

RANGNOI RESERVE

A Private House. A Private World.

PRIVATE USE HOUSE PAPER

Estate Conditions & Payment Framework

For principals, family offices, appointed representatives and private advisors.

Website Download Edition | May 2026

PRIVATE CHARACTER OF THIS PAPER

This House Paper is an orientation document only. It does not confirm private use, hold dates, grant access, quote a final price, or replace the tailored proposal, invoice, Private Use Agreement, Licence to Occupy, schedules, waivers or operational annexes issued for a specific arrangement.

Private arrangements by direct correspondence only. No shared occupancy. No public access. No listing.

The matters that should be clear first

A principal or family office should not have to search for the commercial position.

This edition has been ordered around the information most private clients, family offices and appointed representatives usually need at the beginning: what Rangnoi Reserve is, whether dates are held, what the commercial components mean, when funds are due, how APA is handled, what happens if plans change, and what conduct is expected once the island is received privately.

<p>01</p> <h2>Status</h2> <p>A website House Paper for orientation only. Final documents prevail.</p>	<p>02</p> <h2>Commercials</h2> <p>Net Private Use Fee, Estate Charges and APA are separated for clarity.</p>
<p>03</p> <h2>Payment</h2> <p>Confirmation deposit, staged balance payments, cleared-funds rule and APA timing.</p>	<p>04</p> <h2>APA exposure</h2> <p>A controlled operating float for provisioning, marine, staffing and third-party costs.</p>
<p>05</p> <h2>Cancellation</h2> <p>Strict because private island dates, staff and suppliers cannot be casually released.</p>	<p>06</p> <h2>Privacy</h2> <p>Confidentiality, no live posting, no geotagging and no publicity by default.</p>
<p>07</p> <h2>Access</h2> <p>Private launch, weather, tides, captain discretion and estate authority.</p>	<p>08</p> <h2>House rules</h2> <p>Guests, children, suppliers, events, amenities, safety, damage and conduct.</p>
<p>BEST USE OF THIS PAPER</p> <p>Send or host this document as a calm first framework. Once a serious request is received, issue a tailored proposal and the full execution documents for that specific private-use period.</p>	

The Rangnoi private-use position

A quiet summary before the detailed estate conditions.

SUBJECT	HOUSE POSITION
What it is	A privately held island residence in the Andaman Sea, Phuket, made available by private arrangement only.
What it is not	Not a hotel, public resort, shared villa inventory, instant booking product, open venue or rate-card listing.
Use principle	One approved party at a time. No shared occupancy. No public access. No informal visitors.
Commercial structure	Proposal-led Net Private Use Fee, Estate Charges and APA Deposit.
Confirmation	Only by written acceptance, issued documents, required deposit and cleared funds.
Privacy	No publicity by default. Photography, filming, geotagging, staff images and live posting require written approval.
Operations	Estate authority remains active over safety, marine movement, staffing, supplier access, privacy and house protection.
Final documents	Tailored proposal, invoice, Private Use Agreement / Licence to Occupy and annexes prevail over this House Paper.

CONTENTS

PART	WHAT THE READER WILL FIND
I. Private-use orientation	Document status, direct-channel approach, defined terms and how Rangnoi is received.
II. Commercial framework	Net Private Use Fee, Estate Charges, APA, payment breakdown tables and worked payment mock-up.
III. Cancellation and timing discipline	Cancellation ladder, non-payment, cleared funds, rescheduling, amendments and extensions.
IV. Estate use and house life	Arrival, marine access, guests, children, amenities, dining, staff, events, suppliers and privacy.
V. Risk and final terms	Conduct, safety, damage, valuables, insurance, force majeure, liability and final agreement notes.

PART I

Private-use orientation

The position of the House before a tailored proposal is issued

01 Status of this House Paper

This House Paper is suitable for website download because it sets expectations without presenting Rangnoi Reserve as a public listing or hotel product. It gives a serious receiving party enough information to understand the private-use framework before requesting a tailored proposal.

