

RICHMONT'S

OVERSEAS OWNER PROPERTY MANAGEMENT

WORRY-FREE RENTAL OWNERSHIP IN BANGKOK

You own the investment. We take care of the property,
the tenant and the day-to-day details
wherever you are in the world.

PROPERTY CARE

Regular oversight
and maintenance

TENANT MANAGEMENT

One trusted local point
of contact

OWNER REPORTING

Clear updates and
financial visibility

RICHMONT'S

A LOCAL TEAM FOR GLOBAL OWNERS

YOUR BANGKOK PROPERTY, CARED FOR WHILE YOU ARE AWAY.

Owning a rental property from overseas should not mean chasing tenants, contractors, building management and repair issues across time zones.

Richmont's acts as your trusted local representative keeping your property professionally cared for your tenant supported and you informed.

IDEAL FOR

International owners of Bangkok condominiums and luxury homes held for rental or long-term investment.

PROTECT YOUR ASSET

Regular checks, preventive care and professional coordination help maintain the condition and presentation of your property.

MANAGE THE TENANCY

From move-in to renewals, we handle the practical details and day-to-day communication with your tenant.

KEEP YOU INFORMED

Clear approvals, documented expenses and regular updates mean you stay in control without managing every detail.

RICHMONT'S

COMPLETE DAY-TO-DAY SUPPORT

EVERYTHING HANDLED ON YOUR BEHALF.

A practical management service designed around the realities of owning a rental property from another country.



TENANT & LEASE SUPPORT

Tenant communication, move-in and move-out coordination, rent monitoring, lease administration, renewals and practical issue resolution.



PROPERTY CARE

Routine inspections, maintenance coordination, air-conditioning and other servicing, repairs, cleaning and emergency response coordination.



