

RENTAL SERVICES (without property management)

Minimum rental per : one month

TPG SCOPE OF WORK	RENTAL COMMISSION
<ul style="list-style-type: none"> <input type="checkbox"/> Listing the property on TPG website at a price agreed with the owner <input type="checkbox"/> Answer inquiries and offer the property to potential tenants <input type="checkbox"/> Property viewings <input type="checkbox"/> In case of a client willing to rent, drafting the rental contract and coordinate signature and first payment. <input type="checkbox"/> TPG holds deposit + check in-out with inventory list <input type="checkbox"/> Rental payment to be made from the tenant to the owner without TPG in the middle <input type="checkbox"/> Not handling management 	<ul style="list-style-type: none"> <input type="checkbox"/> 1 month to 3 months : <ul style="list-style-type: none"> • 20% of total rental amount for the full period (upfront on first payment) <input type="checkbox"/> 4 month to 11 months : <ul style="list-style-type: none"> • 15% of total rental amount for the full period (upfront on first payment) <input type="checkbox"/> 1 year + : <ul style="list-style-type: none"> • 1 month per year (upfront on first payment)

RENTAL SERVICES (without property management)

INFORMATION AND DOCUMENT REQUIRED

<ul style="list-style-type: none"> - OWNER NAME - OWNER ADDRESS (THAILAND OR OVERSEAS) - OWNER CONTACT INFO (EMAIL, PHONE) - PROPERTY ADDRESS - PROPERTY DETAILS AND PICTURES - PROPERTY SERVICE CONTACT - JURISTIC STAFF, SECURITY GUARD CONTACT 	<ul style="list-style-type: none"> -PASSPORT COPY -BOOK BANK COPY -OWNERSHIPS CERTIFICATION -INVENTORY LIST -ELECTRIC, WATER SUPPLY INVOICE -INTERNET INVOICE -TV., UBC INVOICE
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RENTAL & PROPERTY MANAGEMENT SERVICES

Short and long term rentals, full property management and accounting reports

TPG scope of work	Rental commission and management fees
<ul style="list-style-type: none"> <input type="checkbox"/> Exclusivity on the calendar <input type="checkbox"/> Drafting and signing a Management agreement with property owner <input type="checkbox"/> Listing the property on TPG website + other online booking websites such as Airbnb, HomeAway, Agoda. <input type="checkbox"/> Co-agency promotion <input type="checkbox"/> Flexible pricing policy on TPG discretion to maximize bookings <input type="checkbox"/> Cashing rent payments of TPG rental account <input type="checkbox"/> Taking care of tenant relation <input type="checkbox"/> Taking care of running expenses, maintenance and small repairs <input type="checkbox"/> Generating trimestral reports <input type="checkbox"/> Check in-out with inventory list <input type="checkbox"/> Holding the deposit 	<p>Short term (1-3 months):</p> <ul style="list-style-type: none"> <input type="checkbox"/> 15% commission to find tenant (upfront on first payment) <input type="checkbox"/> 10% for management fees (invoice quarterly on the report) <p>Short term (4-11 months):</p> <ul style="list-style-type: none"> <input type="checkbox"/> 10% commission to find tenant (upfront on first payment) <input type="checkbox"/> 10% for management fees (invoice quarterly on the report) <p>Long term (1 year):</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 month commission per year to find tenant (upfront on first payment) <input type="checkbox"/> 10% for management fees (invoice quarterly on the report) <p>Case of empty property for 1 month or more</p> <ul style="list-style-type: none"> - Condo 1 br/500thb 2br/1,000thb - Villa 2br/1,000 3+br/1,500thb <p>Case of personal stay by owner(no rent paid) :</p> <ul style="list-style-type: none"> - 1,000 thb per condo - 1,500 thb for villa <p><u>**Management fees include check in - out service but exclude cleaning and laundry cost.</u></p>

RENTAL SERVICES MANAGEMENT

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