

KP DREAMING VIEW CO., LTD.

The Dreaming View Villa



RENTAL CONTRACT

Terms & Conditions · Direct Bookings

EFFECTIVE 27 AUGUST 2026

54/27-28 MOO 8 · HAAD YAO · KOH PHANGAN
SURAT THANI 84280 · THAILAND

THE DREAMING VIEW VILLA · DIRECT BOOKINGS

Welcome



Welcome to The Dreaming View Villa. We are delighted to welcome you to our property and sincerely thank you for choosing our villa for your stay in Koh Phangan.

Our ambition is to provide an exceptional experience combining luxury, privacy, personalised service and complete transparency.

These Terms & Conditions have been prepared to protect both our Guests and our Company while ensuring the peaceful enjoyment of the Villa, respect for our neighbours and compliance with Thai legislation.

They define the contractual relationship between KP Dreaming View Co., Ltd. ("the Company") and the Guest making the reservation ("the Guest").

By confirming a reservation and making any payment relating to that reservation, the Guest acknowledges having read, understood and accepted these Terms & Conditions and agrees to ensure that every member of the booking party complies with them throughout the stay.

We wish you a wonderful stay at The Dreaming View Villa.

Table of Contents

• *Welcome*

1 Acceptance of these Terms & Conditions

2 Reservation Confirmation

3 Payment Policy

4 Cancellation Policy

5 Security Deposit

6 Reservation Holder, Identity of Guests & No Assignment or Subletting

7 Occupancy, Registered Guests & Visitors

8 Check-in & Check-out

9 Villa Services

10 Electricity Consumption

11 CCTV & Privacy

12 Quiet Hours, Respect for Neighbours & Events

13 Swimming Pool, Jacuzzi & Guest Safety

14 Furniture, Equipment & Care of the Property

15 Compliance with Thai Law, Illegal Activities, Drugs & Smoking Policy

16 Pets & Personal Belongings

17 Insurance

18 Force Majeure

19 Complaints

20 Health, Safety & Compliance

21 Staff & Contractors

22 Limitation of Liability

23 Governing Law & Jurisdiction

24 Entire Agreement

• *Acknowledgement & Acceptance*

Acceptance of these Terms & Conditions

These Terms & Conditions form an integral part of the Rental Agreement concluded between KP Dreaming View Co., Ltd. and the Guest.

The person making the reservation confirms that he or she:

- is at least eighteen (18) years of age;
- has the legal capacity to enter into this agreement;
- is authorised to act on behalf of every member of the travelling party;
- accepts full responsibility for ensuring that all occupants comply with these Terms & Conditions throughout the stay.

Failure to comply with these Terms & Conditions may, depending on the seriousness of the breach, result in additional charges, immediate termination of the stay without refund, claims for compensation and, where appropriate, legal proceedings under the laws of the Kingdom of Thailand.

Reservation Confirmation

A reservation shall be considered confirmed only after all of the following conditions have been fulfilled:

- written confirmation has been issued by KP Dreaming View Co., Ltd.;
- the required booking payment has been received;
- these Terms & Conditions have been accepted by the Guest.

Until these conditions have been satisfied, the requested dates remain available and the Company reserves the right to accept another reservation.

Only the person making the reservation shall be considered the contractual Guest. That person remains responsible for:

- all payments;
- all occupants;
- all authorised visitors;
- compliance with these Terms & Conditions.

For complete transparency, an official receipt is issued for every payment received.

Whenever payment is made by bank transfer, the corresponding transfer confirmation may also be attached to the Guest's booking file for accounting and verification purposes.

Payment Policy

Each reservation is individually prepared according to:

- the duration of the stay;
- the rental amount;
- the booking period;
- the specific agreement concluded with the Guest.

Rental rates and the additional-guest charge quoted by the Company are inclusive of **7% VAT**. Electricity, being charged on actual metered consumption, is billed as incurred.

