local channel connection and TV cabinet
 2 bedside tables
 2 bedside lamps
 1 working desk with chair
 1 armchair with side table

Walk-in closet

En suite bathroom with bath tub, separate shower cubicle and toiletries

Bedroom 1 Lounge

1, 2-seat sofa
 2 armchairs
 1 coffee table

Bedroom 1 – Bedroom 2 Balcony

2 chairs
 1 side table

Bedroom 2

1 Queen size Bed and mattresses including bedsheets and pillowcases
 32" TV with cable connection and TV cabinet
 2 bedside tables
 2 bedside lamps
 1 working desk with chair
 1 armchair with side table

Walk-in closet

En suite bathroom with bath tub and toiletries

Bedroom 3

2 Single beds with mattresses including bedsheets and pillowcases
 32" TV with cable connection and TV cabinet
 1 bedside tables
 1 bedside lamps
 1 working desk with chair
 Walk-in closet

En suite bathroom with bath tub and toiletries

NICHADA & NATAKORN LAKE CONDOMINIUM SHORT TERM RENTAL CONTRACT

1. First name & Surname : _____
2. Date of birth : _____ Nationality : _____
3. Passport no. : _____ Occupation : _____
4. Position within company : _____
5. Office address : _____

6. Telephone no. : _____ Fax no. : _____
7. Email address : _____
8. Contact person in case of emergency : _____

Terms of payment :

- Security deposit _____ Baht (_____)
(Conditions apply as detailed on the short term rental house information sheet 3/3)
Please be advised that cancellation of booking shall result in forfeit of security deposit in full with no refund.
- Advanced rental _____ Baht (_____) (To be paid before moving in).
- **Rental payments made in advance shall not be refunded should the scheduled occupancy be cancelled for any reason.**

Check-in Date	Check-out Date	Total lease Period (Daily)	Unit no.	Pax	Rate	Staff
			*			
ETA:	ETD:					

*Room assignment may be subject to change

Signature : _____

Date : _____

** I hereby agree to follow all rules & regulations of the short term rental house information sheet as set forth by Nichada Thani.**

SHORT TERM RENTAL INFORMATION SHEET

- 1) The security deposit shall be paid when booking has been confirmed and before moving in.
- 2) The rental payment shall be paid upon moving in.
- 3) The minimum length of stay is 7 nights.
- 4) Extension upon end of the lease period is subject to availability at the time of request.
- 5) Standard check-out time is 12:00 noon. Late check-out after 12:00 noon is subject to availability on day of departure. Unapproved late check-out will be subject to a 50% charge of the daily rate until 6 p.m. Full day rate charge after 6 p.m.
- 6) Check-in time is between 2pm and 4:30pm. Check in outside of these times is by arrangement, subject to availability.
- 7) All keys and key cards must be returned to The Nichada and Natakorn Lake Condominium Office directly. Only when they are delivered is the unit considered vacated. Any damage outside normal wear and tear will be charged to tenant.
- 8) Your apartment has been installed with a misting spray which turns on when air-conditioning is in use. This assists the air-conditioners to run more economically and significantly reduces electricity costs.
As this system is new, please monitor it and report any fault to us immediately, such as excessive water accumulation in the area of the units, which could lead to flooding on the balcony, so that we may send our technicians to adjust the output.
This device may not be disabled as it will shorten the life of the condenser units.
- 9) **Postponement, or changing of dates for the booking, is permitted for a new date no more than one-month from the date of the original booking, subject to availability, and must be notified in writing no less than 7 days prior to the original booking date, or the required date should this be earlier.**
Breach of this clause shall result in forfeit of deposit.
- 10) **Cancellation of booking shall result in forfeit of security deposit in full with no refund,**
- 11) **Rental payments made in advance shall not be refunded should the scheduled occupancy be cancelled for any reason.**
- 12) **Pets/animals of all kinds are not permitted in all cases. Nichada reserves its right to terminate this short term lease if found that pets are brought into the unit. A fine of 40,000 baht will be applied for this case and pets must be immediately removed.**
- 13) Housekeeping staff will provide cleaning service only when the tenant is in residence.
- 14) The tenant shall be entirely responsible for his/her personal belongings. Nichada Thani shall not be held responsible in the event of loss or theft.
- 15) Guests and visitors must abide by all rules and regulations of Nichada and Natakorn Lake Condominium, and those of the Nichada Thani community.

I, _____ the reserver of the short term

rental apartment number _____ at Nichada and Natakorn Lake Condominium hereby understand the contents of this short term rental information sheet and agree to lease the said unit according to the terms and conditions above.

Name : _____ Signature : _____

Company stamp : _____ date : _____

Remarks : Copy of passport/ID card is required when submitting this form to the Nichada and Natakorn Lake Condominium Office