POINT	MEANING
For orientation only	This paper explains the usual framework. It is not a confirmation, quotation, hold, licence, lease or final agreement.
No automatic date hold	Dates are not held because an enquiry form is submitted, a conversation begins, or this paper is downloaded.
Written documents prevail	The tailored proposal, invoice, Private Use Agreement / Licence to Occupy and issued schedules prevail where they differ from this paper.
Estate discretion	Rangnoi Reserve may decline requests that are unsuitable, unclear, operationally excessive, legally sensitive, reputationally unsuitable or inconsistent with house discretion.

02 Private-use model

Rangnoi Reserve is received as a private island residence. The private-use model exists to preserve calm, privacy, safety, service control, marine coordination and house readiness.

PRINCIPLE	POSITION
One party	The Estate is held for one approved party at a time, usually a principal, family, family office, appointed representative, host, brand, production or corporate group.
No shared occupancy	The House is not shared with unrelated paying guests during an approved private-use period.
No public access	No public walk-ins, public ticketing, open house access, informal visits, unapproved suppliers or media access.
Direct channel only	Private arrangements are handled through direct correspondence so suitability, privacy, security and operational complexity can be assessed before acceptance.

03 Defined terms

TERM	MEANING WITHIN THIS PAPER
Estate / House	Rangnoi Reserve, including the private island residence, villas, grounds, pier, marine interfaces, equipment, amenities, staff areas and controlled access points.
Receiving Party	The principal contracting party, host, family office, appointed representative, company, producer or authorised person responsible for the private-use arrangement.
Private Use Period	The approved period during which the Estate is made available, subject to arrival and departure windows and the final written documents.
Net Private Use Fee	The core fee for the approved Private Use Period, before Estate Charges, APA, taxes, additional services or third-party costs unless otherwise stated.
Estate Charges	A separate estate charge, normally indicated at 10% of the Net Private Use Fee unless otherwise agreed, for baseline operational support and estate handling.
APA	The Operations Deposit. A working deposit used to fund guest-driven consumption, third-party services, marine movements, special staffing and other approved costs.

PART II

Commercial framework

Clear payment logic without public rate-card behaviour

04 Commercial structure

Commercial terms are proposal-led because each private-use period may differ by season, duration, party size, staffing posture, privacy requirements, marine movement, events, suppliers, wellness requirements, security posture and house readiness.

COMMERCIAL ITEM	HOW IT IS SHOWN
Net Private Use Fee	The central private-use fee for the approved period and form of use.
Estate Charges	Normally 10% of the Net Private Use Fee unless otherwise agreed. Used to support standard estate operations, utilities burden, coordination, baseline staffing administration and house handling.
APA Deposit	Normally 30% of the Net Private Use Fee unless otherwise agreed. Reconciled after departure against actual approved consumption, services and costs.
Additional Services	Special arrangements outside the agreed baseline, such as premium provisioning, production, extended staffing, additional marine runs, entertainment, wellness, security, event build or external suppliers.
Taxes / duties / bank charges	Handled according to the final invoice, contracting entity, jurisdiction, tax treatment and settlement method.
IMPORTANT RATE-CARD NOTE Any public or private price example, benchmark, "from" figure or mock-up is indicative only. It does not create a fixed tariff, entitlement, quote or availability confirmation.	

05 Payment breakdown table

The following table is designed to be easy for a principal office, EA, PA, family office or finance team to read. The actual schedule may be adapted in the tailored proposal, especially where the arrangement is accepted close to arrival.

TIMING	PAYMENT ITEM	TYPICAL AMOUNT	PURPOSE / NOTE
On written acceptance / signing	Confirmation deposit	10% of Net Private Use Fee	Non-refundable confirmation payment. Dates are not secured until required documents are issued and cleared funds are received.
T-270	50% instalment	50% of Net Private Use Fee	Used to protect the private island calendar and allow long-lead planning.
T-90	40% Net Fee balance	40% of Net Private Use Fee	Completes the Net Private Use Fee unless a different proposal schedule applies.
T-90 / with final balance	Estate Charges	Usually 10% of Net Private Use Fee	Separate from APA. Supports estate operations, utilities burden, standard coordination and baseline handling.
T-30	APA Deposit	Usually 30% of Net Private Use Fee	Working deposit for provisioning, guest-driven services, marine, suppliers, staffing scale-ups and consumption.
As required	APA top-up	As requested	Required if expected or actual costs exceed APA held. Discretionary services may pause until topped up.
Post-departure	APA reconciliation	Unused APA refundable subject to reconciliation	Normally reconciled after vendor invoices, consumption records, damages and operational charges are received.

