



## Villas de COSTA MAR

### Rental Rules & Regulations for Rental Units,

Costa de Oro, Dorado, Puerto Rico 00646, Units #09, #10,  
Contact: [Al/Nelly Rios](#), Tel# 302-598-1386-Al, 302-598-1387-Nel

1. CHECK-IN TIME IS AFTER 3 PM. EST AND 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!
3. Pets are not permitted in rental units under any conditions; no exceptions.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by adult guardian/parent.
5. Dates are now secured with first \$300 to secure your dates and reservation. This must be received within fifteen (15) days of booking the reservation.  
The deposit is applied toward rent. You will be invoiced for any additional fees incurred. On departure dates the following must be adhered to...
  - ✓ No damage is done to unit or its contents, beyond normal wear and tear.
  - ✓ No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - ✓ All debris, rubbish and discards are placed in dumpster; one load of laundry is started.
  - ✓ All keys and gate remote control should be handed over to the property manager.
  - ✓ All charges accrued during the stay are paid prior to departure.
  - ✓ No linens are lost or damaged.
  - ✓ All fans, air conditioners lights, electricals must be turned off when no one is in the rental unit.
  - ✓ No Early check-in or late check-out; unless arraigned in advance.
  - ✓ The renter is not evicted by the owner (or representative of the owner), the local law enforcement, any security company employed by condo board.
1. **PAYMENT** - An advance payment equal to 50% of the balance 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:

Print Name: \_\_\_\_\_ 25 Yrs. or older? Yes  No

Home Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Home Tel# (include area code): \_\_\_\_\_ Cell #: \_\_\_\_\_

Arrival Date: \_\_\_\_\_ Departure Date: \_\_\_\_\_

Adults: \_\_\_\_\_ Children: \_\_\_\_\_

Signature: \_\_\_\_\_ Date \_\_\_\_\_  I agree to abide by above... (Check if e-mailing)

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, Flipkey or purchasing Insurance.*

Electronic signatures accepted, save, attach to email and sent

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