

***SHORT TERM RENTAL AGREEMENT***

This Short Term Rental Agreement (the "*Agreement*") is made by and between the company of Sun and Sea Rentals & Sales and \_\_\_\_\_ ("*Guest*") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

77710, Playa del Carmen, Q.R., Mexico

The property is furnished and includes refrigerator, range/oven, towels & linens, beds/bedding, dining and living room furniture, kitchen utensils, glassware/flatware/cookware, balcony furniture, toaster, coffee maker.

2. Rental Party: The rental party shall consist of Guest and the following persons:

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3. Maximum Occupancy: The maximum number of guests will not be exceeded as defined by the public listing.

4. Term of the Lease. The lease begins at 3:00 p.m. on \_\_\_\_\_ (the "*Check-in Date*") and ends at 11:00 a.m. on \_\_\_\_\_ (the "*Checkout Date*").

5. Minimum Stay: This property requires a two (2) night minimum stay. Longer minimum stays may be required during holiday periods.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. Rental Rate and Fees

a. Deposit: A deposit of 50% of rental rate is due at least at time of booking.

The deposit is for security and shall be refunded within 14 days of the Checkout Date provided no deductions are made due to:

- i. damage to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning;
- iii. evidence of smoking on the premises; or
- iv. any other cost incurred by Homeowner due to Guest's stay.

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as

follows: 50 % if cancelled 14 days prior to the Check-in Date

10. Insurance: We encourage all renters to purchase traveler insurance. Below are some references you may contact to purchase such insurance:

<https://heavenlyvacations.pablow.io>

11. Payment: Acceptable payment methods are by bank transfer or **PayPal**

By my signature below, I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth

below. Homeowner Guest:

*[electronic or manual signature]*:

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Name (print)

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## Contact

## Information

Name (print):

Phone # (during stay):

Email Address

## Exhibit A

### RENTAL RULES

1. **Smoking is NOT allowed.** Any breach of this policy will result in an immediate expulsion from the vacation property without a reimbursement of the remaining paid days of stay. If this smoking is discovered after your stay, the security deposit will be forfeited in order to cover the cost of deep cleaning the premise.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
3. Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood **quiet hours are from 10:00p.m. – 8:00a.m.**
4. All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
5. Keep the property and all furnishings in good order
6. Only use appliances for their intended uses
7. Pets are **NOT** allowed.
8. **Parking:** Parking is limited to one (1) vehicle. Vehicle is to be parked in underground parking areas only when the rental includes such a benefit. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.
9. **Housekeeping:** There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate.
10. **Garbage:** Any garbage must be stowed in the proper garbage or recycling receptacle, located either outside the building or in the basement of the building.
11. **Water and Septic:** Please respect our fragile eco-system. **DO NOT FLUSH** any paper material. Please use the provided trash receptacle for all waste material. No feminine products should be flushed at anytime