

BEACHFRONT PARADISE TERMS AND CONDITIONS

Revised May 2026

The following conditions relating to the client's stay at Beachfront Paradise and the provision of ancillary services provided for as follows have been agreed and adopted:

DESIGNATION OF RENTED PREMISES

The Beachfront Paradise establishment (hereinafter "Management" or "the Property") is located at 58 Moo 4 Bophut Koh Samui, 84320 Surat Thani, Thailand.

The places designated above are rented exclusively to the Client and his guests. No other part of the Property may be rented to a third party during the period of the rental agreement mentioned. The Property is privatized. The allocation of rooms will be at the discretion of the Client.

During check-in or few days prior arrival, guests staying at the Property must present their passport or send it by email in order to be registered with the tourist/immigration services.

The client has the possibility of organizing parties or other events within the Property. This service is not included in the price of this contract, and is subject to conditions. This service will be the subject of a preliminary study with the Management and an estimate. (Subject to availability, to be reserved in advance, extra costs).

The following services will be included during the term of the tenancy agreement:

- Arrival / Return transfer from airport to the villa (x2 complimentary minivan),
- Welcome drink,
- Continental breakfast (prepared and served by the staff),
- Private in-villa chef for lunch OR dinner service (20% on top of the groceries bill or a minimum of 300 Thb),
- Daily maid service,
- Bartender,
- Beach boys,
- Maintenance,
- Pool/ garden,
- Security guard (7pm to 7am),
- Spa Center / Gym,
- Beach activities (badminton, soccer, stand up paddle, kayak, fat bikes, ping pong table, games and beach games for adult and children),
- Barbecue,
- WiFi throughout the property,
- Water and electricity,

The following services will be available on request, with extra charges:

- Wine cellar (menu available at the bar and in the wine cellar),
- Babysitting,
- Private chef, lunch or dinner service (chef cost + 20% on top of the groceries bill or a minimum of 300 Thb),
- Driver,
- Shopping service (food and beverages) provided by chef +20% on bill,
- All activities booked by the concierge (tours, excursions, water sports, etc.),
- External laundry service,
- Massage/Spa Treatments (menu available),
- Car/Motorbike Rental,
- Extra single bed cost 1800 THB per night,
- Catering service
- Event & Party (on request & separate quote, event fees)

CHECK-IN / CHECK-OUT

Please be informed that our check-in time is at 3pm, and check-out time is at 11am. Should you require an early check-in or late check-out, we kindly ask that you inform us in advance, as these arrangements are subject to availability and incur an additional cost.

If you wish to have a guaranteed early check-in and late check-out, this would be possible for a corresponding cost:

Check-in:

- Time from 10:00 a.m. and onwards: 50% of the regular daily rate
- Before 10:00 a.m: 100% of the regular daily rate

Check-out Time:

- Until 6:00 p.m: 50% of the regular daily rate
- After 6:00 p.m: 100% of the regular daily rate

Staff Daily Schedule & Scope of Services

The Property staff are dedicated to ensuring a smooth, comfortable, and high-quality stay for all guests.

Daily staff service is provided from 7:00 AM to 10:30 PM, in accordance with the Property's operational planning.

Within these hours, the staff will attend to:

- Housekeeping and general upkeep of the Property
- Guest service and hospitality support
- Pool, garden, and common area maintenance
- Meal service coordination and daily operations

Guests are kindly reminded that the staff are employed to manage the Property and provide hospitality services, and are not personal assistants. Requests outside the normal scope of duties, personal errands, or services unrelated to the Property cannot be accommodated

For safety and legal reasons:

- Staff may not be asked to supervise or care for minor children.
- Staff may not be requested to leave the Property for personal tasks.

Any request for additional services, extended staff hours, or extra staffing (including events, special dinners, or early-morning / late-night services) must be arranged in advance with Property management and may be subject to availability and additional charges, as outlined in this Agreement.

The Property management reserves the right to organize and adjust staff schedules as needed to maintain service quality, guest comfort, and staff wellbeing.

RESERVATION RULES

The Management will be engaged to book the property when they receive the following from the Client:

- The rental terms and conditions signed by the Parties;
- The payment of the first deposit of the total price indicated in Clause “Rate and payment schedule” and its proof of payment;

After the fulfillment of the above conditions by the Client, the Management undertakes not to rent the Property during the rental period and to privatize the Property for the benefit of the clients.

The full payment of the total amount of the reservation will allow guests to access the property.

REFUNDABLE SECURITY DEPOSIT

The Client shall provide a security deposit of the amount of 100,000 THB or 3000 USD (or in the equivalent amount on the currency of your choice). The client will proceed to the payment of the security deposit by cash only at the check-in date.

This deposit will be refunded to the Client after the check-out inspection of the property.

The Management is not obliged to provide the rented premises without full payment of the rent and the security deposit.

CANCELLATION AND RESCHEDULING

Any cancellation by the Client must be made by registered mail or email with acknowledgment of receipt to be considered valid.

Regardless of the dates and reasons for cancellation, the deposits paid will not be refunded. However, the Client may reschedule the rental date for a later date on a similar rate season.

This new rental date for the Property will be selected by the Client within a period of 12 months from the date of notification of the rescheduling, provided that the rescheduling notification to the Management has been made at least 20 days before the rental period of the Property.

In the absence of notification of the rescheduling made at least 20 days before the rental period of the Property, the Client cannot reschedule the rental date of the Property, and the deposits paid will not be refunded.

In the case of rescheduling the rental date of the Property by the Client, the terms and conditions of the contract shall continue to apply, and the Client must inform the Management of the new rental date of the Property within two months from the notification of the rescheduling. The requested new rental date of the Property by the Client will be subject to the availability of the Management's current booking calendar at the time of the request.

