



## Casa Ponte – Rental Agreement

**First & Last Name** (Herein referred as Rentor or Responsible party) \_\_\_\_\_

**Address** (billing address of credit card on file) \_\_\_\_\_

**Check-In Date** \_\_\_\_/\_\_\_\_/\_\_\_\_

**Check Out Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_

**Credit Card Number** \_\_\_\_\_ **Exp.Date** \_\_\_\_\_

**Name as Shown on Credit Card** \_\_\_\_\_ **3Digit Code** \_\_\_\_\_

The following Rules & Regulations pertain to the use and rental of the Casa Ponte Estate and it's encompassing property, and have been imposed to promote the safety, security and welfare of the occupants, staff and the property itself and to prevent unreasonable interference with the integrity, use and enjoyment of the property. This Private Rental Agreement, hereinafter referred to as the Agreement is made by and between the Renter as named above and signed below, and Casa Ponte. The rules shall be observed and respected by all occupants and any other person(s) occupying the unit or present on the premises, including without limitation, tenants, residents, renters, other persons occupying a unit, guests, visitors, invitees, staff and agents. **Please read and initial all rules.**

**Issues/Problems:** Please present and make management aware of any problems, issues or complaint regarding the house/property in a timely manner and at the time they occur, no later than 24hrs from any occurrence. Management will use all available resources to remedy and repair such occurrences in a timely manner. \_\_\_\_\_

**Visitors Policy.** Your rental includes 16 single guests. There is a extra charge of \$25 per person per day over the 16 unless other arrangements have been made. Your rental also includes one free visitor per guest. There will be a extra charge of \$25 per person per day over this amount. Maximum number of people in the house at one time is 32 without management approval. Please ask management if you have any questions regarding this. All visitors will be signed in with the on duty security guard, by the guest bringing them onto the property. Visitors will be subject to purse, bag, and clothing searches both at the time of entering the property as well s the time of departure. You are responsible for all actions by any extra guests that you invite to enter the property during the course of your stay as well as your personal property and belongings. Casa Ponte does not authorize the use of or possession of illegal drugs and is not legally responsible for its consequences should you choose to possess or use such items \_\_\_\_\_

### **Reservations:**

Advance payment of ( 50 )% of the total is required at the time the reservation is made. Upon payment of this your reservation is considered to be confirmed ( a reservation is not confirmed until this payment has been made) Payment may be made by paypal or check or bank transfer The remaining balance must be paid 30 or more days prior to check in. If your reservation is made 30 or fewer days prior to check in the entire balance is due at the time your reservation is made. \_\_\_\_\_

### **Insects:**

We are aware of the following issues: moisture, insects and other nature habitants with in our properties. I understand that we are in a tropical climate; therefore these conditions are part of the environment as expected. Casa Ponte will treat with safe pesticides once a month. If additional service is needed please contact staff or management immediately. \_\_\_\_\_

**Security Deposit:** At check in ,renter agrees to pay a deposit of \$1500.00 **cash** in US dollars ( No Checks or Credit Cards) with management at Casa Ponte, as well as provide a valid Visa or MasterCard credit card as shown and signed for on this rental agreement. Guests must notify management at Casa Ponte at least 24 hours prior to check out as to what time you will be departing on your last day, to schedule the check out inspection. Please allow at least 60 minutes for the inspection itself.

The estimated replacement and or repair cost for any and all damages or missing items will be reported to you and the total cost of such deducted and withheld from your security deposit .The difference shall be refunded to the Renter in cash prior to departure or by bank wire transfer or PayPal account if your checkout occurs between the hours of 8pm-8am on your last day.. If the estimated replacement/repair cost exceeds the \$1500 deposit the Renters will have to pay the difference in either in cash on the spot, or by the credit card shown on this rental agreement..

