01 / START WITH YOUR ACTUAL LIFE

Make the right decision.

For a Chiang Mai stay of roughly 30–90 days.

A promising neighbourhood is only a starting hypothesis. A specific property must still meet your essential requirements.

THE RULE

If a must-have is unverified, your result is HOLD. If a must-have fails, REJECT. Only compare preferences after the must-haves pass.

Your dates and nights

Arrival / departure, plus how flexible those dates are.

Your all-in housing limit

One currency, including compulsory fees and routine transport.

Your ordinary week

Work hours, sleep hours, repeated trips, transport assumptions.

Three testable non-negotiables

For example: exact-unit upload test, quiet 23:00–07:00, step-free route.

H1

H2

H3

02 / INVESTIGATE, DO NOT RANK

Build a shortlist.

Choose up to three specific area-and-unit candidates.

Area descriptions can suggest where to search; they do not establish an apartment’s price, internet, walkability or sleep quality.

WHERE TO LOOK FIRST — INVESTIGATION ONLY

Nimman / Suthep: work-oriented routines; check noise and actual cost. Santitham: everyday residential options; check unit quality and routes. Old City / Si Phum: central and cultural access; check evening sound and building condition.

Alternatives worth comparing: Chang Phueak / Jed Yod, Chang Khlan, and Wat Ket / Riverside. Street and room conditions may differ considerably within any area.

CANDIDATE A

Exact address / listing / dates: _____

Why investigate it / what could disconfirm it: _____

CANDIDATE B

Exact address / listing / dates: _____

Why investigate it / what could disconfirm it: _____

CANDIDATE C

Exact address / listing / dates: _____

Why investigate it / what could disconfirm it: _____

03 / VERIFY THE EXACT UNIT

Ask for evidence.

Send the same questions to every shortlisted host.

1. Written price

An itemized total for the exact nights: rent, utilities, cleaning, fees, deposits and refunds.

2. Internet from this room

Recent upload/download/latency result from the exact unit; trial call if possible.

3. Sleep and surroundings

Bedroom video at relevant hours, nearby venues, road and construction details.

4. Access and work setup

Entrance, lift/steps, route, desk/chair, electricity and backup options.

5. Agreement and legitimacy

Exact unit, counterparty, authority to rent, cancellation conditions and receipts.

COPYABLE HOST ENQUIRY

Hello, I am considering [exact unit] for [dates/nights]. Could you send a written all-in quote and refund terms, a recent internet test from this exact room, details of nighttime noise, the entrance/work setup, and who will sign the agreement? Thank you.

Keep screenshots and dates. A generic building brochure is not unit-level evidence.

04 / DECIDE AND DOCUMENT

No guesswork needed.

Record the current decision and the next proof required.

Unit / address / decision date

Hard requirements that PASS + evidence

Any FAIL + evidence

Unknowns / contradictions

One decisive next request + deadline

CURRENT STATUS

- ☐ REJECT — a non-negotiable fails
- ☐ HOLD — decisive evidence missing
- ☐ ELIGIBLE TO CONSIDER — all must-haves pass; not a booking guarantee

BEFORE PAYING

Recheck the exact dates, verified counterparty, full written terms, cancellation window and route. Independently confirm Thai entry rules and current air-quality conditions if relevant.

Useful official checks:

air4thai.pcd.go.th | thaievisa.go.th

This free tool offers structured questions, not live inventory, individualized visa advice or property inspection.