CLEARED FUNDS RULE

Wire confirmations, screenshots or MT103 references do not equal receipt. Estate mobilisation, supplier commitments, marine coordination and guest-specific procurement proceed only after cleared funds are received unless expressly agreed in writing.

06 APA Deposit

APA should be understood as a controlled operating float, not a gratuity and not a fixed package. It protects both sides: the Receiving Party sees a structured fund for real costs, and the Estate is not asked to advance discretionary consumption, suppliers or marine movements on open credit.

APA CATEGORY	EXAMPLES OF WHAT IT MAY COVER	HOW IT IS TREATED
Food & beverage provisioning	Ingredients, premium produce, imported items, celebration cakes, beverages, special dietary sourcing and late requests.	Deducted at actual cost or quoted cost plus any agreed handling / procurement charge.
Marine movement	Additional crossings, extra vessel time, fuel, crew, yacht interface, luggage handling, standby, unusual arrival windows or weather-related operational adjustments.	Deducted from APA according to actual or quoted third-party / estate costs.
Staffing scale-up	Extended hours, additional attendants, late-night service, event staffing, wellness support, production support, drivers, security coordination or specialist labour.	Deducted from APA or billed separately if the proposal states otherwise.
Third-party services	Wellness practitioners, DJs, musicians, florists, production crew, photographers, technical teams, childcare professionals, security teams or specialist suppliers.	May require pre-approval, supplier onboarding, insurance evidence and deposits paid from APA.
Water activities & equipment	Watersports, operators, safety support, equipment use, licensed providers, vessel-related activities and special marine arrangements where available and lawful.	Subject to weather, safety, licensing and estate authority; deducted if approved.
Events / production	Build, decor, lighting, technical, cleaning, waste management, logistics, crew meals, permits, power, staging, security and teardown.	Usually requires a larger APA or separate event deposit.
Damage / excess use	Breakage, stains, missing items, excess cleaning, special laundry, repairs, utility abuse, art/object damage, supplier damage or shoreline impact.	May be deducted from APA, security deposit or billed separately.

07 APA guide for documents

To avoid confusion, the APA should be displayed near the payment schedule and repeated in the invoice. The table below can be used as the guest-facing logic.

LINE ITEM	FORMULA	WHEN DUE	REFUNDABLE?
Net Private Use Fee	Proposal-led amount	According to staged schedule	No, except as stated in the final cancellation terms.
Estate Charges	Usually 10% of Net Private Use Fee	Normally with final balance unless otherwise stated	No, once due and payable, unless final documents state otherwise.
APA	Usually 30% of Net Private Use Fee	Normally around 30 days before approved arrival	Unused balance refundable after reconciliation.
APA top-up	As required by actual or expected spend	Before further services are committed or during use if needed	Unused balance refundable after reconciliation.

08 Illustrative mock-up: how a payment page may look

The following example is deliberately marked illustrative. It is useful for showing UHNW guests and family offices how the commercial structure works without treating it as a public fixed rate.

