

Property Rental Agreement (Sample)
Terms and Conditions

I. PROPERTY INFORMATION:

Owner : *El Viejo y El Mar, Inc.*

Location : Apartment Name
Address

Description : 2 Bedrooms-1 bathroom apartment (varies depending on apartment)
2 Queen sized futons in living room
Balcony and terrace

Amenities : Fully equipped kitchen,microwave and dishwasher(varies depending on apartment)
Crockery, pots & pans
Washer & dryer
All bed and bath linens
Air conditioners and ceiling fans in all areas
TV with Direct TV (Platinum Service) and 5-DVD Player
Telephone 787 721-1169 (Local calls)

II. GUEST(S) INFORMATION:

Responsible party (Your Information)

Mailing Address (Your Adress)

Home Phone _____ Wk. Phone _____
Fax _____ e-mail _____
Mobile/Other _____

Date and time of arrival : (Check in not earlier than 2:00pm)

Date and time of departure : (Check-out not later than 12:00 pm)

III. RENTAL PERIOD, AMOUNT, AND PAYMENT METHOD

The rental period is for a total of _____. Tax of 9% is \$_____.

Guest(s) will come in on **(arrival date)** and leave on **(departure date)** before 2:00 pm. An extension to this contract can be made, prior confirmation of guest.

A Security Deposit of **\$250.00** is required.

IV. GENERAL PROVISIONS

1) Property is rented "as is". Guest(s) is/are responsible for the upkeep of the property while it is under their control. Any misuse or neglect of the property which causes damage to said property, either inside or outside the property; is the responsibility of the Guest(s). Damage amounts not paid when the property is vacated will be deducted from the Security Deposit.

2) Any materials that are considered "Hazardous" are NOT to be moved into or kept inside the premises. Damage or fire caused by such materials, will be considered a violation of this agreement. Such a violation will result in forfeiture of all Security Deposit funds, and immediate dismissal from the property.

3) ***Any rules, regulations, and covenant that apply to the residential community where the property is located, or to recreational facilities in the community, are to be adhered to by the Guest(s).***

4) Utilities: Water, electricity, local telephone calls and Direct TV charges are included. 5) Property is to be occupied by Guest only and cannot be transferred or sub rented.

V. SECURITY/DAMAGE DEPOSIT

1) A security/damage deposit of \$250.00 is required to rent this property. This amount will be refunded in its entirety approximately one (1) month after departure, if no damage to the premises was incurred or long distance calls are made by the Renter.

2) If the property has been damaged as a result of misuse, neglect, or accident, the cost for all repairs (in U.S. Dollars), which includes parts/articles, labor fees, legal fees, fines, attorneys fees, etc., needed to restore will be assessed. If damage(s) exceeds the Security Deposit amount, the Guest(s) must pay the difference in full, including legal fees, fines, and attorneys' fees, as assessed by the Property Owner.

VI. CANCELLATIONS

If a Cancellation Notice is not received with a minimum of 29 days prior to arrival, Guest(s) who cancel their reservation(s) will risk the forfeiture of any deposits amounts paid toward the renting of this vacation home. Because of unforeseen events, we always recommend that you purchase travel insurance. Proper Cancellation Notice (30 days or more before arrival date) will only result in the assessment of a fifty dollars (\$50.00) processing fee.

VII. LIABILITY WAIVER

- 1) The Owner of this property acts in good faith and in no way incurs in any liability for any acts, personal injury, matters or things done, omitted or suffered by any party.
- 2) The Property Owner assumes no responsibility for lost, stolen, or damaged items that belong to Guest(s). This includes losses resulting directly or indirectly from natural events such as floods, storms, hurricanes, or other 'Acts of Nature'. In incidents such as fire, a breakdown of equipment or machinery, acts of war, strikes, theft, pilferage, epidemics, quarantines, or cancellation of airline travel, or any similar incident; the property owner shall not be held liable or responsible for any additional expense or losses sustained by the Guest(s) as a result of such incidents or occurrences.

Property Name: (Apartment Name)

Vacation Dates: Check In/Check Out Dates

Security Deposit of \$250.00 received on (date you paid Security Deposit)

I, the under signer, hereby confirm that I am 21 years of age or older, and agree to all the terms and conditions set forth in this RENTAL AGREEMENT. I further understand that failure to abide by the abovementioned terms and conditions may result in the immediate eviction from this property by the proper enforcement authorities.

Guest Name (Print) _____

Guest Signature: _____ Date: _____

Owner Signature: _____

Date: _____

Dr. Jaime L. del Valle Caballero

El Viejo y el Mar, inc.

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