



All About Residence

## Holiday Bonus Program Baan-Pattama at Nai Harn Baan-Bua

Holiday is a refreshment time to feast body & souls. We believe that everyone would expect to have the best and memorable time on their holidays. We have created **Baan-Pattama** project to be your **Resort Holiday Home** where you could have the special and warmness time with your family or your beloved one whenever required.

To own holiday on your Resort Home here is very easy through joining our **Holiday Bonus Program**. It is not just having great time on your holiday, but you will also get the profits from owning your holiday here.



## 1-Bedroom Jacuzzi Villa

Design for a couple to have private and memorable time together. The romantic setting of open-air jacuzzi and surrounding peaceful landscape could be seen from every corner of master bedroom feeling at one with nature. The comfort of modern facilities and elegant oriental de'cor will fulfil your special stay.



### Facilities:

- Fully-furnished of Oriental style
- Private 3x3 m. Outdoor Jacuzzi
- Massage bed by Jacuzzi
- Well equipped of Western kitchen
- Full crockery and kitchen utensils
- Hot & cold water
- Built-in airconditioning
- Ceiling fans
- Satellite TV and DVD
- Wireless internet
- Telephone
- Washing machine & Tumble Dryer
- In-house safe box
- Private carport

### Services:

- Maid
- Pool cleaning
- Gardening
- 24hrs Estate security
- Airport transfer upon request
- Car / motorbike rental upon request
- Baby-sitter upon request
- Cooker upon request

# Benefits gained : 1-Bedroom Jacuzzi Villa

## 1. Best discount up to 30% from current rental rate of 2010-2011

<b>1st yr 2011-2012</b>	15% disc from rental rate 2010-2011 + 5% from increased price 2011-2012
<b>2nd yr 2012-2013</b>	15% disc from rental rate of 2010-2011 + 5% increase on price 2011-2012 + 5-10% possible increase on tariff rate 2012-2013

Green Season : 1 May - 31 Oct						
	2YR Bonus		2010-2011		2011-2012	
	Semi-Detached	Detached	Semi-Detached	Detached	Semi-Detached	Detached
Weekly	27,625	31,450	32,500	37,000	34,000	38,850
Monthly	76,500	85,000	90,000	100,000	94,500	105,000
6 months up (per month)	71,400	81,600	84,000	96,000	88,200	100,800

High Season : 1 Nov - 20 Dec / 11 Jan - 30 Apr						
	2YR Bonus		2010-2011		2011-2012	
	Semi-Detached	Detached	Semi-Detached	Detached	Semi-Detached	Detached
Weekly	35,700	40,800	42,000	48,000	44,100	50,400
Monthly	85,000	93,500	100,000	110,000	105,000	115,500
6 months up (per month)	71,400	81,600	84,000	96,000	88,200	100,800

Peak Season : 21 Dec - 10 Jan						
	2YR Bonus		2010-2011		2011-2012	
	Semi-Detached	Detached	Semi-Detached	Detached	Semi-Detached	Detached
Weekly	43,350	49,300	51,000	58,000	53,550	60,900
Monthly	85,000	93,500	100,000	110,000	105,000	115,500
6 months up (per month)	71,400	81,600	84,000	96,000	88,200	100,800

Note: All rates are in Thai Baht.

## 2. Remain of facilities & services included as published rate

Facilities included:	Electricity	Water	Telephone	Satellite TV	Internet
Weekly	✓	✓	X	✓	✓
Monthly	X	✓	X	✓	✓
6 months up (per month)	X	X	X	✓	✓

Services included:	Maid	Pool	Garden	Technician
Weekly	2 times/wk	3 times/wk	2 times/wk	on call
Monthly	2 times/wk	3 times/wk	2 times/wk	on call
6 months up (per month)	2 times/wk	3 times/wk	2 times/wk	on call

## 3. Sellable to third party with profits up to 30% gained

For example:	Peak season - Monthly rate	2YR Bonus	2010-2011	2011-2012	2012-2013
	<b>Semi-Detached Villa</b>	<b>85,000</b>	100,000	105,000	110,250
	Profits (baht)		15,000	20,000	25,250
	Yield (%)		<b>17.6%</b>	<b>23.5%</b>	<b>30%</b>

Note: Rental rate 2012-2013 shown above is expected rate based on 5% increase from rate of 2011-2012

## 4. Be able to get company resale Bonus period (with some charges applied)

## 5. Transferable to third party without extra charge

## 6. Reservation guarantee on reserved period

## 2-Bedroom Pool Villa

Exclusive design with total privacy for couples or family. The cozy living and dining area opens into blueish pool with a spacious poolside terrace. One could easily step to the pool from master bedroom and enjoy the refreshing scene of tranquil nature from lagoon and tropical plants. The perfect retreat for rejuvenating body and mind.