ILLUSTRATIVE SCENARIO ONLY			
Assume a proposed Net Private Use Fee of US\$120,000. This figure is not a quotation, offer, confirmation, published rate or indication of availability.			
COMPONENT	FORMULA	ILLUSTRATIVE AMOUNT	
Net Private Use Fee	Proposal-led fee	US\$120,000	
Estate Charges	10% of Net Private Use Fee	US\$12,000	
APA Deposit	30% of Net Private Use Fee	US\$36,000	
Total funds required before approved arrival	Net Fee + Charges + APA	US\$168,000	
Amount subject to post-use reconciliation	APA only, less approved costs	Up to US\$36,000	
TIMING	DUE ITEM	ILLUSTRATIVE AMOUNT	RUNNING TOTAL RECEIVED
On signing	10% confirmation deposit	US\$12,000	US\$12,000
T-270	50% Net Private Use Fee instalment	US\$60,000	US\$72,000
T-90	40% Net Private Use Fee balance	US\$48,000	US\$120,000
T-90	Estate Charges at 10%	US\$12,000	US\$132,000
T-30	APA at 30%	US\$36,000	US\$168,000
Post-departure	APA reconciliation	Unused balance refundable subject to reconciliation	Final ledger issued
WHERE BOOKINGS ARE CLOSER TO ARRIVAL			
If the arrangement is accepted inside the standard windows, the relevant instalments may be accelerated and required immediately. The Estate may require full Net Private Use Fee, Estate Charges and APA before confirming mobilisation.			

PART III

Cancellation and timing discipline

Protecting the private island calendar and operating commitments

09 Cancellation by the Receiving Party

Cancellation provisions are designed to protect a private island calendar, staffing commitments, marine planning, seasonal displacement, supplier deposits and the opportunity cost of declining other suitable requests.

TIMING OF CANCELLATION	WORKING POSITION UNLESS FINAL DOCUMENTS STATE OTHERWISE
More than 271 days before approved arrival	May carry a 10% penalty. Any balance treatment follows the written proposal and cancellation confirmation.
270 to 181 days before approved arrival	May carry a 60% penalty because the dates may already have displaced other private-use interest and planning.
Within 180 days of approved arrival	May carry a 100% penalty. Non-cancellable supplier costs, deposits and outsourced commitments remain chargeable.
Confirmation deposit	Non-refundable unless the Estate expressly agrees otherwise in writing.
Additional Services	Cancelled where reasonably possible. Irrecoverable third-party outlays, supplier deposits and committed costs remain chargeable.
APA	Unused APA is reconciled. APA may be applied to already-incurred costs, supplier cancellation fees, damage, special procurement or approved commitments.

10 Non-payment and suspension

MILESTONE	POSSIBLE ACTION
T-42	Courtesy reminder for unpaid final balance, Estate Charges or APA.
T-37	Formal notice if funds remain outstanding.
T-34	Final demand and warning that mobilisation may be suspended.
T-30	Hard deadline for unpaid final balance, Estate Charges and APA unless otherwise agreed.
T-25	Possible cancellation for non-payment, release of dates and forfeiture according to final documents.

MILESTONE	POSSIBLE ACTION
<p>TIME IS OF THE ESSENCE</p> <p>Payment dates are operational deadlines, not administrative preferences. The Estate may suspend procurement, marine coordination, staff scheduling, supplier instruction, guest services and any special arrangement where required funds are not cleared.</p>	

11 Rescheduling, amendments and extensions

REQUEST	ESTATE POSITION
Date changes	Dates are strictly non-transferable unless the Estate accepts a change in writing.
Request at least 60 days before approved arrival	May be considered subject to availability, seasonality, revised pricing, refreshed APA and a rescheduling premium that may be around 30% of the non-APA invoice value.
Request within 60 days	May be considered only in exceptional circumstances and may carry a higher premium, potentially around 60% of the non-APA invoice value, plus evidence of genuine unforeseen circumstances.
Extensions	Subject to availability, operational readiness, staffing, marine logistics, privacy and revised pricing.
Guest or event increases	Require written approval and may trigger revised pricing, larger APA, additional insurance, supplier onboarding or security review.
<p>NO PRECEDENT</p> <p>Any discreet flexibility extended by the Estate is case-specific and does not create a precedent, entitlement or waiver for future arrangements.</p>	

PART IV

Estate use and house life

How the residence is held during private use

12 Arrival, departure and marine access

Movement to and from a private island is operationally managed, not treated as a hotel arrival desk. Timing, luggage, weather, tides, pier access, vessels, staff readiness and privacy all need to be coordinated.

