



INASIA Villa: RENTAL TERMS & CONDITIONS

1. WHAT IS INCLUDED IN THE DAILY RATE:

Daily rate includes:

- Rent of the villa (xxx bedrooms occupancy)
- Airport transfers – both ways (with a maximum of 2 mini vans – subject to number of rooms occupied)
- Continental breakfasts (coffee, tea, hot chocolate, fruit juices, yogurts, toasts, banana breads, cereals, jam & honey),
- Service of 6/7 staffs,
- Bed linen changed every fourth day, while towels are changed as necessary
- Pool towels provided and replenished as required
- Safety box in each bedroom (except n° 8),
- Free Internet WIFI connection,
- 2 swimming pools,
- 2 kayak boats,
- Direct access to the white sandy beach,
- Meals: the rate of the villa includes the service of 1 Chef who will prepare all meals (breakfast, lunch and dinner). A menu card is at the Client's disposal who decide directly with the villa manageress according to his taste & wishes. Every day the Chef goes to the market. Chef Shopping Service is charged 20% (+ 7% VAT) of food cost or minimum 350 Baht (+7% VAT) per meal. Villa manageress keeps on her side all purchases tickets and present them for settlement.

Rates do not include baggage handling, gratuities, telephone, fax and telegram charges, car rental, food, soft drinks and/or liquor, personal items and expenses due to any other third parties, and any excessive cleaning required upon departure (such as upholstery or rug shampooing, etc) or replacement of breakages. Fair wear and tear accepted.

2. RESERVATION POLICY

Initial Deposit

An initial deposit must be paid to confirm a booking (amount according to length of rent), unless otherwise specified in the confirmation of availability.

No contract will exist between with "INASIA villa" until receipt of funds (within 5 banking days)

All payments must be net of bank fees.

Balance Payment

Transfer of the outstanding balance must be paid at least 30 days before the day of arrival, unless otherwise specified in the confirmation of availability.

Payment can be made either international bank transfer, net of bank fees.

If INASIA Villa does not receive the balance by the due date, it reserves the right to cancel the booking and cancellation charges will apply. This is applicable for all seasons.



3. CANCELLATION AND AMENDMENTS TO RESERVATION

If it becomes necessary to cancel all or any part of the booking, INASIA Villa must be notified in writing (email acceptable). The cancellation will take effect from the day the written confirmation is received.

The following cancellation charges will be applicable depending on when the notification of the cancellation is received in writing and the period of stay in the Villa:

**Intermediate, High & Prime Seasons:
30 days or more before arrival date:**

All Payments are forfeited but credited for 5 (five) months from the date of the cancellation confirmation by IPSL reservation department. The credit value can be used by the client or anyone on his behalf for any reservation, during any period upon availability and solely for the villa initially reserved.

All Payments are forfeited in case of cancellation

Christmas & NY period:

All Payments are forfeited in case of cancellation

Within 30 days of arrival date:

All rental payments are forfeited. A full or partial refund is solely applicable in the event that INASIA Villa secures another reservation covering partially or fully the initial cancelled reservation.

The above cancellation charges also apply if INASIA Villa cancels the booking due to non-payment of the balance. If the dates of the booking require to be changed or amended, this may be treated as a cancellation of the original booking and cancellation charges may apply. Any change to the original reservation is subject to the approval of INASIA Villa.

Early departure penalty will be subject to negotiation with INASIA Villa local Representative's Manager.

4. ARRIVAL & DEPARTURE TIMES

Guests should assume that the Check-In time is 3:00pm and Check-Out time is 10.30am.

Every effort will be made to accommodate other check in/out times but will depend on « last minute » availability only.

However, Early check-ins incur a half day charge.

Late check outs up to 6.00pm incur a half day charge, after 6.00pm a full day is charged.

The Client is responsible for informing the correct arrival & departure details (flight number).

5. SECURITY DEPOSIT

A security deposit of US\$ 1,500 (one thousand and five hundred dollars) cash is requested upon arrival in the house. This is to cover the cost of any damage or breakage's during the rental period of the Villas or their contents. It may also be used to cover the cost of the use of telephones and other services.

This amount will be returned to you at the time of departure, less any such costs (in case of a need of a quotation, deposit is kept until renovation).