Accordingly, every reservation is accompanied by a personalised quotation, invoice or booking confirmation specifying:

- the Booking Deposit;
- any agreed additional services;
- the Balance Due;
- the applicable cancellation conditions.
- the payment schedule;

Unless otherwise agreed in writing, payments are generally structured as follows:

- **Reservations confirmed more than six (6) months before arrival:** a non-refundable Booking Deposit of **25%** is required to secure the reservation.
- **Reservations confirmed between six (6) months and one (1) month before arrival:** a non-refundable Booking Deposit of **50%** is required.
- **Reservations confirmed less than one (1) month before arrival:** payment of **100%** of the rental amount is normally required upon confirmation.

Unless otherwise agreed, the remaining Balance Due is payable one (1) month before the scheduled arrival date.

For certain last-minute reservations, the Company may exceptionally agree that part of the outstanding balance be settled upon check-in.

Every payment received gives rise to the issuance of an official receipt by KP Dreaming View Co., Ltd.

Should any payment not be received by the applicable due date, the Company reserves the right to suspend or cancel the reservation after notifying the Guest.

Cancellation Policy

The cancellation conditions applicable to each reservation are those expressly stated in the quotation, invoice or Booking Confirmation issued by KP Dreaming View Co., Ltd.

As each reservation is individually negotiated according to the rental period, booking date, duration of stay and seasonal demand, payment schedules and cancellation conditions may vary from one reservation to another.

Unless otherwise agreed in writing, the following principles apply:

- All **Booking Deposits** are **non-refundable**.
- The **Balance Due** becomes payable in accordance with the payment schedule specified in the Booking Confirmation.
- Failure to pay the Balance Due by the agreed due date may result in cancellation of the reservation.

The Company understands that unforeseen circumstances may arise. Whenever reasonably possible, and at its sole discretion, KP Dreaming View Co., Ltd. may consider alternative solutions such as postponing the stay or applying part of the amounts paid towards a future reservation.

However, as a privately owned luxury villa with a limited booking capacity, the Company cannot offer the same cancellation flexibility as large hotel chains or travel insurance providers.

Guests are therefore strongly encouraged to obtain comprehensive travel cancellation insurance before travelling.

In the event of any inconsistency between these Terms & Conditions and an individual Booking Confirmation, the Booking Confirmation shall prevail.

Security Deposit

A refundable **Security Deposit of 45,000 THB** is required upon arrival unless otherwise agreed in writing before check-in.

The Security Deposit guarantees the proper fulfilment of the Guest's contractual obligations and may be used, where appropriate, to cover:

- damage to the Villa, its furniture, equipment or facilities;
- missing or broken items;
- exceptional cleaning resulting from misuse of the property;

- unpaid electricity consumption;
- unauthorised overnight guests;
- breaches of these Terms & Conditions;
- any outstanding balance remaining at check-out.

The Villa will be inspected following departure.

Where no deductions are required, the Security Deposit shall be refunded promptly using the most appropriate payment method.

The Security Deposit shall **not** limit the Guest's financial responsibility. Should the total amount of damages or unpaid charges exceed the Security Deposit, the Guest remains fully liable for the outstanding balance.

ARTICLE

6

Reservation Holder, Identity of Guests & No Assignment or Subletting

Reservations are strictly personal.

The person making the reservation shall normally be one of the Guests staying at the Villa and shall remain the principal contractual Guest throughout the rental period.

Reservations may **not** be assigned, transferred, resold or sublet without the prior written approval of KP Dreaming View Co., Ltd.

Accordingly:

- the reservation may not be transferred to another person;
- the Villa may not be sublet, whether for financial gain or free of charge;
- the Villa may not be advertised or offered for rent through any third party or online platform;
- any change to the identity of the principal Guest requires the Company's prior written approval.

The Company reserves the right to request identification documents before or upon arrival in order to verify compliance with this Article.

Any unauthorised transfer, assignment or subletting shall constitute a material breach of these Terms & Conditions and may result in cancellation of the reservation or immediate termination of the stay without refund.

