



SEASONAL RATES	DATES	4 BEDROOMS	3 BEDROOMS	MINIMUM NIGHTS
		NIGHTLY RATE (USD)	NIGHTLY RATE (USD)	
Intermediate	Sep 8 - Dec 18, 2017	650	600	3 nights
XMAS / NY	Dec 19, 2017 - Jan 11, 2018	900	900	10 nights
HIGH	Jan 12 - Feb 14, 2018	700	650	3 nights
Chinese NY	Feb 15 - Mar 3, 2018	800	800	5 nights
HIGH	Mar 4 - Mar 29, 2018	700	650	3 nights
Peak Season	Mar 30 - Apr 10, 2018	800	800	5 nights
HIGH	Apr 11 - Apr 30, 2018	700	650	3 nights
Intermediate	May 1 - Jun 30, 2018	650	600	3 nights
HIGH	Jul 1 - Sep 7, 2018	700	650	3 nights
Intermediate	Sep 8 - Dec 18, 2018	650	600	3 nights
XMAS / NY	Dec 19, 2018 - Jan 11, 2019	900	900	10 nights

**Daily Rates are subject to 10% Service charge & 7% tax.
One Complimentary Dinner: For bookings of 7 nights or more**

- "Special Discounts" Only available on 4 bedroom occupancy rates, for bookings of 10 days or more, and not applicable for bookings during Peak season, XMAS / NY.
- Rates for four bedroom are quoted for the maximum number of 8 Guests (including children). One additional guest at 30 USD per night regardless of age.
- Rates for three bedroom are quoted for the maximum number of 6 Guests (including children). No additional guests possible.

Check in 15:00 & Check out 11:00.

Early arrival or late departure will depend upon availability of the property at the time of arrival or departure.

1. PAYMENT, DEPOSIT & CANCELLATION POLICIES:

To secure the booking, a 50% Deposit is due within 7 days of guest confirmation of intention to book. The balance payment must be fully settled 45 days prior to arrival (Intermediate & High Season & Peak Season) and 60 days prior to arrival for Christmas, NY, or if that date is already passed, the full rental settlement is required to be paid with the deposit. Non-payment of the deposit for securing the booking or of the balance amount on due dates will be considered as cancellation.

CANCELLATION AND AMENDMENTS

For cancellation or amendments, reservations (info@villabaantawanchai.com) must be notified in writing. The cancellation will take effect from the day the written confirmation is received.

Standard and Peak Seasons:

All payments made are forfeited but credited for 9 month from the date of receiving the cancellation email. The credit value may be used by the client or anyone on their behalf for any reservation, during the credit period subject to availability. The difference in rate will also apply if the new reservations are for a higher season.

Christmas and New Year Period:

For any cancellation after the deposit and/or balance payment, all payments are forfeited and a full or partial refund applicable in the event that another party's reservation is secured, covering partially or fully the initial and cancelled reservation. No credit can be granted on payment made for this period.

The above is also applicable if the payment of the balance amount is not received on the due date.

Amendments are subject to availability and are US\$100 per change. If a change is to a higher season, the difference in rate will also be applied

* Early departure, whether immediately on arrival or later during the dates of stay, will be considered a cancellation and all funds will be forfeited.

1.1 RATES INCLUDE

Complimentary Airport Transfer, once each way per booking.

Continental breakfast,

One Baby cot & Chair provided FOC at request

Internet - Wifi, Toiletries, Towels, Linen,

Bed Linen and Bathroom Towels changed once every three days. Pool towels replenished as deemed necessary

Two live-in staff for daily housekeeping

Concierge Services

Electrical Allowance: A daily 80 Kw units. If the free allowance is exceeded a charge of 7(seven) Baht per unit is deductible from the refundable security deposit on check out. .

1.2 RATES EXCLUDE

Chef Service

- Professional Chef: THB 1,500 per meal, THB 2,500 for lunch and dinner ;Cost of groceries on guest account & grocery shopping THB 600 per trip
- By Villa Staff - THB 1,000 per meal (Mostly Thai Cuisine); Cost of groceries on guest account & grocery shopping THB 300 per trip

Laundry Service

Baby Sitting Service

In-villa spa treatment with extended menu

Car rental can be arranged with full insurance coverage, with or without driver

1.3. SECURITY DEPOSIT

Security deposit THB 20,000 to be deposited on arrival in cash. This is to cover the cost of any damage or breakage's during the rental period, to be reimbursed at time of departure less any such costs. The Guest is responsible for all damages which exceed the deposit amount.