AREA	POSITION
Standard route	The usual approach is Phuket International Airport to Royal Phuket Marina by car, followed by private launch to the island. Timings are indicative and subject to conditions.
Arrival window	Approved arrival windows are confirmed in the final use note. Early arrival requires written approval and may carry additional charges.
Departure release	Late release, extended estate use, additional meal service or extra marine movement may require approval and additional charges.
Marine authority	All movement remains subject to weather, tides, captain discretion, vessel readiness, daylight, port instructions, safety assessment and estate authority.
Additional crossings	Additional or unusual crossings may be deducted from APA, invoiced separately, or declined for safety or operational reasons.

13 Approved party, guests and visitors

MATTER	CONDITION
Approved party only	Only the Receiving Party, guests, visitors, suppliers, staff and invitees approved in writing may enter the Estate.
Maximum numbers	The approved number of persons is a maximum unless the Estate accepts an increase in writing.
No unapproved visitors	Unapproved companions, joiners, vendors, performers, drivers, security personnel, photographers, influencers, media or suppliers may be refused entry.
Additional persons	Accepted additional persons may trigger additional charges, staffing changes, security review, vessel arrangements, F&B increases, insurance requirements or supplier onboarding.
No camping	No camping, informal sleeping arrangements, tenting, staff sleeping outside approved areas or unapproved use of grounds is

MATTER	CONDITION
	permitted.

14 Family, children and care

Children are warmly received when the Estate is made aware in advance. Child ages, supervision needs, pool and shoreline caution, marine arrangements, sleeping requirements and dining should be disclosed before arrival.

AREA	EXPECTATION
Supervision	Children must be supervised by a responsible adult at all times, especially near pools, shoreline, stairs, carts, terraces, vessels and equipment.
Staff boundaries	Estate staff are not responsible for childcare unless a qualified third-party service is separately arranged and approved.
Restricted areas	The Estate may restrict areas, equipment, wellness facilities, water activity, vessels or rooms for safety, privacy or operational reasons.

15 House areas, facilities and amenities

<p>RESIDENCE</p> <p>Two houses, one private world</p> <p>Upper Villa and Guest Villa may be received as one private residence, according to the approved proposal.</p>	<p>HOUSE LIFE</p> <p>Living, dining and pools</p> <p>Main social areas, dining settings, pools and grounds are arranged according to staff readiness and approved use.</p>
<p>LEISURE</p> <p>Theatre, games and karaoke</p> <p>Private theatre, game room and karaoke lounge may be available by schedule and operational readiness.</p>	<p>WELLNESS</p> <p>Fitness, sauna and spa spaces</p> <p>Fitness and wellness areas may be used under house guidance and at the user's own risk.</p>
<p>SPORT</p> <p>Pickleball and grounds</p> <p>Selected outdoor facilities may be arranged subject to weather, safety, lighting and staff availability.</p>	<p>MARINE</p> <p>Water activity by arrangement</p> <p>Vessels, water activity, jet skis, e-foils or other equipment are subject to availability, legality, safety and operator discretion.</p>
<p>NO IMPLIED ENTITLEMENT</p> <p>Amenity references are descriptive. Exact access, timing, opening, staffing and activity possibilities are confirmed privately for each approved use period.</p>	

16 Food, beverage and provisioning

AREA	POSITION
House dining	Dining is planned according to the approved form of use, guest composition, dietary requirements, kitchen capacity, staff readiness and APA held.
Provisioning	Food, beverage, premium ingredients, alcohol, specialty items and urgent requests may be purchased on behalf of the Receiving Party and charged to APA.
Outside catering	External caterers, chefs, bartenders or service teams require prior written approval, supplier onboarding, code of conduct acceptance and insurance evidence where required.
Consumption record	The Estate may keep records of consumption, supplier invoices, special requests and operational costs for APA reconciliation.

