



VACATION VILLA RENTAL CONTRACT

**VILLA LA PAZ
LAKESIDE VILLAS K-2
DORADO, PUERTO RICO**

Administrative Office

**Gretchen Manzanal
PO Box 192346
San Juan, PR 00919-2346
Fax (787) 754-8226**

This contract made this _____ day of _____,
20____ between Name: _____

Address: _____ (hereinafter
called the Renter) and Gretchen Manzanal (hereinafter called the Owner) concerning
the vacation rental of the property located at the above address. Total people in the
renting party is not to exceed six (6): Adults: _____ Children: _____. Rental
period begins at 3 PM on _____ and ends at 12 Noon on _____.
Total Rental Amount: \$_____. Reservation/Security Deposit: \$_____.

**Rental Payments and Security Deposits will be subject to an additional 7%
Occupancy/State Tax**

Renter's Information:

Name:

Date of Birth:

Citizenship:

Cell Phone:

Driving Licence number (please include a copy):

Home Address:

Profession:

Place of work:

Work address:

1. **Check In/Out:** Check in time is 3pm and check out at 12 noon. However, these times are variable and may be changed on discussion with the Owner.

2. **Minimum Age:** The Renter minimum age is 25 years. Identity verification and proof of age (copy of government-issued ID such as passport or driver's license) is required.
3. **Smoking:** This is a NON SMOKING property.
4. **Pets:** Animals and pets are not permitted in the villa under any circumstances.
5. **Deposits:** Reservation/Security Deposit: A security/reservation deposit of 25% of the total cost of your stay is required. This must be paid within seven (7) days of booking the reservation. The reservation deposit automatically converts to a security deposit at the start of the rental period. The security deposit is NOT applied towards the rent and is fully refundable, including tax, within fourteen (14) days of departure, provided the following provisions are met:
 - a. No damage is caused to the villa or any of its contents.
 - b. All debris, rubbish and discards are placed in the dumpster.
 - c. All kitchen utensils, pans and crockery and BBQ etc are left clean.
 - d. No linens or towels are lost or damaged.
 - e. All air conditioners, lights (internal and external) must be switched off. Air conditioners left running on departure will result in the excess electricity cost being deducted from your security deposit.
 - f. All keys are left on the kitchen table.
 - g. All doors and windows to the villa are fully closed and locked.
6. **Barbecue (BBQ).** A stainless steel gas BBQ is provided for your use. Cleaning of the BBQ after use is not included in the rental rate. Furthermore, the cost of refilling/replacing the LPG gas cylinder is also not included in the rental rate. Use of the BBQ will incur a surcharge of \$75 to cover the cost of cleaning the BBQ, BBQ tools and replacing the LPG cylinder on your departure. Please ensure that after use the gas cylinder is fully closed. Do not cover the BBQ until the unit is completely cool. Please ensure that greasy BBQ tools are not placed on any painted surfaces and that you do not allow oils and liquids to stain the adjacent walls and surfaces.
 - a. **NOTE:** If you choose not to leave the BBQ, BBQ tools and BBQ surrounds clean prior to your departure, the cost of cleaning will be taken from your security deposit. Cleaning costs may vary from \$50 to \$100 depending on the amount of cleaning required.
7. **Vacation Rental Contract:** The completed and signed Vacation Rental Contract must be faxed and mailed to the above Administrative Office address within seven (7) days of booking the reservation.
8. **Rental Fees:** Rental fees for the duration of your stay must be paid in full not less than thirty (30) days prior to your arrival.
9. **Important Note - Electricity Usage:** Electricity in Puerto Rico is derived from coal burning power stations and the cost per kWh is almost 2.5 times the cost of

mainland US. Rental rates include 50 kWh of electricity usage per day. All usage above 50 kWh per day will be charged at an additional 0.25 cents per kWh. A reading of the electricity meter will be taken prior to arrival and on departure. To reduce your carbon footprint and to avoid high electricity consumption from use of the AC units, it is highly recommended that AC units be switched off when not required or the property is empty and that doors and windows remain closed when the units are in use.

10. **Cancellation Policy:** Cancellations up to fourteen (14) days prior to arrival date will be given a full refund of all monies paid. Cancellations with less than fourteen (14) days notice will forfeit the 25% Reservation Deposit.
11. **Maximum Occupancy:** The maximum occupancy of the villa is limited to six (6) persons.
12. **Minimum Booking Period:** Minimum rental/booking period is one week (6 nights and 7 days)
13. **Smoke Detectors:** The property has smoke detectors installed and they are believed to function properly at the time of rental. The Renter will notify the Owners without delay if the smoke detector "chirps" or has a low battery condition.
14. **Owners Closet:** The locked closet just inside the Master Suite is designated as the "Owners Closet".
15. **Insurance Coverage:** The Renter and Guests and other visitors to the villa shall hereby indemnify and hold harmless the Owners against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss.
16. **Maintenance:** The Renter and Guests shall maintain the premises in an excellent and clean condition.
17. **Fire Extinguisher:** A fire extinguisher is provided and is located at the kitchen countertop in a visible place.
18. **First Aid Kit:** A First Aid Kit is located in the vanity of the Master Bedroom bathroom.
19. **Direct TV:** HD Direct TV is provided.
20. **Important Note - Internet Access:** Wi-Fi Internet access is provided. Guests are requested not to use the Wi-Fi Internet access to download music, movies or large files. Wi-Fi Internet access is provided primarily for access to the Internet and for Emails.
21. **Behavior:** The Renter and Guests agree not to engage in objectionable conduct. Objectionable conduct means behavior which may or will make the villa or building less fit to live in for you or your neighbors, or anything that interferes with the right of others to properly and peacefully enjoy their villas or causes conditions that are dangerous, hazardous, unsanitary or detrimental to other residents in the building. Objectionable conduct by the Renter and Guests gives the Owners the right to end this contract forthwith. Under such circumstances

the renter will forfeit the Security Deposit and will only be entitled to a refund of rental fees paid for the remaining days of the rental period.

22. **Mail:** Villa La Paz does not have a USPS mail service. Letters and correspondence, including payments, should not be forwarded to the Villa La Paz administrative address.
23. **Hurricanes and Tropical Storms:** Even though the villa is built to withstand the effects of a Hurricane or Tropical Storm, in the event that mandatory evacuation is ordered no refunds will be given unless:
 - a. The National Weather Service orders mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
 - b. A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing Renter or Guest.
 - c. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - i) Any unused portion of rent from a Renter currently registered.
 - ii) Any unused portion of rent from a Renter that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
 - iii) Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.
24. Please provide the full names, addresses and dates of birth of the Renter and Guests staying at Villa La Paz during the rental period:

Person	Full Name	Home Address	Date of Birth
1. Renter			
2. Guest			
3. Guest			
4. Guest			
5. Guest			
6. Guest			

25. Please complete and sign this contract and fax to the Owners at the above Administrative Office address.
26. I agree that all deposits and rental monies are non-refundable per cancellation policy above. By Signing Below, I agree to all terms and conditions of this contract.

Printed Name: _____

Signature: _____

Date: _____