

I / We, .....appoint Garden Island Co., Ltd. To act as my / our Property Management Agent for the property:

Development Name:

House No.: -----  
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**Management Contract**

The owner and Garden Island Co., Ltd. Agree to enter into this contract under the following conditions:

Unoccupied Property management service 2,000 Baht per month

- Clause 1. The owner agrees to pay the management fee immediately in full upon entering into an Unoccupied Property Agreement.
- Clause 2. The owner agrees to deposit 10,000 Baht for each property under management for the purpose of utilities payments. Garden Island will provide monthly statement to the owner explaining any & all outgoings.
- Clause 3. Garden Island agree to carry out a weekly property check to assess general good status, open and air the property, check air con units, all water outlets.
- Clause 4. Should any maintenance or repairs issue arise, Garden Island will notify the owner, source a quote (where appropriate) and seek permission from the owner by remedy the situation.
- Clause 5. Garden Island will arrange payments of your regular utility bills on your behalf.
- Clause 6. The owner agrees to & understands that appropriate property insurance must be arranged. Garden Island will be pleased to assist in arranging any quotations through AIG on the owner's behalf if required.

Tenanted or Occupied Property service 2,000 Baht per month

- Clause 1. The owner agrees to pay the management fee immediately in full upon entering into a Tenanted or Occupied Property Agreement.
- Clause 2. Garden Island will correct the rent promptly and deposit such to the account nominated by the owner.
- Clause 3. Garden Island will pursue Tenants that fail to pay utility bills by the due date.

- Clause 4. Garden Island will clean the property commensurate and upon termination of any giving tenancy.
- Clause 5. Should any maintenance or repair issue arise, Garden Island will notify the owner, source a quote (where appropriate) and seek permission from the owner to remedy the situation.
- Clause 6. The owner agrees to & understands that appropriate property insurance must be arranged. Garden Island will be pleased to assist in arranging any quotations through AIG on the owner's behalf if required.

Seeking tenant service fee 10% of the total rental price

Generally speaking, we only deal with long term rentals (12 month agreements). Our fee for finding you a suitable tenant is 1 month rent for each 12 months tenancy or 10% of the total rental figure if less than 12 months ( 6 months is an absolute minimum ). We request an inventory list from you and do a property check before and after any tenancy and hold the keys and any access control passes so as to ensure immediate access in any emergency and to facilitate immediate access in the case of showing through an interested potential tenant.

In the case of a Tenant breaking their contract, the Owner will have the right to retain the 2 month bond. Garden Island will retain said bond until the end of tenancy. Garden Island will have the right to retain any and all management related fees.

Other Service on request

- Cleaning service: The homes cleaned throughout / the fee is 400 Baht per visit
- Swimming pool service: The pool is cleaned & treated thoroughly / the fee is 3,500 Baht per month paid annually upfront (once per week normally suffices) There are no additional charges for salt or chemicals.
- Gardener service: Full service (8 visits per month). The fee is 5,000 Baht per month paid annually upfront.
- Termite treatment: Quotations can be arranged upon request.

The Owner has read and understood the terms & conditions of this management agreement.

Signed ..... Date...../...../.....  
(The Owner)

Signed..... Date ...../...../.....  
(Garden Island Co., Ltd.)

Signed ..... Date...../...../.....  
(Witness)

Signed..... Date...../...../.....  
(Witness)