



Layan Green Park Co., Ltd.
 registration No 0835562015261, registered office at
 147 Moo 6, Tambon Cherngthalay,
 Amphure Thalang, Phuket, 83110

Project: Layan Green Park

Reservation Agreement for LEASEHOLD Unit “ _____ ”

Reservation Date: _____
Lessee(s): _____

First Name: (Lessee 1) _____

Last Name: _____

First Name: (Lessee 2) _____

Last Name: _____

Address: (Lessee) _____

Postal Code: _____

Country: _____

Tel: _____

Mobile: _____

E-mail Address: _____

Legal representative (if any) _____

Reserved Unit No: _____

Floor: _____

Area: ca. _____ **Sq.m**

Lease Price: _____ **THB**

Furniture Pack: _____ **THB**

Total price: _____ **THB**

This reservation agreement is made between the **Layan Green Park Co., Ltd.** (Project: **Layan Green Park**) hereinafter referred to as the “**Lessor**”, and aforesaid **Mr/Mrs** _____, (_____) passport No: _____ hereinafter referred to as the “**Lessee**”.

The Lessor is the owner of **Layan Green Park** Project that will be constructed on the land, Chanote land title deed 36931, parcel number 74, Survey Page 4728, Book 370, Page 31, in the approximate size 5 Rai, 3 Ngan, 72.6 Square Wah and located in Tambon Cherngthalay, Amphure Thalang, Phuket Province, Thailand. The Layan Green Park project will be built as a residential condominium and will be operated as a hotel. The “**Lessee**” confirms his intention to Lease the property as listed on this reservation agreement and agrees to follow the terms and conditions below.

Terms and Conditions:

- The “**Lessee**” agrees to pay a reservation fee of BHT 100,000 (One Hundred Thousand Baht) net of any bank charges and exchange costs. After the reservation fee is paid the unit will be removed from the market and reserved for the Lessee for period of 30 days.
- The “**Lessee**” agrees that he is notified about, accepts and will object that this condominium development will get a hotel license and will be operated as a hotel for minimum 15 years.
- The Sale and Lease agreement has to be signed by the parties within 30 days after signing this Reservation Agreement.
 - If the Lessee does not sign LEASE agreement for any reasons other than Lessor’s fault, than at any time thereafter the Lessor can (provided it has acted in good faith and was not delaying signing of the agreement) give a notice that a deal is canceled and the reservation fee is forfeited by the Lessor.
 - If the Lessor fails to sign LEASE agreement or to provide/sign all necessary documents (to be provided and signed by the Lessor) to enable Lessee’s ownership registration on or before agreed date without Lessee’s fault, then the Lessor shall refund to the Lessee all payments made by the Lessee together with penalty at the rate of 100% of reservation fee amount.
- The “**Lessee**” agrees to follow up and make payments as specified in the payment schedule attached to Reservation Agreement.
- The parties understand that the reservation fee is non-refundable except foregoing Lessor’s fault.
- The parties agree and understand that transfer, maintenance, sinking fund fees, transfer ownership registration fees & other costs are excluded from the Lease price and shall be paid by the “**Lessee**” at time of transfer of ownership of condominium unit.

(_____)
 Lessee’s Signature

(_____)
 Lessor’s Signature

For and on behalf of: **Layan Green Park Co.,Ltd.**

Reservation Agreement for LEASEHOLD Unit “_____”

1. Rental Pool Program 40% / 60% and Payment Schedule chosen are as per Option_____

Rental Return / Payments	Cash Back within 1 year	Reservation Fee, THB	1st Payment	2nd Payment	3rd Payment	4th Payment	5th Payment
OPTION A:	10%	100'000	100%	-	-	-	-
OPTION B:	5%	100'000	50%	20%	20%		10%
OPTION C:	-	100'000	30%	25%	20%	15%	10%

Complimentary 30 nights stay per year during low season, available with exclusive furniture package from the developer.

2. Using the unit for personal use. Payment Schedule chosen are as per Option_____

Rental Return / Payments	Cash Back within 1 year	Reservation Fee, THB	1st Payment	2nd Payment	3rd Payment	4th Payment	5th Payment
OPTION A:	10%	100'000	100%	-	-	-	-
OPTION B:	5%	100'000	50%	20%	20%		10%
OPTION C:	-	100'000	30%	25%	20%	15%	10%

The Lessee may rent out the Unit only by joining either Rental Guarantee Program or Rental Pool program.

3. Guaranteed Rental Program and Payment Schedule chosen are as per Option_____

Rental Return / Payments	Rental Return, per year	Years	Reservation Fee, THB	1st Payment	2nd Payment	3rd Payment	4th Payment	5th Payment
OPTION A:	10%	10	100'000	100%	-	-	-	-
OPTION B:	8%	5	100'000	50%	20%	20%		10%
OPTION C:	7%	5	100'000	30%	25%	20%	15%	10%

Complimentary 15 nights stay per year during low season, available with exclusive furniture package from the developer.

Payment schedule:

Reservation Fee:	o THB 100'000;
1st payment:	o within 30 days after reservation (less amount of reservation fee paid)
2nd payment:	o on the starting of foundation (Sept. - Oct. 2020)
3rd payment	o upon completion of construction of the exterior structure of the buildings (Nov. - Dec. 2021)
4th payment	o upon the completion of the plastering work (June - July 2022)
5th payment	o on transfer of ownership (Q4 2022)

Additional Expenses associated with the property

Furniture 100% full package	10,000 THB per sqm. Includes: Internet and cable TV (line wiring) bathroom marble set, air-con, wardrobe, bed, dining table, chairs, kitchen with electric kitchen appliances, fridge, crockery & tableware for 3 pers., TV, mirrors, pictures, curtains, 2 sets of bed linen, 2 towel sets, carpets, outdoor balcony set - table & chairs
Maintenance fee	65 THB per sqm\month (paid one year in advance).
Sinking Fund	650 THB per sqm (to be paid by Lessee on ownership transfer date).
Transfer of ownership & registration fee	Leasehold registration - ca. 1.1%, to be paid by lessee on ownership transfer date at Land Office (<i>based on the actual amount of state taxes on registration day</i>)
Utilities	o cable TV, satellite, internet, etc. (monthly). o 20'000 THB water meter & electric meter deposit & installation fees

(_____)
Lessee's Signature

(_____)
Lessor's Signature

For and on behalf of: **Layan Green Park Co.,Ltd.**