

# Rental Agreement

This Short Term Rental Agreement (the "Agreement") is made by and between Debbie Hahn ("Homeowner") and \_\_\_\_\_ ("Guest"). For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

**1. Property:** The property is located at: Oceana Pacifico #21, Unit 401, Bucerias, NAY, Mexico, 63732

The property is furnished and includes all items in **Exhibit A** attached.

**2. Rental Party:** The rental party shall consist of the following persons:

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**3. Maximum Occupancy:** The maximum number of guests is limited to 6 persons.

**4. Rental Period:** The rental period begins \_\_\_\_\_ at 3:00 p.m. on the "Check-in Date" and ends \_\_\_\_\_ at 12:00 pm on the "Checkout Date".

**5. Minimum Stay:** This property requires a 3 night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 3 days, the guest will be charged the \$300 per night rate.

**6. Rental Rules:** Guest agrees to abide by the Rental Rules attached as **Exhibit B** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

**7. Access:** Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

## 8. Rental Rate and Fees

a. Deposit: A 50% deposit is due at the time of booking in order to reserve the unit. The deposit is applied toward the rental fees.

b. The balance plus a \$300 damage deposit is due 30 days before the arrival date.

c. After check out, our property manager will inspect the unit and if all is well we will refund the \$300 damage deposit within 30 days of your check out date.

**9. Cancellation Policy:** If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

100% if cancelled 90 days prior to the Check-in Date

50% if cancelled 60 days prior to the Check-in Date

**11. Payment:** Acceptable payment methods are major credit card through the VRBO site, personal check or money order made out to Debbie Hahn and mailed to:

Debbie Hahn  
ddhahn5104@gmail.com  
907-250-5276  
11725 Inspiration Dr  
Eagle River, AK 99577

## **Exhibit A**

### **Items included in rental**

Fully furnished, 3 bedroom, 3 bath condominium.

**Bedrooms:** King sized bed, dressers, night stands, lamp, clock, air conditioner, closet with hangars and laundry baskets. All bedding, pillows and 2 full sets of linens.

**Bathrooms:** Full sets of bath towels and wash clothes, bath soap, toilet paper, hair dryer.

**Kitchen:** Refrigerator, gas stove, oven, microwave oven, dishwasher, coffee pot, blender, toaster, hand mixer, variety of dishes, glass ware, flat ware, knives, serving ware, cook ware, dish towels, dish soap, dishwashing detergent, 3 barstools.

**Laundry/storage room:** Washer and dryer with soap, small safe, beach chairs and umbrella, boogie board, cooler, clothes drying rack, broom, mop, bucket, cleaning supplies, first aid kit, beach towels, extra bed linens and bath towels, extra wash clothes.

**Dining room:** Large table and 8 chairs

**Living room:** Flat screen Smart TV, BluRay DVD player, WiFi Internet, local telephone, 2 couches, coffee table and 2 end tables.

**Deck:** 2 deck chairs and small table, 2 barstools and tall table.

**Patio:** Wicker couch with pillows, small table and 2 chairs, Webber gas grill with propane.

## **Exhibit B**

### **Rental Rules**

Condominio Albatroz is a place for quiet, peaceful living. It is not the right place for those who want to party. We strive to keep it peaceful 24/7 for the enjoyment of all residents and guests. Please be respectful of your neighbors and keep music, television and voices at a reasonable volume at all times.

**Share Common Areas:** When enjoying the pool and outside areas, remember they are commonly owned by all condo owners. Do not abuse the privilege of using these areas by causing damage, leaving trash or personal property lying about, or disturbing other owners or guests.

Do not hang laundry, towels or swim wear on the balcony or patio railings or any place that can be seen from the common areas.

**Pool Usage:** The pool and the surrounding areas are for the exclusive use of owners, their guests, and renters. Please share this area with other owners, guests and or renters in a reasonable fashion. Usage of the pool is at your own risk since there is no lifeguard on duty. Children under 12 must be supervised at all times.

Pool hours are Sunday - Thursday 8:00 am to 10:00 pm and Friday and Saturday 9:00 am to 11:00 pm.

Smoking is NOT allowed in the unit. Smoking is allowed outside the building in the back yard area only and in areas not to disturb other guests.

People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.

All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.

Keep the property and all furnishings in good order

Only use appliances for their intended uses.

Pets are NOT allowed.

Parking is limited to one vehicle. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

Housekeeping: Our housekeeper comes in once a week. There is no daily housekeeping service. There are plenty of extra towels, linens, beach towels, and cleaning supplies in the unit. There is a washer and dryer in the unit for your use.

Water and Septic: The building is on a cistern system with holding tanks on the roof for each unit. The main sink in the kitchen and the water supply going to the refrigerator water and ice dispenser is purified and safe to drink and cook with. The bathroom sinks do not have purified water. We recommend you not drink from these faucets, but the water is fine for brushing teeth.

**Submission of the booking deposit constitutes acceptance of this rental agreement.**