

## CASA CIELITO LINDO RENTAL AGREEMENT

58 Calle Orquidea. Vieques, PR

**CONDITION OF PREMISES:** This house is privately owned and is rented with the owner's furnishings. Please do not move any furniture around or remove items from the premises. Should any major piece of equipment be out of order, we will have the deficiency corrected as soon as possible.

**DEPOSIT AND RENTAL PAYMENTS:** A deposit of \$350 is required to confirm your reservation. This deposit will also act as your security deposit during your stay. The full rental fee is due at least 30 days before your arrival date. We accept payment by credit card through Paypal or by personal check. The security deposit will be returned within 14 days after your departure from the property provided the following provisions are met:

- a. No damage is done to house or its contents, beyond normal wear and tear.
- b. No charges are incurred due to contraband or collection of rents or services rendered during the stay.
- c. All debris, rubbish and discards are placed in the blue barrel outside for collection, and soiled dishes are cleaned. Used linens and towels are removed from the bed and placed outside of the bedroom doors.
- d. All keys are returned and unit is left with the deadbolt locked.
- e. No linens are lost or damaged.
- f. Early check-in or late check-out was previously arranged
- g. The renter is not evicted by the owner (or representative of the owner), or the local law enforcement.
- h. No other additional fees were incurred during the guests' stay

Weekly rates (7 nights) are as follows:

- a. Low season (June – October): \$900
- b. High Season (November – May): \$1,100

Daily rates are as follows:

- a. Low season (minimum 3 night stay): \$175/night
- b. High season (minimum 4 night stay): \$200/night

Check in/out on the day of holidays, including Easter, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving, Christmas Eve/Day, New Years Eve will be an additional \$50 payable with rent.

**CANCELLATION POLICY:** Cancellations made at least 60 days in advance of arrival will receive a full refund. Cancellations made 30-60 days ahead of arrival will forfeit the security deposit. Cancellations made less than 30 days but more than 14 days prior to arrival will forfeit the deposit) and rental fee, unless the house is re-rented. In the event the owner is able to re-rent the house, the security deposit is forfeited and all other payments will be refunded within 14 days after the original arrival date. Cancellations made within 14 days of the arrival date will forfeit all deposits and rental fees. Early departure does not warrant any refund of rent or deposit. We encourage purchasing travel insurance separately.

**PET POLICY:** Pets are not permitted under any circumstances. Pets on property will result in full forfeiture of security deposit.

**HURRICANE OR STORM POLICY –** No refunds will be given unless:

- a. The National Weather Service orders mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or

## Casa Cielito Lindo Rental Agreement

- b. 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:
- c. Any unused portion of rent from a guest currently registered,
- d. 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
- e. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period. By Signing Below, I agree to all terms and conditions of this agreement

**HOUSEKEEPING:** The property has been cleaned and prepared prior to arrival. Fresh linens and towels (beach and bath) are placed in the house along with a starter supply of paper products. Additional supplies may be purchased at the nearby supermarket and are the responsibility of the Guest. There is no daily maid service included. Beach towels are available in the house. Please remove your trash from the house and place it in the blue barrel out front before your departure.

**AIR CONDITIONER:** Please close the doors and windows/shutters when the air conditioner is on, and do not leave air conditioner running while guests are not on premises. The property caretakers will notify us if the air conditioner is running with the windows or doors open, or while guests are not on the property. In such cases, an energy conservation fee of \$75 per occurrence will be charged.

**SMOKING:** The house is a non-smoking property and thus, smoking is not permitted in the interior of the house. If you choose to smoke, please do so outside, and extinguish butts completely to be disposed of safely in the garbage or other container. An additional cleaning fee of \$50 will be charged if smoke is detected in the house, or cigarette butts are found on premises.

**CHECK-IN/OUT:** Check-in time is 3:00pm and check-out time is 10:00am. Keys will be provided by caretaker at check-in and please coordinate the return your keys with the caretaker when you check out. Late check-outs or early check-in may be possible depending on the schedule of other incoming/outgoing guests. Upon coordination with the caretaker, the owner reserves the right charge an additional fee for late check-in/early check-out. Unreturned or lost key charge is \$100.00.

**PRIVACY POLICY:** We will not share credit card or personal data with any third party.

**LIABILITY:** The owner will not be held liable for lost, stolen or forgotten items. We recommend locking deadbolts any time you leave the house to ensure your and our property's security. The owner will not be held liable for any personal injury during the guests' stay.

**MAXIMUM OCCUPANCY-** The maximum number of guests is eight (8) persons. Additional persons beyond eight (8) will result in full forfeiture of the security deposit.

**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.

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

## Casa Cielito Lindo Rental Agreement

TRAVEL INSURANCE: We highly recommend your purchase travel insurance.

OTHER: The owner will not be held liable for any items left in the house during the Guest's occupancy and/or after the Guest's departure. Please be sure to keep valuables with you at all times. Excessive cleaning beyond the normal wear and tear will be charged accordingly to the Guest at \$17 per hour.

Please fill out information below, sign, and return immediately via e-mail, or USPS to:

Attn: Scott Makee  
622 Penn St.  
Charlotte, NC 28203  
reservations@casacielitolindo.com

I agree to the above terms and conditions of this rental agreement and will be held responsible for all charges related to my occupancy. I agree that all parties occupying the house under this rental agreement will be held to the same terms, conditions and remedies. I authorize the Owner to charge all additional costs against the security deposit, and agree to pay any additional damages in the event costs exceed the specified security deposit.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Email: \_\_\_\_\_

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

Street address: \_\_\_\_\_

City: \_\_\_\_\_ State/Province: \_\_\_\_\_

Country: \_\_\_\_\_ Postal/Zip code: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone \_\_\_\_\_

Number of Adults: \_\_\_\_\_ Number of Children: \_\_\_\_\_

**We will send you email confirmation notice, along with rental rules and information, upon receipt of the signed Rental Agreement copy and deposit to the address provided above.**