



Agent & Property Owners Rental Agreement Template

This agreement is made between:

1. Parties

Property Owner (Principal):

Name: _____

ID Number: _____

Address: _____

Email: _____

Number: _____

Agent / Yuhina Property

Name: Ratchata Chuarsingh

ID Number: _____

Address: _____

Email: _____

Number: _____

2. Property Details

The **Owner** confirms that they are the legal owner or authorized representative of the following property:

Property Address: _____

Property Type: _____

Land Title / Chanote Number: _____

Size of Property: _____

Other Details: _____

3. Appointment of Agent

The **Owner** hereby appoints the **Agent** as an **exclusive** agent to market and assist in the **rental** of the above-mentioned property.

Agent: _____

Property Owner: _____

The Agent is authorized to:

- Advertise and promote the property
- Introduce potential tenants
- Arrange property viewings
- Negotiate terms between the owner and the tenant
- Assist with documentation related to the transaction

4. Listing Price

Example: **60,000 Baht per Month**

5. Agent Commission

If the Agent successfully introduces a tenant who completes the transaction, the **Owner** agrees to pay the **Agent** the following commission:

- 25% of the monthly rental rate for monthly rentals
- 50% of 1 month's rental rate for rentals with a term of 6 months
- 1 month's rental rate for rentals with a term of 1 year

The commission shall become due and payable when:

- The **Owner** and **Tenant** sign a tenancy agreement
- the **Owner** receives the first payment from the tenant, including rent, deposit, or reservation fee.

6. Marketing Authorization

The Owner grants the Agent permission to:

- Advertise the property online and offline
- Use photographs, videos, and descriptions of the property
- List the property on property websites and marketing platforms
- Share relevant property information with potential buyers or tenants

Agent: _____

Property Owner: _____

7. Owner Responsibilities

The Owner agrees to:

- Provide accurate information regarding the property
- Provide necessary photocopied documents of: **Thai ID or Passport, House Registration, Title Deeds & Bank Details for Payment**
- Allow reasonable access for property viewings
- Ensure the Property is legally rentable and in suitable condition for occupation
- Disclose any defects, disputes, encumbrances, or restrictions affecting the property

Repairs and Maintenance by Owner

- **Owner** is responsible for fixing any problems at the property during the rental period including air-conditioning breakdowns, water leaks, plumbing issues, electrical faults, and owner-supplied appliances
- **Owner** must pay for all repairs unless the damage was caused by the **Tenant**
- **Owner** must arrange repairs within 1-2 days of being informed
- **Agent** is not responsible for repair costs unless agreed otherwise in writing

8. Owner Approval

The **Agent** may introduce and negotiate with prospective tenants, but the final acceptance of any tenant and tenancy terms shall remain subject to the **Owner's** approval unless the **Owner** has given written authority otherwise.

9. Agent Responsibilities

The Agent agrees to:

- Act in good faith and in the best interest of the **Owner**
- Market the property professionally
- Keep the **Owner** informed of interested buyers or tenants

Agent: _____

Property Owner: _____

10. Deposits and Payments

Unless otherwise agreed in writing:

- All rental payments and security deposits shall be paid directly to the **Owner**
- The **Agent** shall not hold client money unless expressly authorized in writing
- Keep the **Owner** informed of interested buyers or tenants
- If the Agent is authorized to receive money, the Agent shall transfer such money to the Owner promptly, less any agreed commission if authorize

11. Tenancy Agreement

The tenancy agreement shall be signed between the **Owner** and the **tenant**. The **Agent** is not a party to the tenancy agreement unless expressly stated otherwise.

- All rental payments and security deposits shall be paid directly to the **Owner**
- The **Agent** shall not hold client money unless expressly authorized in writing
- Keep the **Owner** informed of interested buyers or tenants
- If the Agent is authorized to receive money, the Agent shall transfer such money to the Owner promptly, less any agreed commission if authorized

12. TM30 and Legal Documentation

Where required by Thai immigration or other applicable law, the **Owner** shall provide the necessary documents and remain responsible for landlord-side legal compliance, including any required occupancy reporting, unless separately agreed in writing with the **Agent**. Thai practice commonly requires the rental agreement plus owner ID and title/house documents for TM30-related filing support.

- Act in good faith and in the best interest of the **Owner**
- Market the property professionally
- Keep the **Owner** informed of interested buyers or tenants
- Assist with negotiations and transaction coordination
- Collect booking deposits or reservation fees
- Hand over relevant tenant information and documents to the **Owner**

Agent: _____

Property Owner: _____

13. Advertising Costs

- The **Agent** shall bear normal marketing costs unless otherwise agreed.
- Any special advertising, premium listings, photography, video production, or promotional costs exceeding normal marketing shall require the **Owner's** prior approval.

14. Indemnity

The **Owner** agrees to indemnify the **Agent** against claims, losses, damages, or expenses arising from false or misleading information supplied by the **Owner**, or from the **Owner's** breach of this Agreement or the tenancy agreement.

The Agent agrees to indemnify the Owner against claims, losses, damages, or expenses arising from the Agent's fraud, gross negligence, or willful misconduct.

15. Agreement Period

This Agreement shall remain valid for a period of:

_____ months from the date of signing.

16. Confidentiality

Both Parties agree to keep confidential all non-public personal, commercial, and transaction information, except where disclosure is required by law or necessary to complete the rental transaction.

17. Governing Law

This Agreement shall be governed by and interpreted in accordance with the laws of **the Kingdom of Thailand**.

Agent: _____

Property Owner: _____

18. Signatures

By signing below, both parties confirm that they have read, understood, and agreed to the terms of this Agreement.

Property Owner

Name: _____

Signature: _____

Date: _____

Agent / Yuhina Property

Name: _____

Signature: _____

Date: _____

Agent: _____

Property Owner: _____