By executing and signing this Agreement the Renter expressly agrees to such charge s being made to their credit card and forfeits the right to dispute such charges with his/her credit card provider or bank.. \_\_\_\_\_

**Pets/Animals:** No animals or pets are permitted in Casa Ponte. \_\_\_\_\_

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**Audio/Video Systems:** The televisions, stereo equipment, DVD /CD players are in place for your use and enjoyment. You may reconfigure the external wiring connections to accommodate your personal devices such as I-Pods, Video Cameras, Digital Cameras, Computers, etc.. However you must return them to their original wiring configuration as you found them and in perfect working order. Failure to do so will result in a minimum charge of \$50 for a technician to be called in to connect such equipment back to its original state.

**Smoking:** Absolutely **NO SMOKING** is allowed inside Casa Ponte, If you do smoke it must be outside and without allowing smoke to enter the property. All cigarette butts are to be disposed of safely and in the provided ashtrays throughout the property. During the check out walkthrough and inventory on your last day, \$ 5for each cigarette butt found in the garden areas, on the floors or common areas will be deducted from your security deposit.. Violation of the NO Smoking indoors policy can result in immediate eviction with no refund for unused nights and an additional \$500 dollar cleaning fee will be deducted from your security deposit. \_\_\_\_\_

**Pools & Jacuzzis.** No person will pollute the water in the pools in any manner, including that of spitting, spouting water, spilling beverages, urinating or blowing their nose in the pool or onto the deck, No glass or glass containers of any kind are permitted around the pool area. Persons must take a shower before entering the pools. There is **no diving or jumping** from the upper pool to the lower pool from either the bridge or the waterfall. (\$50 fine for doing so per incident, and eviction from the premises), If condoms, tampons, paper or plastic items are found in the Jacuzzi filters, the Jacuzzis will be turned off for the remaining rental period and unavailable for further use. Please read all signs with instructions of how to properly operate Jacuzzis. Guests are responsible for safe practices at all times in the pool area ,houses, and property and Casa Ponte is not responsible for any accidents or injuries or that occur on the property .\_\_\_\_\_

**Check in/Check Out:** Check in is between 2:00PM and 5:00PM. Check out is between 8:00AM and 11:00AM,Late check in and or early departure for any reason , including but not limited to weather does not warrant the refund of payments, rent or deposits. No refund or time lost credit will be given for any circumstance including trip delay, missed or cancelled flights, trip cancellation or for any other reason.

**Landscaping / Plant life:** No persons shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers or flower beds. \_\_\_\_\_

**Property Access/Rental Termination:** Management, the owner, Security, or any Casa Ponte employee reserves the right to deny entry or access to the property to anyone at any time. Additionally, we reserve the right to terminate the rental and evict anyone from the premises at any time for infractions or violations of this rental agreement or for any type of behavior or circumstance that we feel warrants termination of the rental and eviction from the premises. In this event, no refunds will be issued for any unused portion of the rental, and your security deposit of \$1500.00 will be forfeited and withheld until a walkthrough and inventory has been completed after your departure. \_\_\_\_\_

**Natural Disasters/Electrical Outages:** Casa Ponte is not responsible for any interruption to the rental period as a result of damages, or inconveniences caused by natural occurrences such as rain, lightning, storms, earthquakes or any other circumstance beyond our control. Additionally, you understand that power/electrical outages are commonplace in Costa Rica and in the event of and extended power loss that results from a circumstance not unique to the property, Casa Ponte is not responsible for any inconveniences, refrigerated food loss,or damages off any type incurred as a result of such power loss. \_\_\_\_\_

**Excessive Cleaning and Tipping:** There will be a daily tip charge of \$10 per maid per day(\$20 total per day).Daily housekeeping services are included during the term of your rental. These services are limited to general cleaning of all common areas, kitchens, and outdoor cleaning, as well as general cleaning of bathrooms and bedrooms.Maids are not responsible for doing personal laundry of the guest.. Guest are welcome to use the washer and dryer after 4pm. Excessive cleaning fees will be charged if excessive disorder, food garbage and spills, cans, containers, vomit, blood stains, dirt, are discovered or left at any time during your stay. These fees can range from \$100-\$500 depending on the severity of each occurrence. \_\_\_\_\_

By signing below, I have read, acknowledge, understand fully and accept the above-mentioned rules and regulations, terms & conditions and all line items shown in this agreement where I have read and initialed.

**Renter /Cardholder Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