17 Estate staff and service boundaries

AREA	POSITION
Included staffing	A base level of estate staff may be included according to the approved proposal, use type and timing.
Extended hours	Early morning, late-night, event, wellness, marine, production or intensive service windows may require additional staffing charges.
Staff safety	Staff must be treated with courtesy and may not be subjected to harassment, unsafe instructions, unlawful requests, filming without approval or unreasonable personal demands.
Restricted requests	Staff may not be asked to perform childcare, medical, security, personal assistant, high-risk, unlawful, intimate, off-estate or supplier-management tasks unless specifically approved.
Staff access	Maintenance, gardening, pool, housekeeping, security, marine and operational staff may require access to complete their duties.

18 Events, production and suppliers

Any event, brand activation, private celebration, filming, photography, editorial, production, performance, security detail, wellness team, chef, DJ, florist, yacht partner, technical vendor or external service team requires prior written approval.

REQUIREMENT	TYPICAL EXPECTATION
Professional planning	Events or complex arrangements may require a professional planner, producer or coordinator approved by the Estate.
Event plan	A full plan may be required 30 to 45 days before use, including timings, guest count, suppliers, floor plan, sound, power, safety, waste, security and marine movement.
Supplier onboarding	NDA, code of conduct, PO terms, insurance evidence, crew list, equipment list, logistics notes and staff conduct rules may be required before access.
Operational authority	The Estate may refuse, stop, reduce, relocate or modify any setup, supplier, performance, activity or use that affects safety, privacy, staff, neighbours, marine conditions or house protection.

19 Privacy, media and confidentiality

MATTER	DEFAULT POSITION
Photography and filming	Personal photography may be limited to private use. Commercial, editorial, influencer, press, drone, production or public-facing content requires written approval.
Geotags and live posting	Geotags, live posts, real-time location disclosure, staff images, vessel movements, security details and identifiable operational information are not permitted unless expressly approved.
Confidentiality	Private arrangements, principal identity, rates, proposal terms, documents, internal communications, staff identities and operational details are confidential.
Takedown rights	The Estate may require immediate takedown, deletion, metadata removal, correction, withdrawal or other remedial action for unauthorised material.
THE OPERATING PRINCIPLE	
Discretion is not an aesthetic. It is part of the operating condition of the House.	

PART V

Risk and final terms

The protective framework behind a private island residence

20 General estate conduct

AREA	CONDITION
Lawful conduct	Illegal substances, unlawful behaviour, disorderly conduct, weapons, threats, harassment, unsafe conduct or breach of Thai law may result in refusal, removal or cancellation without refund.
Noise	Sound must remain within reasonable estate and shoreline limits. Late-night music, DJs, amplified sound, fireworks, drones or performances require written approval.
Smoking	Smoking is not permitted inside villas or restricted areas. Any permitted smoking is limited to designated areas. Shisha or hookah may be restricted or prohibited according to law and estate policy.
Pets	Pets are not permitted unless exceptionally accepted in writing, subject to cleaning, staffing, safety and damage conditions.
Furniture and objects	Interior furnishings, art, books, equipment and objects must not be moved outside or repositioned without approval.

21 Safety, wellness and water activity

AREA	RISK POSITION
Pools and shoreline	No unsupervised children. No running on wet surfaces. No glass in pool zones unless approved. Use at personal risk.
Sauna and wellness	Use is voluntary and at the user's own risk. Persons with medical conditions, pregnancy, heat sensitivity or other concerns should seek medical advice.
Water activities	Subject to weather, marine authority, operator discretion, licences, age/health requirements, safety briefings, waivers and estate approval.
Medical needs	The Receiving Party should disclose relevant mobility, medical, allergy, dietary or emergency requirements before arrival.
Estate intervention	The Estate may stop or restrict any activity, supplier or facility use for safety, weather, staff, privacy, law, equipment or operational reasons.

