

## RENTAL AGREEMENT

1. OFFICIAL CHECK IN TIME is 4:00 p.m. and official CHECK OUT TIME is 11:00 a.m. unless otherwise noted in confirmations from onsite rental management. This agreement does not create a tenancy or residence. You must depart at the appropriate time. If you are arriving prior to 4:00, please inform your vacation rental manager. When you arrive, you will be able to store your luggage in the vacation rental unit, but may have to wait for the maids to complete cleaning. If you require a late check -out and we can accommodate you, we shall.
2. This is a NON-SMOKING unit. Smoking is permitted outside only. Pets are not permitted in rental units under any conditions. Violation of the smoking or pet rules may result in penalties equal to one night rent.
3. SELF- RESPONSIBILITY. Owner and Playa Beach Condo, LLC are not responsible for any injury of any kind sustained or caused by renter. Renter assumes all responsibility and liability for any and all actions while staying at rental property. In that the laws of Mexico may be different from those of your home country, please be advised that owner and Playa Beach Condo, LLC are not liable for issues related to noise, pollution, illness, violation of laws or injuries of any type.
4. AGE REQUIREMENT. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent. Some units have specific minimum age requirements as well.
5. GUEST ASSISTANCE - Each guest reservation is subject to a \$100.00 guest assistance fee that will cover arrangement of transportation and communication of arrival and special needs to property management. It also includes personal, email and/or telephone assistance by vacation rental manager or staff during vacation.
6. DAMAGE DEPOSIT - A damage deposit is not required. Guest will be liable for any purposeful damage or loss that occurs during their stay at vacation rental property and guest agrees to allow charges for purposeful damage and loss to be charged to credit card on file. If guest is paying by check, they agree to provide a valid credit card number to cover any purposeful damage or loss. Loss of keys is not covered by this policy. Guests will be charged \$100 for key loss. Do not go swimming in the ocean with the key in your pocket.
7. PAYMENT - An advance payment equal to 50% of the rental rate is required upon reservation. The advance payment will be applied toward the rent. Final payment of remaining 50% of rental rate is due 60 days prior to arrival. Please make payments in the form of traveler's checks, bank money orders, cashiers' checks, or personal checks payable to Playa Beach Condo, LLC, 3451 E. Asbury Avenue, Denver, CO, 80210. You may also use all major credit cards by making a secure online payment sent in a separate email message.
8. CANCELLATION -  
For cancellations 60 or more days prior to arrival date, the reservation is refundable minus an amount equal to one night rental.  
For cancellations less than 60 days prior to arrival date, there are no refunds.  
All cancellations must be received in writing (fax / email are acceptable).  
? Deposits received for travel during the Christmas and New Year period,  
are non-refundable.  
  
? There will be no refunds for late arrivals or early departures.

9. HURRICANE SEASON/TRAVEL INSURANCE -- We strongly encourage all guests to purchase travel insurance, especially if you are traveling to Mexico from June - November, which is hurricane season.

10. MAXIMUM OCCUPANCY - The maximum number of guests varies by property. You will be penalized \$200/per night per additional guest that exceeds the maximum listed without prior approval from vacation rental manager.

11. THIS PROPERTY MAY HAVE MINIMUM STAY REQUIREMENT. Longer minimum stays may be required during holiday periods and high season. Shorter stays may be permitted if guest is booking less than 30 days prior to arrival and/or with the approval of the vacation rental manager.

12. INCLUSIVE FEES - Amenity fees are included in the rental rate except if specifically noted elsewhere.

13. MAID SERVICE - Maid service will provide you with a clean unit upon your arrival. Depending upon the length of your stay and the property you are renting, you may have additional cleanings by the maid service. Maid service should be tipped \$4-5 per cleaning that occurs during your stay. Typical maid service for houses is daily with the possible exception of Sundays.

14. RATE CHANGES - Rates subject to change without notice. All prices are firm and unchanging upon receipt of initial payment.

15. 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.

16. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance - email exceptions are permitted.

17. RULE AGREEMENT - By the act of renting a vacation rental property, guest agrees to abide by the written and posted rules of the property. Guests violating rules or causing disruption to other guests may be removed with no refund of rental payment.

18. RENTAL UNIT - Should there be any reason to relocate a guest into a vacation rental property other than the one specifically reserved, the lower priced unit will be the rate given to the rentor. In rare instances a move may be required due to weather, maintenance, human error and other unforeseen circumstances. Every effort will be made to place guests in the agreed upon unit or a unit that is superior.

To confirm agreement to all terms and conditions of this agreement, please sign and return via email.

The undersigned agrees to the conditions of the rental agreement and credit card billing for excessive cleaning or damages:

Signature: \_\_\_\_\_ Print Name: Date:

To make a secure online payment, please use the online payment link that is included in a separate email.