Occupancy, Registered Guests & Visitors

The Dreaming View Villa accommodates a maximum of **nine (9) registered Guests**, unless otherwise confirmed in writing by KP Dreaming View Co., Ltd.

The number of occupants staying at the Villa must always correspond to the number declared during the reservation process.

The principal Guest remains fully responsible for every person occupying or visiting the property throughout the stay.

Children and infants are included within the maximum authorised occupancy. Subject to availability, complimentary baby cots and high chairs may be provided upon request.

Additional Overnight Guests

Additional overnight Guests are permitted only with the prior written approval of KP Dreaming View Co., Ltd. Where approved, additional accommodation charges may apply. All additional overnight Guests must be registered in accordance with Thai Immigration regulations (TM30).

Day Visitors

Visitors are welcome only with the prior approval of the Villa Manager. Visitors may **not remain overnight** unless expressly authorised in writing by KP Dreaming View Co., Ltd.

The principal Guest remains fully responsible for the behaviour, safety and actions of all visitors. The Company reserves the right to refuse entry to, or require the departure of, any visitor whose presence may compromise the safety, security, tranquillity or proper operation of the Villa.

Unauthorised visitors, excessive numbers of visitors or breaches of this Article may result in additional charges, forfeiture of the Security Deposit and, where justified, immediate termination of the stay.

Check-in & Check-out

Standard check-in is from **14:00** and check-out is by **11:00** on the day of departure.

Earlier arrival or later departure may be arranged in advance, subject to the schedule between stays, and may be subject to an additional charge. Any such arrangement must be confirmed in writing by the Company before arrival.

The Villa Manager greets Guests on arrival, explains the property and its equipment, and is available for the meter readings referred to in Article 10.

ARTICLE

9

Villa Services

The Dreaming View Villa is fully serviced to ensure Guests enjoy a comfortable, relaxing and memorable stay.

Unless otherwise specified in the Booking Confirmation, the following services are included in the rental price:

- Personal welcome by the Villa Manager.
- Private transfer between Thongsala Pier and the Villa on arrival and departure.
- High-speed Wi-Fi throughout the property.
- Drinking water.
- Daily light housekeeping.
- Full housekeeping and linen change every three (3) days.
- Bath and pool towels changed every two (2) days.
- Concierge assistance throughout the stay.
- Assistance with restaurant reservations, transportation, excursions and local activities.

Additional services, including private chef, breakfasts, lunches, dinners, BBQs, massages, yoga sessions, private speedboat transfers, airport transfers, vehicle rental, laundry service and other personalised experiences, may be arranged upon request and are subject to availability and additional charges.

As Koh Phangan is a relatively small island, Guests are encouraged to request additional services as early as possible to ensure availability.

ARTICLE

10

Electricity Consumption

To encourage responsible energy consumption while maintaining competitive rental rates, **electricity is not included in the rental price.**

Electricity consumption is charged at **7.50 THB per kWh for stays arriving in 2026** and at **8.00 THB per kWh for stays arriving from 1 January 2027**, based on the official electricity meter installed at the Villa. The rate is set by the arrival date and applies to the whole stay, so a stay spanning the new year is billed at a single rate.

The electricity meter is read by our staff at both check-in and check-out. Guests are welcome to attend these meter readings should they wish to do so; however, their presence is entirely optional.

Electricity charges shall be deducted from the Security Deposit or settled before departure.

Guests are kindly requested to switch off air-conditioning units, lighting and unnecessary electrical equipment whenever leaving the Villa. Responsible energy consumption contributes to environmental sustainability and helps reduce unnecessary costs.

ARTICLE

11

CCTV & Privacy

The privacy of our Guests is extremely important to KP Dreaming View Co., Ltd.

The Villa is equipped with **seven (7) external CCTV cameras** installed exclusively for security purposes, property protection and access monitoring.

