

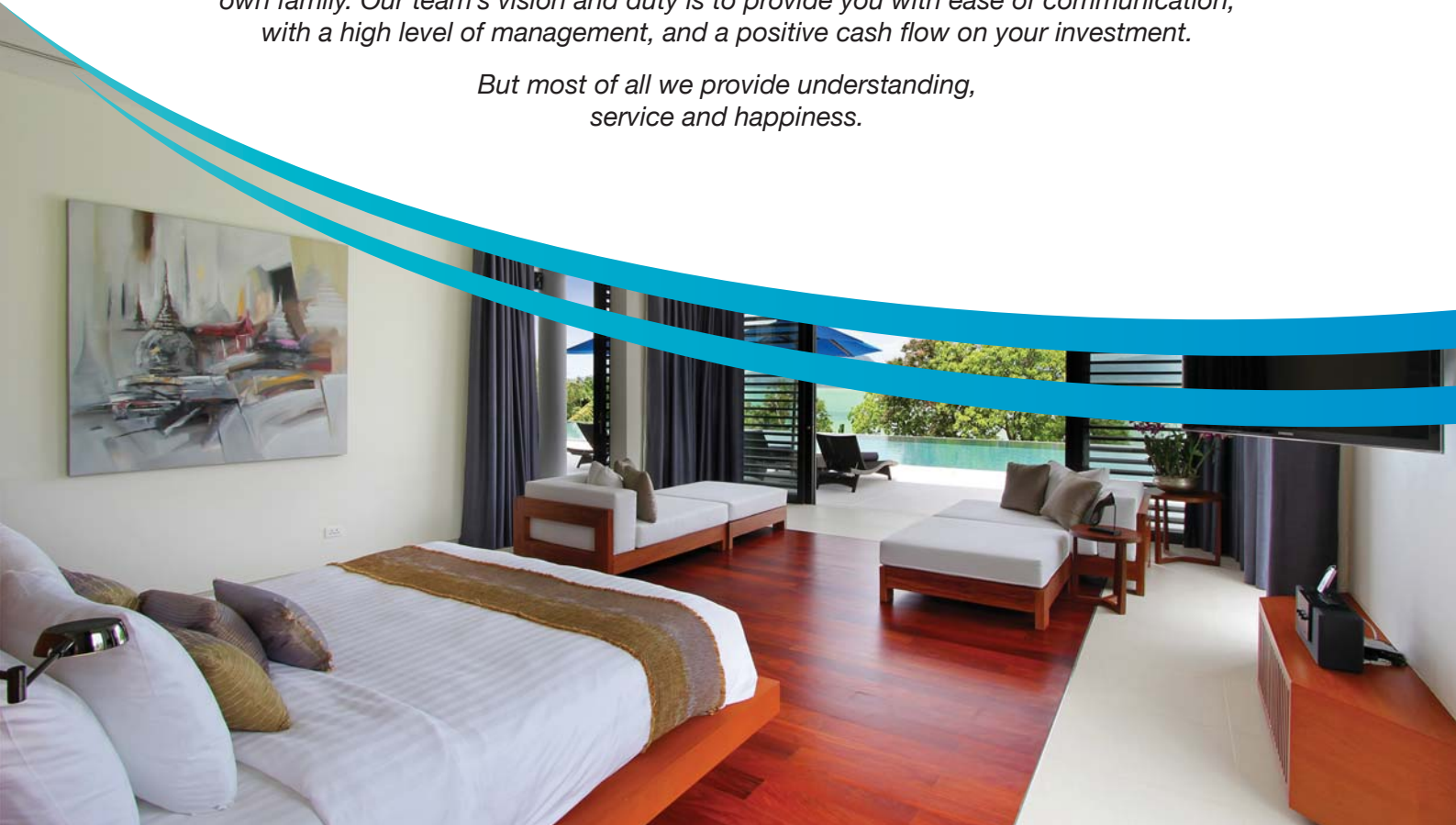


RENTS *in* PHUKET.com

Management & Rentals

We look after your home or property as if it were our own. We care with passion and service in our mind. We find you the rental guests and take care of them just as we would with our own family. Our team's vision and duty is to provide you with ease of communication, with a high level of management, and a positive cash flow on your investment.

*But most of all we provide understanding,
service and happiness.*



RENTAL MANAGEMENT

We provide a personal approach to each property that the owner has trusted us to care for it. Below is a list of our services.

- Enquiries and Reservations
- Rental Agreements
- Preparing the Property
- Property Evaluation
- Marketing
- Rent Collection and Monthly Statements
- Housekeeping
- Repair and Maintenance
- Tenant Relations
- Exit Inspections

Enquiry and Reservations

We guarantee the timely update of the booking calendar, handling all incoming requests within 3 hours of receipt of applications. We also follow up on all open inquiries ensuring that every effort is made to convert them into bookings. You only pay when people book!

Rental Agreements

Each property is unique, and we try to pick individual agreements that meet all the requirements of the owner.

