



Dear Rental Owner,

Thank you for considering us to list and market your property for holiday rental.

1. WHY SIAM VILLA RENTALS?

A division of SIAM REAL ESTATE the largest independent broker in Thailand - we offer more than any other broker nationwide, you have more chance of renting your property through us due to our global exposure and marketing services. This guarantees more prospective renters.

The Key Benefits via Siam Real Estate web site:

- Awards for Best Thai & CNBC Property Web Site 2007,2008,2009
- Number one ranked property web site in Thailand
- Google search engine highest ranked real estate web site
- Web site traffic over 1,400 unique visitors and 8,000 page impressions daily.
- National coverage – Phuket, Bangkok, Hua Hin, Pattaya, Krabi, Samui, Phang Nga
- Prospect “live” database of over 10,000 global interested buyers/renters
- Regular Global Monthly Newsletter to over 10,000 prospects
- Large Facebook and Twitter Following
- Property inclusion in Smart phone App for iPhone and Android mobiles

2. TESTIMONIALS

“Dear Patrick, I have been very pleased with the service and the results Siam Real Estate has provided for the renting of our Villa. The Website is very well organized. The people are great. There have been no issues with deposits, rental payments, or damages. The volume of enquiries and renters has been very good. I am most grateful to have such a wonderful organization working for us. Respectfully, Ken Andre (USA)”

“Booked holiday rental with family of 6 persons in February 2011. Siam Villa Rentals part of Siam Real Estate in my opinion is the best viewed for holiday rentals. Very convenient reservation system and quick personal response. On day of departure received email requesting details of deposit return. The villa was everything that was promised and we would book again. Anatoly Belevitin (Moscow, Russia)” More testimonials <http://www.siamrealestate.com/info/sre/testimonials/>

3. COMMISSION FEES

Residential Property Rentals	% + VAT
Service charges - Take listing, valuation, photos, admin, copywriting, web upload	FREE
Holiday rentals referral (of rental period)	15%
Long term rentals (of rental period)	10%

File: Holiday Rental Owners Guide_ May 2012

Siam Villa Rentals 36/8 Moo 2, Viset Road, Rawai, Phuket 83130, Thailand.

Tel: +66 (0)76 288908 Fax: +66 (0)76 383646 info@siamvillarentals.com; www.siamvillarentals.com

4. OWNERS AREA - We have a special owner's area for all rental property listings!

It's easy to use! Just go to the [home page](#) and find the owners area on the left side:

Owners Area on our Home Page

E-mail: <*your email address*>

Password: <*your password*>

<http://www.siamrealestate.com/owners/login> and enter login details.

Once you have logged in, you are advised to change your password to something that you will remember.

Go to your PROFILE change password, confirm and press update.



The screenshot shows a login form titled "Owners Area - Login". It contains two input fields: "Email:" with a yellow highlight and "Password:" with four asterisks. Below the fields is a "LOGIN" button and a "Create/reset password" link.

Manage your listings and update contact information and view statistics and details about your listings: You can now manage your own bookings, and let potential renters instantly view availability periods and *actual* rental costs. (Our booking system will calculate bookings that even have seasonal overlaps.)

Features include:

- Property booking calendar
- Easily view free periods and booked periods
- Manage your bookings by blocking out unavailability dates
- Update your property prices
- Add special offers
- View all confirmed bookings made by Siam Real Estate
- Never worry about double booking
- Add Guest reviews
- See web stats

Example of the Overview Page

Owners - Overview

[Overview](#)
[Profile](#)
[Properties](#)


Sumalee Songkun [LOGOUT](#)

Greetings, Sumalee Songkun

This is your Owner's home page, in which you can change your profile information (contact information, contact preferences) and view your properties listed with us. If you have holiday rental properties listed with us, then you can also view existing bookings, manage blockout periods, and change pricing.

Your Properties

You have a single active property listed with us.



[Magnificent Modern Villa with Sea-Views, Private Swimming Pool and 5 Bedrooms For Rent at Patong, Phuket](#)

[HOL2208] Modern house available for rent with majestic sea-views at the vibrant area of Patong, Phuket.