LIMITATION OF LIABILITY

During the rental period, the Management cannot be held responsible for the acts or actions of the Client and/or its guests.

Furthermore, the Management cannot be held responsible for any illegal activity, damage, or harm caused by the Client and/or its guests.

OCCUPANCY

- Not to sublet or assign, in whole or in part, their right to this rental,
- Not to make any alterations or renovations without the express written permission of the Management. In the event of non-compliance with this agreement, the Management may demand, at the expense of the Client, the immediate return of the premises in the same condition, and if necessary, choose the company responsible for repairing the rented premises.
- Not to make any modifications to the electronic installations,
- Not to have any outdoor sound systems,
- To respect the flower beds, trees and all plantings,
- Not to introduce any animals inside the Property,

To return the Property at the end of the rental period in the same condition as when the keys were handed over to the Client. Guests are kindly requested to treat all staff members with respect, courtesy, and consideration at all times. The Management team is fully dedicated to guest comfort and service excellence, and a respectful interaction is essential to maintaining a harmonious and enjoyable environment. Any behavior that is disrespectful, abusive, aggressive, threatening, or inappropriate toward staff members or any person on the Property will not be tolerated.

In the event of serious misconduct, repeated disrespectful behavior, or any action that compromises the safety, dignity, or wellbeing of staff members or other guests, the Management reserves the right to immediately terminate the guest's stay, without refund, and request that the guest vacate the Property.

Such action may be taken at the sole discretion of the Management in order to protect staff, maintain service standards, and ensure the peaceful enjoyment of the Property.

We thank our guests in advance for contributing to a positive and respectful atmosphere throughout their stay.

Non-Smoking Policy

Smoking is strictly prohibited inside all interior areas of the villa, including but not limited to bedrooms, bathrooms, spa, and gym. This prohibition applies to cigarettes, cannabis, and cigars.

Cigars are an exception:

- Cigars are ONLY permitted indoors in the club lounge or wine cellar.
- Only while seated on the Chesterfield armchairs.
- Cigars should not be smoked elsewhere indoors.

In the event of non-compliance with this policy, a fixed penalty of THB 5,000 will be automatically applied.

Furthermore, should any tobacco-related odors be detected in fabrics, furniture, curtains, carpets, or any other elements of the villa, a deep cleaning by specialized external teams may be required to restore the property to its original condition. Such cleaning will be subject to a separate quotation, and all associated costs will be fully borne by the guest.

Any penalties and/or cleaning costs may be directly deducted from the security deposit, without prior notice.

Smoking is permitted only in outdoor areas (terraces, gardens, open-air areas, and outdoor living spaces), provided that it does not cause any damage.

Any damage resulting from smoking (including burns, stains, or odors affecting furniture, flooring, or other materials) may be subject to repair or replacement costs, which will be charged to the guest accordingly.

RESPONSIBILITIES AND RECOURSE

- To be liable for any damages and losses that occur during their occupation of the rented premises; also to be liable for any damages and losses caused in common areas by the Client or any persons they have brought into the premises.
- To waive any claims against the Management:
 - In the event of theft, burglary, or any criminal act committed in the rented premises or common areas,
 - In the event of interruption of water, electricity, or phone-internet services, not attributable to the Management,
- To indemnify the Management against any claims, lawsuits, claims for damages, liability actions, costs, and expenses based on a tort, arising from a breach by the Client or any participants of any provision of the Contract, non-compliance with safety rules, food, hygiene, intentional or unintentional fault, omission by the Client, participants, or any of their employees, agents, or providers.

SECURITY AND RESPECT FOR THE PREMISES

- To respect, and ensure that their guests respect, the safety regulations in force throughout the premises.
- To refrain from inviting any person whose behavior may be detrimental to the proper conduct of the Property.

The Management reserves the right to exclude or prohibit any person exhibiting such behavior, without any liability towards the Client.

INSURANCE

The Management is insured for civil and professional liability.

The Management disclaims any liability in the event of theft or damage to belongings belonging to persons present on the premises. The signatory of this agreement is solely responsible for their guests and any other person they bring into the Property.

Unless proven to be at fault on the part of the Management or its representatives, the Client shall be solely responsible and liable for any bodily injury or property damage of any kind that occurs during the execution of the

Contract, whether due to their personal actions or the actions of the participants in the event organized by the Client. The Client may, at their sole discretion and at their own expense, obtain insurance coverage for such purposes.

The Client is responsible for all damages caused through their actions (including by participants or their guests) and agrees, in the event of damage to the provided premises, to bear the costs of restoring these premises. It is a mandatory condition of the booking that the entire party is covered by comprehensive All Risk Travel Insurance (including cancellation, flight delays, loss and damage to baggage and other property) and health insurance (including evacuation and repatriation coverage). The Management or the owners of the rented properties are held harmless by you and your party against all claims including any accidents related to the use of the villa facilities or locally procured third-party services such as, but not limited to, watercraft, water sports, jeep or motorbike rental. The Management shall not be responsible for any delay, additional expense or inconvenience caused directly or indirectly by events outside of their control such as civil disturbances, fires, floods, severe weather, Acts of God, acts of government, etc. By acceptance of this contract it is assumed by the Management that this requirement has been and will be complied with in full.

APPLICABLE LAW AND JURISDICTION

This agreement is governed by the laws of Thailand and shall be interpreted in accordance with these laws. The parties submit all their disputes arising from or related to this agreement to the jurisdiction of the courts of Thailand. This lease agreement is entered into and accepted under the following terms, clauses, and conditions, which the Client, their representatives, and their guests for whom they are responsible, undertake to execute and fulfill.