

Villas de COSTA MAR

Rental Agreement Rules & Regulations,

Costa de Oro, Dorado, Puerto Rico 00646, Units #09, #10,
Contact: [Al](#), Tel# 302-598-1386



1. CHECK-IN TIME IS AFTER 3 PM. EST,
CHECK-OUT IS 10 AM. EST. NO Early Check-ins.
2. This is a **NON SMOKING** unit and smoking is not permitted at Villas de Costa Mar; ZERO TOLERANCE!
3. Pets are not permitted in rental units under any conditions; **No Exceptions!** For the health, wellbeing of all our guest!
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by adult guardian/parent.
5. Since we are not collecting a security deposit; you will be invoiced for Damage/Services/Excess; via PayPal Payment Services...
 - ✓ If damage is done to unit or its contents, beyond normal wear and tear.
 - ✓ If charges are incurred due to contraband, pets, *smoking or collection of rents or services rendered during the stay.
 - ✓ If debris, rubbish and discards are not removed and placed in dumpster.
 - ✓ If keys and/or gate remote control are lost and not returned over to the property manager (\$100).
 - ✓ All charges accrued during the stay must be paid or we can invoice you.
 - ✓ If linens are lost or damaged.
 - ✓ If fans, air conditioners, lights, electricals are not turned off when no one is in the rental unit, excess electrical will be charged to renter/company;
 - ✓ No Early check-in or late check-out. We do not keep hotel hours, last check-in by 6PM; Please ASK!
 - ✓ If the renter is evicted by the owner (or representative of the owner), the local law enforcement, any security company employed by condo board. Condo board fines will be invoiced

1. **PAYMENT** - An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the rental unit's rent. Please make payments in the form of personal checks, bank money orders, cashier's checks payable to: **Albert Rios; Mail to: 9 Lille Court Newark, DE 19702-5535**. The advance payment is not a damage deposit. The BALANCE OF RENT is due Thirty (30) days before your arrival date. We also accept most major credit cards. There is a credit card processing fee, please inquire if you want to pay by credit card.

2. **CANCELLATIONS** - A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.

3. **MONTHLY RESERVATION CANCELLATIONS** - Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

4. **MAXIMUM OCCUPANCY** The maximum number of guests per condominium is limited to four (4) Adults, two (2) children 16 or younger. An additional charge of \$20.00 per person per night for guests in addition to four adults, two (2) children 16 or younger will be assessed. THIS PROPERTY REQUIRES A SIX (6) NIGHT MINIMUM STAY. Unless authorized by owner.

5. **Longer minimum stays** may be required during holiday periods. If a rental is taken for less than six nights, the guest will be charged at a higher rate than posted rate.

6. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

7. **Cleaning fee** is additional at going rate, Rental unit should be cleaned and maintained during your stay. We reserve the right to charge additional cleaning fee for rental units not maintained and excessively dirty on departure date.

8. **NO DAILY MAID SERVICE** - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We do not permit bath towels or linens to be taken from the units.

9. **RATE CHANGES** - Until confirmed all posted Rates are subject to change without notice.

10. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

11. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.

12. **HURRICANE OR STORM POLICY** - No refunds will be given unless:

- ✓ The National Weather Service orders mandatory evacuation in a "Tropical Storm/Hurricane Warning area" and/or
- ✓ A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a
- ✓ "Tropical Storm/Hurricane Warning," area, we will refund:
- ✓ Any unused portion of rent from a guest currently registered,
- ✓ Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
- ✓ Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

By filling-out, Signing and Dating Below, I agree to all terms and conditions of this agreement:

Signature: _____ Date Click date. I agree to abide by above... (Check if e-mailing)

Print Name: _____ 25 Yrs. or older? Yes No

Home Address: _____

City: _____ State: _____

Zip Code: _____

Home Tel.# (include area code): _____

Cell #: _____

Arrival Date: Click a date. _____

Departure Date: Click a date. _____

Adults: _____ Children: _____

Please read, fill-in information requested, sign and mail to:

Albert Rios 9 Lille Court Newark, DE 19702-5535

Along with your Reservation/Security Deposit unless you are paying via credit card, Listing service or purchasing Insurance thru listing service.

[Fill out and E-Mail](#)

Electronic signatures accepted, save, attach to email and sent

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