



## VACATION RENTAL AGREEMENT

Guest's Name:

Home Address:

Home Phone and Cell Phone:

Email:

Passport Number:

Date and Time of Check- In: \_\_\_\_\_ (between 2:00 p.m. and 5:00 p.m. unless otherwise agreed) Note: We need special notice for check- ins after 5:00 p.m., please.

Date of Check- Out: \_\_\_\_\_ (12:00 p.m.)

Total Number of Guests:

Number of Children under 18:

Rental rate: \$\_\_\_\_\_ per week.

**Note: Maximum Occupancy is 4 persons per condominium unless express arrangements are made for additional occupancy. The responsible person signing this agreement must be 25 years of age or older. The rental rate is based on four persons or less. Each additional person will be charged \$20 per night, or \$200 extra per week for a maximum of 6 adults and 1 child, only with advance notice. Violation of the maximum occupancy limit is grounds for expulsion with no refund.**

**Location: Unit \_\_, Building \_\_, \_\_\_\_\_ floor.**

**Payment: 30% deposit payable in advance, by cash, wire transfer, PayPal or bank transfer within Costa Rica. 50% for Christmas, New Year and Easter rentals.**

**Maid service: The condominium is cleaned immediately before check-in and after check-out. Optional cleanings are available on request during your stay at a charge of \$20 per cleaning.**

**Security deposit: The tenant either will transfer a \$500 security deposit with the rent or will authorize a credit card voucher in the amount of \$500, on arrival, to cover any damage or loss caused by the tenant or his or her guests. If damage or loss exceeds \$500 tenant authorizes GreenSeal Realty SRL to charge up to an additional \$1,000 to cover the additional expense. GreenSeal Realty agrees to provide an itemized bill for all damages. GreenSeal accepts Visa, MasterCard and American Express for security deposits, but not for rent. The tenant must report any damage or missing items immediately when they occur or it will be deemed that they are responsible for said damage. The cost of any damages, missing items, or utility charges (if a lease is for 30 days or more), will be deducted from the security deposit. The security deposit will be refunded no more than 30 days after check-out based on the condition of the unit, inventory and utility charges (if applicable). Normally vouchers will be destroyed immediately upon completing the check-out inventory.**

### **TERMS AND CONDITIONS**

**No pets allowed unless otherwise expressly agreed. If a pet is allowed, tenant will make a refundable pet deposit of \$200 to cover damages to furniture, floors, walls, doors, or otherwise. Tenant agrees to keep the pet on a leash outside the condominium and to pick up after the pet, disposing of the pet's waste in a sealed plastic bag.**

**No smoking inside the condos. If evidence of smoke is discovered inside the condo, a special cleaning charge of \$50 will apply, in addition to any damages.**

**Please keep noise and music to a reasonable level at all times. Quiet after 11:00 p.m. Please be respectful of your neighbors. Excessive loud noise levels will result in expulsion from the property with no refunds.**

Management is not responsible for loss or theft of valuables. Please keep your passports and valuables within the safe provided in your condo, or in the office safe.

**WATER/ELECTRICITY.** From time to time the electricity and/or water may be turned off temporarily by the Costa Rica authorities or suffer a temporary outage. Please note that the property management company has no control over these situations and accepts no liability for loss of food due to power failures. No refunds will be given as a result of power or water failures.

**PLEASE OBEY ALL POOL RULES.** No surfboards or glass in the pool areas, please.

**PAYMENTS.** 100% of the rent and security deposit must be paid no later than at check-in. For holiday rentals (Christmas, New Year and Easter) 100% of the rent must be paid upon the later of signing of the rental agreement or 30 days prior to check-in. The tenant will need to email or fax the signed rental agreement within 7 days of making the initial deposit. Cancellation of a confirmed rental agreement more than 60 days before check-in will result in a rebooking fee of 50% of the deposit. Cancellation within 45 days of check-in will result in a 75% cancellation fee, and cancellation within 30 days of check-in will result in a 100% cancellation fee. Deposits for holiday weeks are nonrefundable. Payments may be made by PayPal, wire transfer, interbank transfer or cash. Transfer charges, if any, are at the tenant's cost.

**EXTENSIONS.** In case you want to extend your stay and the condo has not been rented, rent will be charged based on our seasonal rates as posted at [www.theoaksrentals.com](http://www.theoaksrentals.com).

**INVENTORY.** The unit is delivered furnished and equipped. The property will be inspected by the inventory manager before your arrival, and immediately before your departure when practicable, or immediately after your departure when not practicable. You will need to review and sign the inventory list upon arrival and departure. Please allow one hour prior to check-out to conduct the final inventory of the unit. For late arrivals, please review and sign the inventory list the following morning. For check-outs outside normal business hours, the inventory manager will inspect the property during normal business hours, as soon after your check-out as is practicable. If the unit is found in appropriate order following check-out, the full value of the security deposit will be released from the hold on your credit card, and any cash deposit will be refunded in full.

**CONDOMINIUM UNIT.** It is specifically understood by the parties that this lease is made in connection with a condominium unit. This lease is subject and subordinate to all covenants and restrictions contained in the condominium bylaws. The unit will be used as a temporary domicile by the tenant, and for no other purpose.

**UTILITIES.** If the rental is for a period of one month or more, including extensions, the tenant will be responsible for electric, water utility and high speed internet charges. The landlord is responsible for cable TV, local telephone charges and homeowners association fees.

**KEYS.** Tenant will be provided with one set of keys on check-in. The keys must be returned to the property management office upon check-out, or if check-out is outside normal business hours, tenant must make prior arrangements with the management office to leave the keys in a marked envelope with the front guard. Should the keys be lost, or should the tenant lock himself out and additional keys are not available, tenant will pay applicable locksmith charges.

**RELEASE OF LIABILITY.** The landlord does not assume any liability whatsoever to the tenant, his guests or third parties, for damages to persons or property within the condominium unit or common areas, for accidents of any nature, fire, or any other catastrophe, whether caused by man, nature or Act of God. In virtue of this clause, landlord is hereby relieved of any responsibility to this effect.

I hereby acknowledge that I have read, signed and accept the terms and conditions listed above. The parties agree that this is a Lease Agreement of House for Residential Purposes that will be ruled by the foregoing contractual clauses, and whatever is omitted therein, by the General Urban and Suburban Law regarding rentals, law 7527.

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Signature of tenant and date

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Signature of landlord and date