

LOMA DEL SOL CABINA

RENTAL AGREEMENT

This contract is between -----PASSPORT # hereinafter called the TENANT and Roy Benard, hereinafter called the OWNER. Wherein the Owner and TENANT wants to lease the property located at 500 meters north of village Playa Potrero, Pacific Heights Road in Playa Potrero , Guanacaste, Costa Rica.

This is a residential property with the maximum capacity of 4 occupants.

The use of the telephone on subject property (is) available, no long distance is available. No acceptance of reversed long distance charges is allowed. Phone Number 506-2654-5595. Skype calls with a laptop is recommended for long distance. All calls within the country are local. WIFI is available in the home or direct cable.

This is a weekly rental lease agreement. The lease price \$??00.00 FOR Date - Date 2014 A deposit of \$250.00 is required as a security deposit upon arrival , to be held by the property manager, or at time of booking . (This deposit is refundable after TENANT vacates the property and AGENT and/or OWNER inspects the residence for damage, broken items, or lost items. If the residence is in satisfactory condition, then the deposit will be reimbursed to the TENANT.)

OWNER certifies that all utilities, appliances, are in good working order. Any exceptions:

Any special conditions:

TV Cable System not hooked up. Sorry for any inconvenience DVD and VHS movies avail.

AGENT/OWNER is responsible for qualifying the TENANTS and receiving payments and security deposit from same. AGENT/OWNER has full authority to lease, check credit, and perform any leasing business on behalf of the OWNER. TENANT will allow maintenance work done on the premises and/or inside of the residence as deemed necessary by the AGENT/OWNER. AGENT/OWNER may enter the premises to show the residence to prospective TENANTS during the stay or validity of this agreement. AGENT/OWNER must call first one day in advance and/or make an appointment to do show the property.

Cancellation Police:

Deposits are fully refundable if cancellation is done up to 90 days prior to reserved dates. If the cancellation is done less than 90 days, then the OWNER keeps the reservation deposit.

Terms and conditions:

In order to guarantee your reservation a 50% of total amount due is required upon booking.

The 50% balance is due 2 weeks before your booked date.

The TENANTS shall lease at their own risk. Neither OWNER nor AGENT is responsible for lost or stolen personal items, or any injuries on the property leased. TENANTS will understand that mechanical, electrical, water, TV cable, Internet, and television problems can occur at any time in a house/condo. And that these break downs are not sufficient reason to end this contract but that it will be understood that the agent/or owner of house / condo will fix any problems as soon as possible.

AGENT has full authority to lease this property on behalf of the OWNER.

Signed this _____ days of _____, 2014

Check In, Noon Date 2014

Check Out, Noon Date 2014

TENANT

OWNER

Supplementary information:

Owner responsible for:

Gas for cooking

Electrical and local telephone (local means all of Costa Rica)

Internet

Maintaining the yard

Supply of basic cooking equipment,

Supply of basic food supplies, ie salt and pepper, etc

Supply of bedding.

Supply of Air Conditioning

Tenant responsible for :

Notifying Owner or Agent in case of problem

Keeping home clean inside, especially kitchen area to control bugs

Keeping home locked and secure when not present

Laundry of their own clothing and sheets if needed.

Checking out before noon and leaving the unit in good condition.

Note:

Please note there is a ships ladder to the upper loft and could be challenging for anyone obese to climb it up 8'. Under no circumstances should this be climbed if one is ill, or under the influence of alcohol or drugs. Owner shall not be libel for any injuries of clients who climb the ladder. There are 2 places to sleep on the lower floor if need be.

Owners personal items are not intended for use by Tenant, they are stored away and not for use by anyone.

Any plants watering that can be done for a few minutes just in front of the place would help the plants as it does not rain Dec 1- May 1.

PROPERTY MANAGER

Jorge Mendez cell 8822-4882

jorge@vacationrentalcr.net

Vacation Rentals & Property Management SA www.vacationrentalscr.net

Phone 506-2654-5875 fax 2654-5876 cell 8822-4882

Bank Information, Property Manager, Vacation Rentals

Banco Nacional de Costa Rica, San José, Costa Rica

SWIFT BNCRCRSJ

Account Name: Vacation Rentals

Account number: 100-02-193-33-1 Branch in Flamingo Beach

Owner

Roy Benard lomadelsolcr@gmail.com

Note Paypal Payment option acceptable

phone 250-896-9601

Owner Bank information

BIC Swift Code ROYCCAT2

Name: Roy Benard

Bank name: Royal Bank of Canada

Bank address: 306 Burnside West, Victoria, BC, V8Z 1M1

Account # 08160 5058565

Route # 021- 00021 JP Morgan Chase

Mail to:

Roy Benard

3878 Rowland Avenue

Victoria BC V8Z 1Y1

CANADA