

Casa Vista Verde

Short Term Use Contract Agreement/Booking Confirmation

This agreement is between Jose R. Diaz (Owner) and the "Guests" hereinafter "Guest". The parties agree as follows:

1. Owners' grants full use of property: Casa Vista Verde, 11 Primavera St., Isabela, Puerto Rico 00662 for the established period by the Check in and Check out Dates submitted during booking process. Any changes will only be granted based on the availability of the property (3 nights minimum stay required).
2. For reservations/booking, please make 1st payment of 50%. We will hold your reservation for a maximum of 24 hours, pending receipt of this payment.
3. The second payment is due 15 days before arrival and will include the \$100.00 damage deposit when applicable. Keys will be issued on arrival to the property by the property manager. The Cleaning fee of \$85.00 will be paid in cash to the property manager upon arrival to the property and prior to obtaining the keys.
4. **CANCELLATION POLICY DEPOSIT REFUNDS** are made only when a cancelation is requested more than 30 days before check in date and there will be a 50% cancelation fee based on the total rent.
5. Any reservation made **within 30 days of check in** date will require **full payment** at booking time.
6. Bedding, towels, and home and kitchen supplies are provided for the guests, use of available condiments and food shall be the sole responsibility of the guest. BBQ requires charcoal and lighting fluid (not provided but if prior guest leaves some, you are welcome to use it, including alcoholic beverages or staples).
7. Smoking inside the home is NOT permitted, it is allowed only outside and away from open doors and windows. Some pets are only allowed prior owner's approval. Guest agrees to maintain the home in the condition it was in at the time the guest took possession. Guest assumes all responsibility for any loss or damage that may occur during occupancy by guest, beyond normal wear and tear. Guest shall leave the unit in a clean condition.
8. The DAMAGE SECURITY DEPOSIT will be returned by mail or any other feasible way within 15 days of vacating the property. Any deductions to the deposit due to excessive damages, clogged toilet or cleaning will be provided in writing by email.
9. Guest shall be responsible for properly securing the property during stay and before departure. The alarm system code will be provided by the property manager upon arrival.
10. 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 voluntarily assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.
11. The occupancy is limited to what is stated on booking process and it may not be exceeded without permission of the owner or property manager. Children are counted in total occupancy. Inclusion of additional persons, beyond what is specified on the booking process, could result in extra charges and early termination of your rental period without refund of rental fees paid.
12. Please respect quite hours between 10 P.M. & 8 A.M., respect that you are sharing outside facilities with others.
13. In the event that Guest breaches any of the terms and conditions of this agreement, the owner shall be entitled to attorney's fees and/or damage deposits in any action brought to enforce these terms.
14. Guest shall not assign this Agreement or sublet the home.
15. All reservations/bookings are accepted subject to availability and subject to changes that may be beyond control of the owners. Changes that could affect your reservation, that are not limited only to, damage to the rental property

which makes it unsuitable for occupancy which be immediately notified to the guest. The owner's liability is limited to the return of your deposit and any rental payments made, regardless of the reason for the unsuitable occupancy.

ADDENDUM

1. The property is furnished and includes linens, towels, cookware, stove, refrigerator, microwave, toaster, blender, hair dryer, Iron w Board, TV sets among other items. Every bedroom is equipped with A/C (The living and family rooms have ceiling fans and windows can be opened as A/C units in LR and FR are off limit).

2. Rental Party: The rental party shall consist of Guest and the occupants listed during booking process.

3. Minimum Stay: This property requires a 3 night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is approved by the owner for less than 3 days, the guest will be charged the \$125.00 a night rate, plus the required cash payment of the cleaning fee to the property manager upon arrival.

4. Rental Rules: Guest agrees to abide by the Rental Rules attached as Exhibit A at all times while at the property and shall cause all members of the rental party and anyone.

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

Note: If the premises appear dirty or damaged upon Check-in, Guest shall inform property manager immediately.

6. Insurance: We encourage all renters to purchase traveler insurance.

7. Payment: You are welcome to pay the way you feel more comfortable! We accept all major credit cards and PayPal. If you wish to use a credit card, please provide the following information, Name on credit card; Type; CC billing address; CC Number; Expiration date and the CC CVV (Security) Code.

8. Each bedroom has an A/C unit for your pleasure, do not open bedroom windows. Please keep bedroom doors closed when using their A/C units. All A/C units must be turned off when not in use, especially when leaving the property to go out exploring Puerto Rico. Only use appliances for their intended uses

9. 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.

10. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

11. Septic: The property is on a septic systems. The septic system is very effective; however, it will clog up if feminine products or toilet paper are flushed, please use provided small trash can to dispose.

Randy Hall, the property manager will be your contact while you stay in Casa Vista Verde! He will meet you and show the house and provide security code, Wi-Fi access code and help you find your way around to places like the Chinese restaurant, Walgreens, Walmart, and the beaches too! There is a cleaning of \$85.00 to be paid in cash to Randy upon arrival. This is his livelihood, resetting Casa vista Verde for the next guests.

"Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit, and/or guest fees, and party will not be permitted to check in. False pretenses include, but are not limited to renter providing false names or ages, omitting the names of anyone staying overnight at the rental, or any other material fact that would normally cause the rental request to be refused."