No CCTV cameras are installed inside the Villa, including bedrooms, bathrooms or indoor living areas.

One external camera monitors the main façade, terrace and part of the swimming pool area in order to protect the principal entrances and the Villa's large glass doors. For additional privacy, Guests may request that this specific camera be manually switched off for the duration of their stay. The Villa Manager will explain this procedure during check-in.

The remaining external security cameras monitor the entrances and perimeter of the property and remain operational for security reasons.

CCTV recordings are used solely for security purposes and, where necessary, for investigating incidents affecting the property or its occupants, in accordance with applicable Thai legislation.

ARTICLE

12

Quiet Hours, Respect for Neighbours & Events

The Dreaming View Villa is located within a peaceful residential neighbourhood.

To preserve the tranquillity of the area and maintain excellent relationships with our neighbours, **Quiet Hours apply every day from 9:00 p.m. until 9:00 a.m.**

During these hours, Guests are requested to keep noise to an absolute minimum, particularly on terraces, balconies, around the swimming pool and in all outdoor areas.

The Villa provides a high-quality Bluetooth sound system for Guests' enjoyment. To protect the neighbourhood, **external loudspeakers, professional DJ equipment, amplifiers or any other high-powered sound systems are strictly prohibited.**

The Guest making the reservation is responsible for ensuring that all members of the booking party and any authorised visitors comply with this Quiet Hours Policy.

Private celebrations or family gatherings may only take place with the prior written approval of KP Dreaming View Co., Ltd. Any authorised event must comply with the agreed number of attendees, parking arrangements, security requirements and finishing time established before the event.

Should excessive noise result in complaints from neighbours or intervention by the local authorities, the Company reserves the right to require the immediate cessation of the disturbance and, where justified, to terminate the stay without refund.

Guests remain fully responsible for any fines, damages or financial consequences arising from breaches of this Article.

ARTICLE
13

Swimming Pool, Jacuzzi & Guest Safety

The swimming pool, jacuzzi and all outdoor facilities are provided exclusively for the enjoyment of registered Guests.

No lifeguard is on duty. Guests use these facilities entirely at their own risk.

Children must remain under the continuous supervision of a responsible adult whenever they are near or using the swimming pool, jacuzzi or any water feature.

Running, diving, climbing on walls, railings or other structures, or engaging in dangerous behaviour anywhere on the property is strictly prohibited.

For hygiene reasons, Guests are requested to shower before entering the swimming pool or jacuzzi. The use of shampoo, soap, shower gel or any chemical products in the swimming pool or jacuzzi is strictly prohibited.

Guests returning from the Full Moon Party or similar events must completely remove fluorescent paint before entering the Villa, using the swimming pool or jacuzzi, sleeping in beds or using towels and linen.

Should negligence require replacement of the swimming pool water or exceptional maintenance, the related costs may be charged to the Guest.

Furniture, Equipment & Care of the Property

The Dreaming View Villa has been carefully furnished and equipped to provide a premium guest experience.

Guests are kindly requested to treat the Villa, its furniture, equipment and decoration with the same care they would apply in their own home. This includes, but is not limited to:

- Infinity swimming pool
- Jacuzzi
- Pool table
- Fitness equipment
- Table tennis
- Smart televisions
- Kitchen appliances
- Air-conditioning systems
- Glass furniture
- Outdoor furniture
- Decorative items
- Bedding, towels and household equipment

Indoor furniture must remain inside the Villa unless otherwise authorised by the Villa Manager.

Outdoor furniture should not be moved to unsafe locations or exposed to unnecessary risk. During periods of strong wind or adverse weather conditions, Guests are requested to follow any instructions given by the Villa Manager concerning umbrellas and outdoor furniture.

Any damage resulting from negligence, misuse or intentional misconduct may be deducted from the Security Deposit or invoiced separately where appropriate.

Compliance with Thai Law, Illegal Activities, Drugs & Smoking Policy

Guests shall comply at all times with the laws and regulations of the Kingdom of Thailand throughout their stay.

