

Long Stay Visa

For International Investors

Minimum Investment: 3 Million Baht

Investment Criteria

For foreign nationals investing not less than
3 Million Baht in real estate.

Two Main Options:

- **Buying:** A condominium unit.
- **Renting:** A condominium or a house.





Option 1: Buying Condominium Unit

- Must purchase a unit in a condominium building.
- Purchase contract, condominium title deed.
- Purchase Price: Not less than **3,000,000 Baht**.

Option 2: Renting

Condo or House

- ⌚ Rent: $\geq 85,000$ Baht/Month
- 🕒 Advance Pay: ≥ 3 Months
 - for 1st immigration visit for 90 days visa
 - & ≥ 12 Months for 2nd immigration visit for Long Stay Visa

Must show proof of advance rental payment to the lessor.





Option 3: Leasehold House or Condo

- ≥ Lease more than 3 Years.
- ≥ Leasehold valued more than **3,060,000 Baht**.
- Lease agreement, Proof of payment, property title deed with name of the applicant on the deed.

Documents: Buying a Condo

Standard Docs

- Visa Application Form.
- Copy of Applicant's Passport.

Ownership Proof

- Condo Sale & Purchase Agreement.
- Payment evidence (Transfer/Receipts).
- Title Deed showing applicant's name.
- Map showing the building's location.

Required Photos

Must provide photographs of the applicant at:

1. Front of the Condominium Building.
2. Front of the Room (Must clearly see the Room Number).
3. Inside the Room (Interior).



Documents: Renting



Lease Agreement

- **Duration:** Not less than 1 Year.
- *(Or not less than 3 Years for Leasehold).*
- Must specify applicant as "Tenant".



Landlord & Payment

- **Lessor Status:** Thai Individual OR Juridical Person (Thai majority shareholding > 51%).
- **Payment Proof:** Receipt of advance rent (\geq 85,000 Baht/month) for at least 3 months.

Family Criteria



Spouse

Must have a relationship both *de jure* (legal) and *defacto*.



Children

Biological, Adopted, or Step-children.

Must be unmarried, living in the household, and **under 20 years old**.



Parents

Father or Mother of the applicant.

Must be **50 years of age** or older.

Family Documents

- ✓ Application Form.
- ✓ Passport of Applicant.
- ✓ Passport of Family Member (Resident).

⌚ Proof of Relationship:

- Spouse: Marriage Certificate.
- Children: Birth Certificate / Adoption Reg. / House Registration.
- Parents: Birth Certificate of the Applicant.



Important:

Foreign documents must be translated into Thai and certified by a translation institute recognized by the Department of Consular Affairs.

Visa Duration & Extension

First Approval

Temporary Visa



90 Days

Extension

Before 90 days expire



Submit Request

Long Term

Extension Granted



12-15 Months

Note for Renter: Depending on contract duration and proof of payment 1st Year = 12 or 15 Months and 2nd Year = 12 Months

Note for Buyers and ≥ 3 Years Leaseholders: 1st Year = 15 Months and 2nd Year = 12 Months