

TERMS AND CONDITIONS

All bookings are subject to these conditions which are deemed to have been accepted in full by all tenants and their guests.

Personal information:

In accordance with Thai law passports from all guests are required for registration at check in. All personal data is collected only for private use.

Payments:

Possible Payment Methods: Thai bank account transfer, WISE or Cash.

Deposit:

On arrival, 20,000.00 THB (in Thai Baht only). Payable in cash at the check-in and refundable at the check-out. The deposit is not a maximum amount, if damages are higher, tenant will have to pay for the "new" cost.

Rental Confirmation:

Upon reception of full period payment.

Included in the rent:

The swimming pool cleaning, garden maintenance, Wifi, garbage collection from the parking (in a sealed bag).

Other charges:

- An electricity meter reading will be done with the tenant on arrival and at the check-out of the Villa. (8 THB / Kwa)
- Water is a fix amount.

	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Price for water per day	30 thb	40 thb	50 thb	60 thb
Check-out cleaning	1000 thb	1500 thb	2000 thb	2500 thb

*Help preserve our water resources in Koh Phangan by being cautious with your water consumption.

- Maid service is available upon request. Please check the Welcome Book.

Cancellation policy:

Bookings can be cancelled until 30 days before check-in with 80% of refund. The cancellation less than 30 days prior arrival is non-refundable.

Arrival/Departure time:

Check-in time starting 3 PM, check-out time before 11 AM.

Early check-in or late check-out maybe accommodated upon request and subject to availability, with possible additional charges.

Villa substitution:

Phangan Management reserves the right to substitute comparable or better accommodations without liability, should the villa reserved be sold or out of order for any reason. Customer will be notified about any changes in location at earliest.

If comparable accommodations are not available, Guest may receive a complete refund.

Important:

- No smoking is allowed inside the villa. A fine of 10,000.00 THB will be deducted from the deposit if there is smoke smell in the house upon check out.
- No pets allowed, unless prior arrangements.
- Watering indoor plants is the tenant's responsibility, or removed by mutual agreement.
- No alteration of the premises is allowed without the written consent of the property manager.
- Villas are for rent and also for sale, the tenants agree to make the villa available for visits, they will be notified 24 hours in advance. If the villa is sold and new owner doesn't wish to keep this booking, the tenants have 2 months to leave the premises.
- No parties allowed.
- Quiet hours between 10pm and 8am.
- Tenants and their guests shall not use or bring into a villa any illegal substances, flammable fluids, explosives or articles deemed hazardous to life or property.
- Subletting is NOT permitted.
- Contract can be cancelled with one month notice to each party, against full refund of any advance payments, and deductions of any payments needed.
- Any tenant not respecting above points will result in an immediate cancellation of their booking with no reimbursement possible.



Liabilities:

Phangan Management and villa owners assume no responsibility for any loss, injury, or damage to person or private property of guests.

Tenants are responsible for all damage or loss which occurs to the property or its contents during their occupation and will be responsible for paying appropriate compensation in case of any damage.