



1.1 Minimum Bookings

Minimum booking is four (4) master bedrooms of the Main Villa. The Sairee Suite, Big Barn, Small Barn and single bunk rooms may be rented in conjunction with Main Villa. There is a minimum stay of two (2) nights during low season, three (3) nights for shoulder season, five (5) nights during high season and seven (7) nights during peak season. Please note that weddings and events require a minimum booking of three (3) nights.

1.2 Initial Deposit

An initial deposit of 50% must be received to confirm a booking, unless otherwise specified. Please note that all bookings are upon a 'first-come, first-served' basis.

1.3 Balance Payment

Transfer of the outstanding balance must be paid at least 30 days prior to day of arrival, unless otherwise specified. Should the booking be made within 30 days of arrival the full payment is due upon confirmation and prior to arrival.

1.4 Inclusions

Accommodation Rates include room and continental breakfast, all staff and full use of facilities including private tennis court, kayaks, trampoline, pool and direct beach access.

1.5 Exclusions & Additional Charges

Please note that rates do not include airport transfers, gratuities, telephone charges, car rental, food and beverage other than continental breakfast, personal items and expenses due to any other third parties, and any excessive cleaning required upon departure or replacement of breakages. Fair wear and tear excepted.

1.6 Settlement of Additional Charges

Invoices for food and beverage purchased on behalf of guests as well as any other incidentals such as massages, will periodically be presented directly to guests by the Villa Manageress for reimbursement. These are to be settled in Thai Baht cash as there are no credit card facilities. There are however ATM machines nearby the villa. All outstanding bills must be settled before departure.

1.7 Cancellation by Guest

Please note that deposit and final payment are non-refundable. We recommend travel insurance to cover last minute changes in travel plans.

1.8 Cancellation by Ban Sairee

Should Ban Sairee need to cancel guest's booking for any reason, other mutually suitable dates will be offered. Alternatively, all monies paid by guest, including deposit and final payment, will be reimbursed to guests in full. No claims for damages or inconvenience caused will be considered.

1.9 Venue Fee

Events such as weddings or parties for 25 or more guests and/or include the services of an event planner will attract a venue fee of US\$1200 - US\$1500 per event.