The Dreaming View Villa may not be used for any purpose that is unlawful, contrary to public order or likely to expose KP Dreaming View Co., Ltd., its employees or its Guests to legal, administrative or reputational risks.

The following activities are strictly prohibited anywhere on the property:

- Any form of unauthorised employment or business activity not authorised under Thai law;
- Commercial activities not previously approved in writing by KP Dreaming View Co., Ltd.;

- Prostitution or prostitution-related activities;
- Gambling or any activity prohibited by Thai law;
- Possession, consumption, production, distribution or trafficking of illegal drugs;
- Possession or consumption of cannabis or cannabis-derived products where prohibited under Thai law;
- Possession or use of electronic cigarettes, vaping devices or vaping products, which are prohibited under Thai law;
- Any criminal offence or conduct likely to disturb public order.

Thailand applies particularly strict legislation concerning illegal drugs and vaping products. Violations may result in severe criminal penalties, including arrest, prosecution, substantial fines and imprisonment.

Any breach of Thai law remains the sole responsibility of the persons concerned.

KP Dreaming View Co., Ltd. reserves the right to terminate the Rental Agreement immediately, without refund, should illegal activities occur on the property, and to cooperate fully with the competent Thai authorities whenever required.

Guests remain fully liable for all financial consequences arising from their unlawful conduct.

Smoking Policy

Smoking is strictly prohibited inside all indoor areas of the Villa. Traditional tobacco cigarettes may be smoked **only in designated outdoor areas**, using the ashtrays provided.

Additional cleaning, deodorising, repair or replacement costs resulting from smoking inside the Villa shall be charged to the Guest.

Pets & Personal Belongings

Dogs may be accepted only with the prior written approval of KP Dreaming View Co., Ltd. Additional charges may apply.

Guests bringing pets remain fully responsible for their supervision, behaviour, any damage caused and any additional cleaning required.

Pets are not permitted on beds, sofas, in the swimming pool or in the jacuzzi.

Each bedroom is equipped with a personal safe for valuable items. Safes are provided as a convenience only.

Guests remain solely responsible for their passports, cash, jewellery, electronic devices and all personal belongings throughout their stay.

KP Dreaming View Co., Ltd. cannot accept responsibility for loss, theft or damage to personal property unless such liability results directly from proven negligence on the part of the Company.

Guests are requested to ensure that all doors and windows are securely closed whenever leaving the Villa.

Any personal belongings left after departure may, upon request, be returned at the Guest's expense, provided that shipping is reasonably practical.

Guests must immediately report any malfunction, accident or damage observed during their stay so that corrective action may be taken promptly.

ARTICLE

17

Insurance

Guests are strongly advised to obtain comprehensive travel insurance before travelling to Thailand.

Such insurance should include, where applicable:

- Trip cancellation or interruption;
- Medical expenses;
- Emergency medical evacuation and repatriation;
- Personal liability;
- Loss, theft or damage to personal belongings;
- Flight delays and missed connections.

KP Dreaming View Co., Ltd. strongly recommends that Guests verify the validity and extent of their insurance coverage before travelling.

The Company shall not be held responsible for losses or expenses resulting from insufficient or inadequate insurance coverage.

ARTICLE

18

Force Majeure

KP Dreaming View Co., Ltd. shall not be liable for any delay, interruption or failure to perform its obligations where such circumstances result from events beyond its reasonable control.

These events include, but are not limited to:

- Natural disasters;
- Fire;
- Flood;
- Storms;
- Government restrictions;
- Public health emergencies;
- Power failures or internet outages beyond the Company's control;

- Civil unrest;
- Transportation disruptions;
- Any other event recognised as Force Majeure under applicable law.

Whenever reasonably possible, the Company will work in good faith with the Guest to find a reasonable solution acceptable to both Parties.

ARTICLE

19

Complaints

Our objective is to resolve any issue promptly, professionally and fairly.

