

THAI REAL

SUPPLEMENTARY SERVICES

Worry-Free Management of Your Property

We provide complete management of your property so it brings you peace of mind rather than extra worries. We handle regular inspections, communication with tenants, and maintenance – whether you are in Thailand or anywhere else in the world.

Regular monthly inspections including photo documentation	฿520 monthly
Regular post-tenant inspections including photo documentation <i>Osobní předání klíčů, kontrola nemovitosti po odjezdu, informování hostů o pravidlech.</i>	฿520 per inspection
Secure key storage <i>Originál, 3 copies and storage</i>	฿520 one-time
Handling minor routine repairs including costs* <i>Full coverage of repairs can be found on page 4</i>	฿5000 deposit with interim billing

Professional Cleaning & Interior Care

Maintaining cleanliness and order in the property is crucial not only for your comfort or that of your guests but also for preserving the value of your asset. We offer both one-time cleaning services and regular interior care, including laundry services.

One-time cleaning after tenants	฿800 per cleaning
Regular cleaning 4x a month for a high standard <i>Applicable only if the property is rented out.</i>	฿3 500 monthly
Regular cleaning 8x a month for maximum cleanliness <i>Applicable only if the property is rented out.</i>	฿6 500 monthly
Daily housekeeping <i>Includes cleaning, laundry, dishwashing, and organizing the space.</i>	฿12 800 monthly

Comprehensive Outdoor Space Care

A well-maintained garden and outdoor area not only enhance the aesthetic value of your property but also help preserve it over the long term. We offer professional garden care, regular pool maintenance, and exterior services to ensure your outdoor space is always in perfect condition.

One-time garden maintenance <i>Includes mowing, fertilizing, spraying, and trimming.</i>	฿1 500 per service
Monthly garden maintenance <i>Includes mowing, fertilizing, spraying, and trimming.</i>	฿30 per m ² per month
One-time pool cleaning <i>Includes filter maintenance, pH balance, and chemical treatment.</i>	฿1 500 per service
Monthly pool maintenance <i>Includes filter maintenance, pH balance, and chemical treatment.</i>	฿4 000 monthly

PREMIUM SERVICES

Personal Driver and Car (up to 6 passengers)

฿3 000

per day

Chef

Coming soon

Renovation and Remodeling

We can assist with both minor and major updates to interiors and exteriors.

Pricing depends on the scope of work

Rental Management

Renting out property can be an excellent source of income, but it requires careful organization and oversight. Our services include complete support for rental management, from advertising and guest communication to invoicing and legal compliance. We handle all administrative tasks to ensure a smooth rental process, free of worries.

Complete Rental Management

Apartment 12 % / House 8%

Includes listing on Booking.com, Agoda, and TripAdvisor, communication with guests, and handling invoices, taxes and mandatory visitor registration TM30.

of rental income

Insurance and Property Protection

Your property deserves the highest level of protection, not only from an insurance standpoint but also in terms of physical security. We provide comprehensive assistance with property insurance and the option to install modern security systems, giving you peace of mind.

Property Insurance Assistance

฿550

one-time

Camera Installation & Management, Property Monitoring

depends on the technical requirements

PROPERTY MANAGEMENT PACKAGES

STANDARD

฿3 900/month

- Monthly property inspection
per month
- Regular cleaning
4× per month
- Assistance with insurance and security
- Optional camera installation



Secure key storage
520 THB (one-time)

Minor repairs deposit *
Záloha 5 000 THB (interim billing)

Complete Rental Management
Apartment 12 % / House 8%

PREMIUM

฿10 400/měsíc

- Monthly property inspection
per month
- Monthly tenant inspection
per month
- Monthly garden maintenance
8× per month
- Monthly garden maintenance
mowing, fertilizing, spraying, trimming
- Assistance with insurance and security
- Optional camera installation



Secure key storage
520 THB (one-time)

Minor repairs deposit *
Záloha 5 000 THB (interim billing)

Complete Rental Management
Apartment 12 % / House 8%

GOLD

฿20 700/měsíc

- Monthly property inspection
per month
- Monthly tenant inspection
per month
- Daily housekeeping
Includes cleaning, laundry, dishwashing, organizing the space
- Monthly garden maintenance
Includes mowing, fertilizing, spraying, trimming
- Monthly pool maintenance
Includes filtration, pH, and chemical management
- Assistance with insurance and security
- Optional camera installation



Secure key storage
520 THB (one-time)

Minor repairs deposit *
Záloha 5 000 THB (interim billing)

Complete Rental Management
Apartment 12 % / House 8%

PREMIUM SERVICES (OPTIONAL)

Personal Driver and Car (up to 6 passengers)

฿3 000

per day

Chef

Coming soon

ADDITIONAL NOTES

- Renovations and larger remodels are quoted individually based on scope.
- The 5,000 THB deposit for minor repairs applies to all packages (billed as incurred).
- Installation of security systems (cameras, sensors, etc.) is determined according to the specific technical requirements.
- Rental management fees (12% / 8%) for all packages are calculated based on actual rental income.

- * “Minor routine repairs” refers to maintenance and repairs necessary to keep the property functional and safe, without requiring extensive construction work or major investments.

List of Covered Minor Repairs:

1. Electrical Repairs

- Replacing bulbs and LED lighting
- Repairing/replacing switches and outlets
- Fixing minor issues with circuit breakers (provided that replacing the entire panel is not necessary)
- Checking and repairing non-functioning lights

2. Plumbing and Sanitary Repairs

- Fixing dripping faucets
- Unclogging or repairing blocked drains (kitchen, bathroom)
- Tightening loose connections on water pipes
- Repairing or replacing showerheads and taps
- Replacing a broken toilet flushing mechanism

3. Door and Window Repairs

- Adjusting hinges, fittings, and handles
- Fixing doors or windows that stick
- Replacing cracked or loose seals on doors and windows
- Adjusting sliding doors and windows

4. Furniture and Interior Repairs

- Fixing loose shelves, curtains, and brackets
- Tightening screws and joints on furniture
- Repairing or replacing damaged handles and hinges
- Repairing small wall cracks (if they don't require major reconstruction)

5. Air Conditioning and Ventilation

- Cleaning air conditioner filters
- Minor repairs on fans and exhaust systems
- Checking and repairing air conditioner remote controls

6. Exterior and Security Element Repairs

- Minor repairs to fences and gates (e.g., tightening hinges)
- Adjusting locks and door mechanisms
- Repairing or replacing doorbells
- Fixing small cracks in plaster (cosmetic repairs only)

7. Appliance Maintenance and Repairs

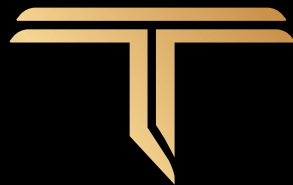
- Adjusting and servicing washers/dryers
- Cleaning and inspecting refrigerators (e.g., replacing seals)
- Fixing minor issues with microwave ovens and regular ovens

8. Other Minor Adjustments and Repairs

- Installing small wall fixtures (hooks, shelves, outlets)
- Leveling uneven floors
- Repairing minor decorative elements

What the Deposit DOES NOT COVER:

- ✗ Major renovations or full system replacements (e.g., complete rewiring, full plumbing overhaul)
- ✗ Significant structural repairs (e.g., roof repairs, load-bearing walls)
- ✗ Repairs required due to unprofessional modifications or intentional damage
- ✗ Replacing expensive appliances or equipment (e.g., air conditioning units, kitchen cabinetry, boilers)
- ✗ Repairs exceeding the deposit limit (billed separately)



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www.thaireal.cz