Preparing the Property

Before you offer your property to prospective tenants, we will perform a detailed inspection, make a list of the property, including photos, make a report with our recommendations for improvements or repairs. Also we always hold security deposit from the tenant.

Property Evaluation

To ensure that your property is rented for the maximum price possible and with the minimum amount of vacancy, we will conduct a detailed analysis of the area and similar properties in the market. To be able to assess the rental price, we analyze the areas supply & demand, local amenities & facilities and the rental amounts other properties are achieving.

Marketing

We conduct a thorough analysis of the real estate market in Thailand, spread information about the property at all possible sites for lease, as well as publish information about the property in newspapers and magazines with the addition of a brief description and photo. Our team is doing everything to the booking calendar to avoid empty dates!

Rent Collection & Monthly Statements

We collect all rent payments including deposits. Rent payments are then transferred to the owner's specified bank account and a detailed monthly report is then sent via email. You can also request these reports at any time.



Housekeeping

We provide and pay for cleaning services and all laundry costs during your guests stay.

Repair and Maintenance

We provide regular inspection of your property to identify minor problems and correct them promptly. We also provide 24-hour service engineering, which will help keep your property in excellent condition.

Tenant Relations

We accommodate all reasonable maintenance requests and complaints and ensure consistent tenant relations. A happy tenant is more likely to renew their rental contract, make their rental payments on time and recommend your property to their friends. We make ourselves available to your guests and tenants 24 hours a day, 7 days a week!

Exit Inspections

When the time comes for the tenant to vacate your property, an inspection will be performed to check the condition of your home. This includes checking of the inventory list made before the tenant arrived. Necessary amounts will be deducted from the deposit in case of any damages, which will be discussed with you and negotiated with the leaving tenant.



SCOPE OF WORK

Sole Agent Representation:

The property owner hereby appoints RentsInPhuket.com to represent and manage his property.

Agent's services and obligation may include but are not limited to:

- A) To introduce the property for the agents national and international clients.
- B) Register the property on the agents' website.
- C) Advertise the property in all the agents' offices in Thailand and the rest of the world.
- D) Keep the property owner updated about bookings, payments, damages. Etc.,
- E) To send newsletter about the property to potential clients.

- F) To offer the property for rent at the price quoted by the property owner's pricelist.
- G) To use at all times the best endeavors to promote and extend the sales of the property to the best of their professional ability.
- H) To take care all the administration (contracts, prices, signage, payment, check in/out, customers complaints and more..)
- I) Property Maintenances / Management by Rentsinphuket.com Real Estate.

The contract which will be used between Tenant and Landlord (Management Company Rentsinphuket.com). It's a standard contract approved by Landlord.

PROPERTY CARE SERVICES

During your absence we will take care of your property and will always keep it in good condition.

We provide regular inspection of your property to identify problems in advance. We will keep records and to inform you about the petty problems and their solution. Also, our company provides the following services:



Regular cleaning of the property:

- Empty property once a week, twice a week when have guest inside and general cleaning from top to the bottom once a month (or before check in/ after check out)
- We care about the cleanliness of your home.

Garden / Pool, including:

- Checking the filter mappings pool, watering plants, mowing the lawn regularly 2-4 times a week depend of the weather condition.

Payment Bills:

- We will pay your bills as electricity, water supply, internet, cable TV, unexpected repair bills. Ex...,
- Organize all contracts with all suppliers as pest-control, air-con service and etc..

Repair and Maintenance:

We provide regular inspection of your property to identify minor problems and correct them promptly. We also provide 24-hour service engineering, which will help keep your property in excellent condition.

We will provide all information in a monthly report together with an excel sheet of all income and expenses..



WHY CHOOSE US

Maintaining the highest level of management for property owners/investors, at the same time offering the highest achievable service for their rental guests; we take care and look after your home/ property same as it would be our own. We care with passion and service in our mind. We will find you the rental guests and take care of them just same as we would our own family. Our team's vision and duty is to provide you with easy communication, high level of management, positive cash flow upon your investment but most of all we provide understanding, service and happiness.



Problem solving:

In our experience the biggest fears and worries of a house owner who lives overseas are:

Who can they trust and give the keys to?, how will they maintain the property, will things break down when they are away, and if so what happens?, will they have problem with communication?, will they be overpriced?, how will they find tenants and make continuous cash flow on the investment?, how will they be able to please their rental guests?

Our Solutions:

With many years of experience and with our service mindset, we can offer a whole package solution! Here we both maintain and manage properties to the highest required standards for an affordable price. At the same time through our wide marketing channels where we work with all agencies in Thailand and our own Homepage we make sure to find the tenants and feel up our partners properties, we serve and take care of the rental guests with all their needs and Requests. We see our relationship both to owners and tenants as long-term, similar to partners both in business and friendship. With good communication and an experienced and skilled team, we can all feel like winners.



RENTS*in***PHUKET.com**
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