Should any problem arise during the stay, Guests are requested to notify the Villa Manager immediately. Most situations can be resolved quickly when reported without delay.

If additional assistance is required, the matter will be referred directly to the Managing Director.

Complaints relating to issues that could reasonably have been addressed during the stay may not be accepted after check-out.

ARTICLE

20

Health, Safety & Compliance

Guests agree to comply with all applicable Thai laws, health regulations and safety requirements throughout their stay.

Should the competent Thai authorities introduce mandatory health or safety measures during the rental period, Guests undertake to comply fully with such requirements.

Failure to comply with mandatory legal obligations may result in the immediate termination of the stay where required by law or by the competent authorities.

ARTICLE

21

Staff & Contractors

Our team is committed to providing professional, discreet and personalised service.

Villa staff may assist Guests with housekeeping, concierge services, meal preparation, transportation arrangements and the organisation of additional services.

Guests are expected to treat all staff members with courtesy and respect. Likewise, our staff are committed to respecting the privacy, comfort and confidentiality of every Guest.

From time to time, authorised contractors may require access to the property to perform essential maintenance, including swimming pool servicing, gardening, air-conditioning maintenance or technical inspections. Whenever reasonably possible, such interventions will be scheduled so as to minimise inconvenience to Guests.

ARTICLE

22

Limitation of Liability

KP Dreaming View Co., Ltd. shall not be liable for indirect, incidental or consequential losses arising from the Guest's stay, except where such liability cannot legally be excluded under applicable law.

The Company's total liability shall in all circumstances be limited to the total rental amount paid by the Guest for the relevant reservation, except in cases of fraud, wilful misconduct, gross negligence or any liability that cannot legally be limited.

Nothing contained in these Terms & Conditions shall exclude or limit any rights granted to Guests under mandatory provisions of Thai law.

ARTICLE

23

Governing Law & Jurisdiction

These Terms & Conditions shall be governed by and interpreted in accordance with the laws of the Kingdom of Thailand.

The Parties shall first endeavour to resolve any disagreement amicably through good-faith discussions.

Failing such resolution, the competent courts of the Kingdom of Thailand shall have exclusive jurisdiction.

ARTICLE

24

Entire Agreement

These Terms & Conditions constitute the entire agreement between KP Dreaming View Co., Ltd. and the Guest concerning the rental of The Dreaming View Villa.

Should any provision of these Terms & Conditions be declared invalid or unenforceable by a competent court, the remaining provisions shall remain in full force and effect.

The failure of either Party to enforce any provision of these Terms & Conditions shall not constitute a waiver of that provision or of any other provision.

Any amendment, exception or additional agreement shall be valid only if confirmed in writing by KP Dreaming View Co., Ltd.

Acknowledgement & Acceptance

By signing below, the Guest confirms that:

- these Terms & Conditions have been read in full;
- sufficient time has been provided to ask questions before confirming the reservation;
- all questions have been answered satisfactorily;
- the Guest accepts these Terms & Conditions without reservation;
- the Guest agrees to ensure that every member of the booking party complies with these Terms & Conditions throughout the stay.

These Terms & Conditions form an integral part of the Rental Agreement between the Guest and KP Dreaming View Co., Ltd.

THE GUEST

FULL NAME

PASSPORT / ID NUMBER

NATIONALITY

ARRIVAL DATE

DEPARTURE DATE

SIGNATURE

DATE

FOR KP DREAMING VIEW CO., LTD.

The Dreaming View Villa

Accepted on behalf of the Company by:

☐ Villa Manager ☐ Managing Director

NAME

POSITION

SIGNATURE

DATE

KP DREAMING VIEW CO., LTD.

54/27-28 MOO 8 · HAAD YAO · KOH PHANGAN · SURAT THANI 84280 · THAILAND

© 2026 KP Dreaming View Co., Ltd. — All Rights Reserved.

EFFECTIVE 27 AUGUST 2026