

## Terms of Payment:

### 1. Payment Plan

Reservation Deposit	Upon Reservation Unit	200,000 THB
<b>1<sup>st</sup> Payment</b>	Upon Signing the contract and with complete piling	30%
<b>2<sup>nd</sup> Payment</b>	Upon Completion of 1 <sup>st</sup> floor foundation and structural work and 2 <sup>nd</sup> floor structural work.	30%
<b>3<sup>rd</sup> Payment</b>	Upon Completion of roof structure work, partition installation and 20% of system work	20%
<b>4<sup>th</sup> Payment</b>	Upon Completion of finishing work, ceiling work, built-in furniture work and system work	20%

The deposit for the existing unit is THB 200,000, 30% down payment will be paid within one month, 30% second payment will be paid within 3 months, and full payment will be paid within 6 months.

### 2. Common Fee ( Must pay one year in advance)

Moss (Two-bedroom Pool Villa)	THB 8,500/month/unit
Fern (Three-bedroom Pool Villa)	THB 10,000/month/unit
Pine (Four-bedroom Pool Villa)	THB 25,000/month/unit

Including services as follows:

- Pool cleaning 2 times/week
- Gardening 2 times/week
- Pest control 1 time/month
- Trash management
- 24-hour security system
- CCTV camera
- Water and electricity supply in the common area
- Free wi-fi service in the common area.

### 3. Sinking Fund (One-time Payment on transfer date)

Moss (Two-bedroom Pool Villa)	THB 85,000/unit
Fern (Three-bedroom Pool Villa)	THB 90,000/unit
Pine (Four-bedroom Pool Villa)	THB 120,000/unit

### 4. Transfer Fee

Transfer fee and all transfer expenses are equally paid by seller and buyer on each side (50/50).

### 5. Water and Electric Installment Fee

THB 22,000/unit for all types of Villa (one-time payment - pay on transfer date)

### 6. Additional Charge:

Electricity	~ 5.5 THB / kilowatt
Water	20-35 THB / cube meter

### 7. Ownership: Freehold and Leasehold (depend on the unit)