### Facilities:

- Fully-furnished of Oriental style
- Private 4x8 m. swimming pool
- Outdoor shower
- Pool bar
- Covered outdoor seat
- Well equipped of Western kitchen
- Full crockery and kitchen utensils
- Hot & cold water
- Built-in airconditioning
- Ceiling fans
- Satellite TV and DVD
- Wireless internet
- Telephone
- Washing machine & Tumble Dryer
- In-house safe box
- Private carport

### Services:

- Maid
- Pool cleaning
- Gardening
- 24hrs Estate security
- Airport transfer upon request
- Car / motorbike rental upon request
- Baby-sitter upon request
- Cooker upon request

## Benefits gained : 2-Bedroom Pool Villa

### 1. Best discount up to 30% from current rental rate of 2010-2011

<b>1st yr 2011-2012</b>	15% disc from rental rate 2010-2011 + 5% from increased price 2011-2012
<b>2nd yr 2012-2013</b>	15% disc from rental rate of 2010-2011 + 5% increase on price 2011-2012 + 5-10% possible increase on tariff rate 2012-2013

Green Season : 1 May - 31 Oct			
	2YR Bonus	2010-2011	2011-2012
Weekly	46,750	55,000	58,000
Monthly	114,750	135,000	140,000
6 months up (per month)	110,500	130,000	136,000

High Season : 1 Nov - 20 Dec / 11 Jan - 30 Apr			
	2YR Bonus	2010-2011	2011-2012
Weekly	62,475	73,500	77,000
Monthly	136,000	160,000	168,000
6 months up (per month)	110,500	130,000	136,000

Peak Season : 21 Dec - 10 Jan			
	2YR Bonus	2010-2011	2011-2012
Weekly	78,625	88,000	92,500
Monthly	136,000	160,000	168,000
6 months up (per month)	110,500	130,000	136,000

Note: All rates are in Thai Baht.

### 2. Remain of facilities & services included as published rate

Facilities included:	Electricity	Water	Telephone	Satellite TV	Internet
Weekly	✓	✓	X	✓	✓
Monthly	X	✓	X	✓	✓
6 months up (per month)	X	X	X	✓	✓

Services included:	Maid	Pool	Garden	Technician
Weekly	2 times/wk	3 times/wk	2 times/wk	on call
Monthly	2 times/wk	3 times/wk	2 times/wk	on call
6 months up (per month)	2 times/wk	3 times/wk	2 times/wk	on call

### 3. Sellable to third party with profits up to 30% gained

For example:

Peak season - Monthly rate 2-Bedroom Pool Villa	2YR Bonus	2010-2011	2011-2012	2012-2013
Profits (baht)	136,000	160,000	168,000	176,400
Yield (%)		17.6%	23.5%	30%

Note: Rental rate 2012-2013 shown above is expected rate based on 5% increase from rate of 2011-2012

### 4. Be able to get company resale Bonus period (with some charges applied)

### 5. Transferable to third party without extra charge

### 6. Reservation guarantee on reserved period

## 3-Bedroom Pool Villa

Home for a family to spend wonderful holiday together. Full house facilities for all members are available for the maximum convenience living. Spacious living room connecting to pool terrace surrounding with tropical garden will be a spot for activities or a private dining within family. The perfect place to feast your senses.



### Facilities:

- Fully-furnished of Oriental style
- Private 4x8 m. swimming pool
- Outdoor shower
- Pool bar
- Covered outdoor seat
- Well equipped of Western kitchen
- Full crockery and kitchen utensils
- Hot & cold water
- Built-in airconditioning
- Ceiling fans
- Satellite TV and DVD
- Wireless internet
- Telephone
- Washing machine & Tumble Dryer
- In-house safe box
- Private carport

### Services:

- Maid
- Pool cleaning
- Gardening
- 24hrs Estate security
- Airport transfer upon request
- Car / motorbike rental upon request
- Baby-sitter upon request
- Cooker upon request

## Benefits gained : 3-Bedroom Pool Villa

### 1. Best discount up to 30% from current rental rate of 2010-2011

<b>1st yr 2011-2012</b>	15% disc from rental rate 2010-2011 + 5% from increased price 2011-2012
<b>2nd yr 2012-2013</b>	15% disc from rental rate of 2010-2011 + 5% increase on price 2011-2012 + 5-10% possible increase on tariff rate 2012-2013

Green Season : 1 May - 31 Oct			
	2YR Bonus	2010-2011	2011-2012
Weekly	62,475	73,500	77,000
Monthly	144,500	170,000	175,000
6 months up (per month)	136,000	160,000	168,000

High Season : 1 Nov - 20 Dec / 11 Jan - 30 Apr			
	2YR Bonus	2010-2011	2011-2012
Weekly	75,650	89,000	93,500
Monthly	165,750	195,000	205,000
6 months up (per month)	136,000	16,000	168,000

Peak Season : 21 Dec - 10 Jan			
	2YR Bonus	2010-2011	2011-2012
Weekly	90,950	107,000	112,000
Monthly	165,750	195,000	205,000
6 months up (per month)	136,000	160,000	168,000

Note: All rates are in Thai Baht.