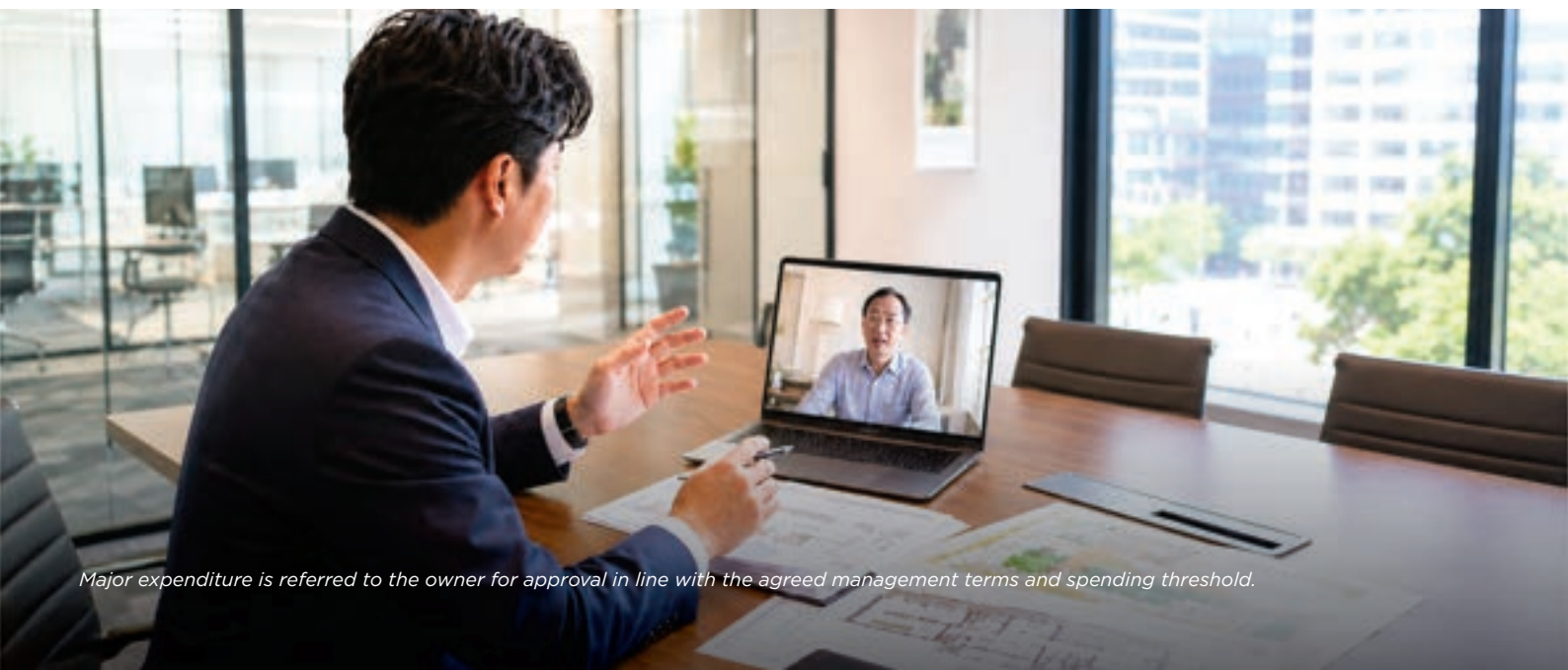
OWNER ADMINISTRATION

Juristic office liaison, key management, supplier coordination, quotations, invoices, receipts and agreed approval controls for expenditure.



OWNER REPORTING

Regular property updates, rent and expense summaries, maintenance records, supporting documents and clear visibility of what is happening locally.



Major expenditure is referred to the owner for approval in line with the agreed management terms and spending threshold.

ONE RELATIONSHIP. EVERY STAGE.

FROM PURCHASE TO RENTAL INCOME AND EVENTUALLY RESALE.

Richmont's can stay alongside you throughout the life of your Bangkok property, creating continuity instead of handing you from one provider to another.



01 PURCHASE / HANDOVER

Receive and understand the property



02 PREPARE

Furnishing, snagging and rental readiness



03 LEASE

Market, select tenant and complete tenancy



04 MANAGE

Care, communication and reporting



05 RENEW / RE-LET

Protect continuity of rental income



06 RESALE

Position the property for its next chapter

CONTROL WITHOUT
THE DAILY WORK

YOU REMAIN
THE DECISION-MAKER.
WE HANDLE
THE EXECUTION.

- Agreed spending approval threshold
- Documented maintenance and expenses
- Regular communication and property updates
- Escalation of important tenant or property issues



RICHMONT'S

WHY RICHMONT'S

A MANAGEMENT SERVICE BUILT AROUND TRUST, DISCRETION AND ASSET CARE.

Richmont's focuses exclusively on luxury residential real estate and works with both local and overseas buyers. Property management extends that relationship beyond the transaction.



LUXURY PROPERTY EXPERTISE

A team accustomed to the expectations, finishes and service standards of premium Bangkok residences.

CONTINUITY

One relationship from acquisition and leasing through ongoing ownership, renewal and eventual resale.

TRUSTED COORDINATION

Professional oversight of contractors and service providers, with owner approval where required.

LOCAL PRESENCE

A Bangkok-based point of contact to deal with tenants, juristic offices, suppliers and urgent matters.

CLEAR COMMUNICATION

Practical reporting, documented approvals and direct updates designed for owners in different time zones.

THE PROMISE

PEACE OF MIND IS PART OF THE RETURN.

Wherever you live, you have someone in Bangkok looking after your property and keeping you informed.

ANNUAL PROPERTY MANAGEMENT FEE

Richmont's Property Management is available for properties with a contracted monthly rental of **THB 70,000 or above.**

Our annual property management fee is **8% of the annual contracted rental value**, payable in two equal instalments:

- **50% upon commencement of the Management Agreement**
- **50% six months thereafter**

The management fee covers ongoing property oversight, tenant communication, lease administration, routine property inspections, maintenance coordination and owner reporting.

Third-party expenses, repairs, replacement items, major works and specialist services are charged separately, subject to the owner's approval in accordance with the agreed management terms.

RICHMONT'S

OVERSEAS OWNER PROPERTY MANAGEMENT

RELAX. YOUR PROPERTY IS IN GOOD HANDS.

Speak with your Richmond's advisor about
a management arrangement tailored to
your property, tenancy and ownership needs.

RICHMONT'S LUXURY REAL ESTATE

Thailand's Leading Luxury Real Estate Agency

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Service scope and fees are subject to a separate management agreement, property/building requirements and applicable laws and regulations. Specific services may vary by property and tenancy.