



ACASIA HOLIDAY HOMES
FINEST POOL VILLAS COLLECTION

Payment Terms / 12 Months

1st Payment	Reservation Deposit	2%
2nd Payment	Sign contact within 30 days	33%
3rd Payment	Completion of foundation	15%
4th Payment	Completion of structure up to roof height	15%
5th Payment	Completion of walls and door frames	15%
6st Payment	Completion of floor, Paint, Built-in Furniture, Doors and Windows	15%
7th Payment	Villa Transfer/ Land Registration	5%

Remark: Pre-Payment of 100% get 10 % of the purchase price

Common Area Fee:

24 hour security, garbage collection, common electricity, Maintenance of the landscaping
Type 2 BR – 3,500 THB per month; payable one year in advance.
Type 3 BR – 4,500 THB per month; payable one year in advance.
Type 4 BR – 5,500 THB per month; payable one year in advance.

Sinking Fund: one time contribution 100,000 THB

Rental Return

3 year fixed guaranteed rental income

Details:

Guaranteed rental income of 10% on total investment (villa price + furniture package) for 3 calendar years.
Complimentary 30 nights stay per year
free villa management
Including pool and garden care
free utilities



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Terms & Conditions:

Participation is mandatory for all Type villas.

The Construction will be complete in 12 to 20 months. There will be no modifications to the design or finishing materials.

Owners of villas with rental return guarantee will be required to purchase the standard Furniture Package for 1,500,000 THB and Rental Accessory Package.

The Rental Agreement will be effective from the date of transfer of the villa.

The rental income will be paid at the end of every Quarter.

The complimentary night's stay per year cannot be used during: 01. December – 30 April

The complimentary night's stay need to be booked at least 60 days in advance.

The villa owner shall receive privileges to stay in an alternative Type of villa, in the event that their villa is occupied or undergoing maintenance work.

The Common Area Management shall be under the responsibility of the villa owner.

The Villa owner will be responsible for maintaining the villa, the garden and the swimming pool in good order.

The Developer will be responsible for the replacement/repair of any items which become damaged by rental tenants.

Upon the end of the Rental Agreement term, the Developer shall improve the villa to be in original condition, with normal wear and tear being excluded.

Remark:

The Rental income is guaranteed by the Developer of Acasia Pool Villas.