Patong, Phuket | Rental - Holiday | From THB 22,500 per night

<http://www.siamrealestate.com/detail/by/refcode/HOL2208/>

[View listing](#)
[Manage bookings](#)
[View stats](#)
[Edit property](#)
[Reviews](#)

Holiday Booking Calendar:

Example of the Booking Calendar

Property Summary



Magnificent Modern Villa with Sea-Views, Private Swimming Pool and 5 Bedrooms For Rent at Patong, Phuket

[HOL2208] Modern house available for rent with majestic sea-views at the vibrant area of Patong, Phuket. Patong, Phuket | Rental - Holiday | From THB 22,500 per night
<http://www.siamrealestate.com/detail/by/refcode/HOL2208/>

[View listing](#) | [Manage bookings](#) | [View stats](#) | [Edit property](#) | [Reviews](#)

Booking/Blockout Calendar

Display availability starting in: Jun 2010

June 2010						
Mo	Tu	We	Th	Fr	Sa	Su
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2010						
Mo	Tu	We	Th	Fr	Sa	Su
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2010						
Mo	Tu	We	Th	Fr	Sa	Su
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2010						
Mo	Tu	We	Th	Fr	Sa	Su
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2010						
Mo	Tu	We	Th	Fr	Sa	Su
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November 2010						
Mo	Tu	We	Th	Fr	Sa	Su
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

= available = tentatively booked = booked

Future Booking/Blockout Summary

[Add new blockout](#)

Booking Reference	Check-in	Check-out	Nights	Customer	Rental Price (THB)	Actions
KWSNC4	2010-06-21	2010-06-24	3	blockout	blockout	Remove


Example of updating property prices

Edit Property - HOL2208

Overview
Profile
Properties

Sumalee Songkun
LOGOUT

Property Summary



[Magnificent Modern Villa with Sea-Views, Private Swimming Pool and 5 Bedrooms For Rent at Patong, Phuket](#)

[HOL2208] Modern house available for rent with majestic sea-views at the vibrant area of Patong, Phuket.

Patong, Phuket | Rental - Holiday | From THB 22,500 per night
<http://www.siamrealestate.com/detail/by/refcode/HOL2208/>

View listing
Manage bookings
View stats
Edit property
Reviews

Edit General Information

Special Offer
 Example: "Book 14 nights and get 2 nights FREE."

Edit Rates

	Daily *	Weekly	Monthly
Summer Season	<input style="width: 60px;" type="text" value="22,500"/>	<input style="width: 60px;" type="text" value="14,500"/>	<input style="width: 60px;" type="text"/>
High Season	<input style="width: 60px;" type="text" value="32,000"/>	<input style="width: 60px;" type="text" value="220,000"/>	<input style="width: 60px;" type="text"/>
Peak Season	<input style="width: 60px;" type="text" value="38,400"/>	<input style="width: 60px;" type="text" value="280,000"/>	<input style="width: 60px;" type="text"/>

Daily rates are required for all three seasons. All other rates are optional.
 Enter rates as THB per night.
 A month is calculated as 30 days.


Submit

Guest Reviews:

Reviews - HOL2208

Overview Profile Properties
Sumalee Songkun [LOGOUT](#)

Property Summary



Magnificent Modern Villa with Sea-Views, Private Swimming Pool and 5 Bedrooms For Rent at Patong, Phuket

[HOL2208] Modern house available for rent with majestic sea-views at the vibrant area of Patong, Phuket.

Patong, Phuket | Rental - Holiday | From THB 22,500 per night

<http://www.siamrealestate.com/detail/by/refcode/HOL2208/>

[View listing](#) [Manage bookings](#) [View stats](#) [Edit property](#) [Reviews](#)

New Review

Review date: Format: YYYY-MM-DD.

Guest name:

Guest home location:

Review comments:

All fields required.

Existing Reviews

Displaying 11 reviews.

Great and helpful staff

Mr. Andrew Gillan, England. (April 2010)

Very good villa, we will come back again.

5. EARLY BIRD DISCOUNT BOOKINGS



You now have the option of offering tenants a discount for early bookings. The tenant must make a booking at least 3 months prior to check in. You can offer discounts for each season or as you wish. Just let us know and we will add the symbol to your listing and also show discount offered off the published price. Guaranteed to bring you more bookings! see example here <http://bit.ly/kxPpgF>

6. GOOGLE ANALYTIC STATS

Who are you reaching with our web site? Our customer base is global, highly targeted, discerning and of a high calibre. They are interested in renting or buying property here in Thailand and have a large disposable income. Their age range is between 40 years to retirement age.

Our newsletter is received by over 10,000 users per month and over 28% view, OVER 2,000 interested renters / buyers EVERY MONTH!