22 Damage, valuables and art

MATTER	POSITION
Damage	The Receiving Party is responsible for damage, breakage, staining, loss, excess cleaning, misuse, missing items, supplier damage, event impact, marine damage and harm caused by guests, visitors, suppliers or invitees.
Valuables	Passports, jewellery, cash, watches, electronics, confidential documents and other valuables should be secured. The Estate is not responsible for valuables left unsecured, misplaced or handled by third parties.
Art and objects	Art, antiques, furnishings, books, equipment and design objects must not be touched, moved, photographed for public use, altered, repaired or cleaned without written permission.
Deposit interaction	Damage, excess cleaning, missing items, urgent repairs, supplier damage or special restoration may be deducted from APA, security deposit if collected, or billed separately.

23 Insurance and indemnity

Appropriate insurance is strongly recommended and may be required depending on the form of use, supplier involvement, event, production, yacht activity, wellness service, security detail or other complexity.

PARTY	EXPECTED PROTECTION
Receiving Party	Travel, medical, evacuation, cancellation, baggage, personal liability and activity-specific coverage.
Suppliers / vendors	Commercial general liability, professional liability where relevant, workers' compensation / employers' liability and appropriate licences.
Production / event teams	Insurance, risk assessments, crew lists, permits, safety plans, technical method statements and indemnities where required.

24 Force majeure, weather and estate intervention

The Estate is not liable for delay, disruption or non-performance caused by events beyond reasonable control, including severe weather, marine restrictions, government action, conflict, civil unrest, airport disruption, public health measures, utility interruption, labour disruption, supplier failure, technical failure, fire, natural events, safety concerns or other force majeure circumstances.

The Estate may intervene, suspend, relocate, delay, cancel or modify activities where safety, privacy, law, marine conditions, house protection, staff protection or third-party compliance reasonably requires it.

25 Limitation, liability and final agreement

To the fullest extent permitted by applicable law, the Estate, contracting entity, owner, representatives, staff, contractors and suppliers are not liable for loss, damage, injury, death, delay, disruption, expense, inconvenience or third-party failure except as expressly stated in the final written agreement.

MATTER	FINAL-DOCUMENT POSITION
Private Use Agreement	A confirmed private-use arrangement may be supported by a tailored proposal, invoice, payment instructions, Private Use Agreement / Licence to Occupy and schedules.
Order of precedence	Final signed documents, invoice and written schedules prevail over this House Paper.
Governing law	The governing law, dispute forum, contracting entity, tax treatment, signatory authority and enforceability provisions should be confirmed in the final Private Use Agreement.
Legal review	This House Paper should be reviewed by counsel before website publication and before use as a legal attachment.

APPENDIX

Quick central reference

A short internal-facing control page for website publication

SUBJECT	REFERENCE POSITION
Recommended document name	Rangnoi Reserve - Private Use House Paper: Estate Conditions & Payment Framework
Public character	Website download edition for orientation only; not a confirmation or final agreement.
Primary reader	Principals, family offices, appointed representatives, private advisors, EAs/PAs, concierge partners and serious private-use parties.
Reader priority order	Status, private-use model, commercial structure, payment table, APA, mock-up, cancellation, privacy, access, guests, events, house rules, legal notes.
Commercial language	Use Net Private Use Fee, Estate Charges, APA, Private Use Period, approved arrival, departure release and direct channel.
Avoid on public pages	Avoid hotel-coded language such as reservation, check-in, check-out, accommodation, rooms for sale, nightly hotel rate or booking engine language unless counsel approves.
Payment structure	10% confirmation deposit, 50% at T-270, 40% at T-90, Estate Charges normally 10%, APA normally 30% at around T-30.
APA note	APA is a reimbursable operating deposit subject to reconciliation, not a gratuity or fixed all-inclusive package.
Publication note	Final legal, tax, entity, governing law and liability clauses should be reviewed before website upload.
SUGGESTED WEBSITE LABEL Rangnoi Reserve - Private Use House Paper Estate Conditions & Payment Framework A private-use orientation for principals, family offices and appointed representatives.	

RANGNOI RESERVE

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Private arrangements are handled through the direct channel only.

For a tailored proposal, the Estate may request identity, role, approximate dates, party composition, privacy requirements, marine needs, event details and intended form of use.
