

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

- \geq Lease more than 3 Years.
- \geq 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.

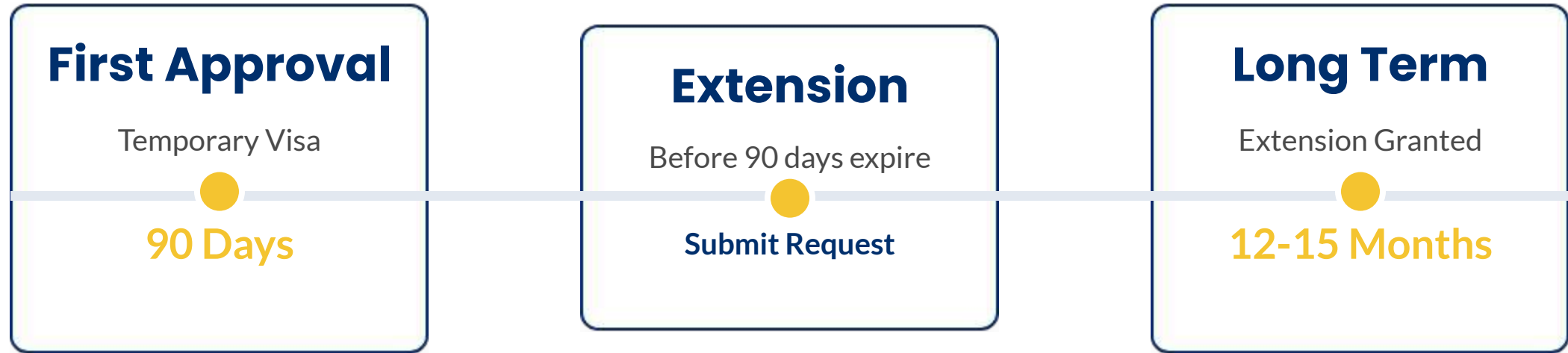
Family Documents

- ✓ 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



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