

Terms and Conditions Lai Thai Villa – monthly and yearly rental page 1

Welcome to Phuket and our villas! – We are looking forward to make your stay with us as comfortable and relaxing as possible – we promise to do our best. Please let us know if there are any questions or proposals – Many information you may also find on our website.

Before you arrive here we can do some shopping for you if you wish. Let us have your shopping list at least 1 week before arrival. We will show you the bills which you can pay cash to us. Our costs for shopping 20 items are 300 Baht. We can organise many services for you i.e. Thai Massage by our Massage Lady (she comes to the house, 60 min. 300 Baht), Taxi, Car rent, Motorbike rent, etc.

General

The following Villa-Installations may be used by the guest and have to be given back in good conditions. Damaged or lost items will be charged as per separate list and have to be paid before leaving.

2 of 3 covered Parking places and 1 Room for Motorbike, Bike etc. (1 P may be used by the owner)

Living and Dining room with Kitchen

- 1 Information Booklet about Villa and Environment, 1 set of manuals for important machinery
- Sofa, Chairs and Dining table for 6 Persons, Board with TV- and Audio for CD, iPod etc.
- Air-condition, Roof-Fans, sev. Cupboards and Decoration
- Cooking range with 3 Gas- and 1 el. field, el. baking oven, cooker hood ventilator, Microwave
- Dishwashing machine, sink, Drinkwater maker, Toaster, Coffee-Machine
- Refrigerator with Deep freezer, autom. Icemaker and cold water tap. Drinking Water Bottles
- sev. Boards, work surface of Granite, cooking inventory for 4 persons, i.e. 8 items of each plates, cutlery, glasses for water, wine.

Working and Storeroom (Entry from kitchen)

- Storing place, Washing machine and Tumbler, Ironing equipment.

2 Bedrooms with

- Wardrobe, writing desk, chair, king-size bed, Air-condition, Roof-Fan, 1 safe

2 Bathrooms

- 1x single and 1 x double washbasin with mirrors and cupboards under the basin (surface is of dark Granite), foot mat, Shower, toilet with hand shower, rubbish bin, 1 hairdryer

Important things to know

- Please use the hand showers for cleaning on the toilet and use the paper only for drying. Put the paper in the rubbish bin. Don't put anything in the toilet which did not pass the body.
- Pool: Please do not leave Mats or Balls in the pool, as they may obstruct the skimmer of the cleaning system. The pool contents slightly salty water 0.3% (seawater has 3.5%) which is used for disinfection. The pump runs about 6 hours per day by timer. If you feel disturbed of some running time, please let us know. Pool temperature is between 27 and 32 Grade Celsius all year.
- Smoking is **not** allowed inside the house.
- While using the aircon, please close Windows and doors. We propose to set it on 27°C
- Rubbish: please take away the rubbish often, as it will attract pests
Please use shopping bags for your rubbish. There are also bigger rubbish bags, which you can put in the bin at the street near the staff house. There is no recycling organisation, but people take recyclable good out of the rubbish. Therefore it is good to separate Aluminium and bottles and put them in the separate bin also near the staff house.

In case you see something not working good or damaged, please let us know quickly. We are also happy if you make a list of things to be changed or added.

Conditions and Services

Included in the monthly rent of your Villa is as follows

Final cleaning of the house	THB 600
Pestcontrol	THB 500/Mt.
<u>optional</u> : Weekly check of the house (if you stay away for a long time)	

Not included and charged separately (billed monthly)

Water as per meter (incl. Sprinkler and Pool refill)	20 THB per 1000 L
Electricity (230V) as per meter – official bill	1 kWh = ca. 4.7 THB
Wireless Internet ca. 5 mb download 0.5 mb upload	400 THB /Mt.
Cable TV	250 THB /Mt.
Gas as used per kilo	5 kg = 1'100 THB
Aircon – Service	THB 125/Mt.
Rubbish as per house tariff	60 THB house /Mt.
Caretaking of the pool – 4m x 8m x 1.10-1.40 m deep – weekly check and Caretaking of plants and environment , cutting grass etc.	3'500 THB /Mt.+ ca. 200-500 THB f. salt and chemicals
<u>optional</u> : Room service daily (Bed sheets will be changed weekly as well as 2 Bath towels + 1 Hand towel per person, floor mats, 2 Washing clothes + 3 Kitchen Drying clothes (Cleaning of the kitchen must be done by the renter)	300 THB /day
<u>optional</u> : Intermediate cleaning of floors, furniture outside, windows	600 THB
<u>optional</u> : 2 x Bedware changing (wash and put back and incl. 1 set of towels)	300 THB