### 2. Remain of facilities & services included as published rate

Facilities included:	Electricity	Water	Telephone	Satellite TV	Internet
Weekly	✓	✓	X	✓	✓
Monthly	X	✓	X	✓	✓
6 months up (per month)	X	X	X	✓	✓

Services included:	Maid	Pool	Garden	Technician
Weekly	2 times/wk	3 times/wk	2 times/wk	on call
Monthly	2 times/wk	3 times/wk	2 times/wk	on call
6 months up (per month)	2 times/wk	3 times/wk	2 times/wk	on call

### 3. Sellable to third party with profits up to 30% gained

For example:

Peak season - Monthly rate 3-Bedroom Pool Villa	2YR Bonus	2010-2011	2011-2012	2012-2013
	165,750	195,000	205,000	215,250
Profits (baht)		29,250	39,250	49,500
Yield (%)		<b>17.6%</b>	<b>23.5%</b>	<b>30%</b>

Note: Rental rate 2012-2013 shown above is expected rate based on 5% increase from rate of 2011-2012

### 4. Be able to get company resale Bonus period (with some charges applied)

### 5. Transferable to third party without extra charge

### 6. Reservation guarantee on reserved period

## HOLIDAY BONUS PROGRAM CONTRACT

Villa Type _____	Name _____
Period _____	Address _____
Reservation deposit _____	_____
Balance _____ Due date _____	Tel _____
Damage deposit _____ Due date _____	Fax _____
Remarks _____	Email _____
	Remarks _____

### Terms & Conditions

**Reservation:**

1. Holiday Bonus period is available to be reserved from 1 week.
2. Holiday Bonus period purchased from 1-3 weeks will be applied with weekly rate.
3. For the purchase of Holiday Bonus period over 1 month, the additional period is required to be in full week with monthly rate applied.

**Payment:**

1. 10% of Holiday Bonus rate upon reservation and the balance 90% within 7 days from reservation date.
2. Damage deposit is required to be paid with the final balance payment of Holiday Bonus purchase as below and will be refunded within 7 days upon the end of that Holiday Bonus period subject to prior inspection for possible damage and/or loss to the villa and/or its contents for which the renter is responsible, except for normal wear and tear.

	Weekly	Monthly	6 months up
1BR	10,000	30,000	50,000
2BR	20,000	40,000	60,000
3BR	30,000	50,000	70,000

If the damage cost is higher than the damage deposit, the Holiday Bonus owner agrees to pay the cost difference upon check-out.

**Amendment:**

1. Holiday Bonus period purchased could be amended to other available period not less than 90 days before arrival date on the same villa type only.
2. The period purchased of Holiday Bonus could not be separated to use.
3. If the Holiday Bonus period is amended to the lower price period, there will be no payment refunded.
4. If the Holiday Bonus period is amended to the higher price period, the different rate is required to be paid within 7 days from reservation date.
5. 5% service fee of the rate difference on each Holiday Bonus period amendment will be applied at minimum charge of 500 baht per time.
6. The Holiday Bonus amendment could be applied only 1 time for each Holiday Bonus period purchased.

**Resale:**

1. Holiday Bonus period could resold with conditions as follows:
2. Advance written notice 90 days before arrival date fo Holiday Bonus period, 10% service fee of total price will be applied when it is sold.
3. Advance written notice less than 90 days prior arrival date of Holiday Bonus period, 15% service fee of total price will be applied when it is sold.
4. All bank fees occur on resale payment of a Holiday Bonus period is responsible by the Holiday Bonus owner.
5. One Holiday Bonus period could be resold to different third parties.

**Ownership transfer:**

1. The Holiday Bonus period could be transferred to third party or issues under other names.
2. One Holiday Bonus period could be transferred to different third parties.

**Others:**

1. In case the villa is sold, the payment will be refunded at the current published rate of that Holiday Bonus period.
2. The Holiday Bonus period of each year is expired within its tariff rate period and could not keep to use for the other year.
3. The Holiday Bonus period owner agrees that the villa shall be used for only residential purpose, not for any illegal or immoral purposes.

Signed \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date \_\_\_\_\_

Signed \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date \_\_\_\_\_