

Rental Confirmation/Agreement

Bungalow 20 – Playa Hermosa, Costa Rica

Prepared _____

This agreement with _____, further referred to as "Guest", for property identified as Bungalow 20, Hermosa Bungalows in Playa Hermosa, Costa Rica is with and between Scott McMaster, Owner, (hereinafter referred to as "Owner") with an address of Bungalow #20, Playa Hermosa, for the following period:

Arrival Date:

Departure Date:

Amount of Rent: The rental price for the above period will be (US) \$ _____ or \$ _____ per night for _____ nights, as confirmed and determined through e-mails and/or telephone conversations.

1. Payment Terms: Payment of the rental price shall be made, and will be refundable, as follows:

- a. Initial payment of 50% of the rental price, namely (US) \$ _____ shall be due as a deposit on the rental no later than 7 business days from the date of this contract via personal check. If payment is not received within that time, the reservation cancels and this agreement is null and void.
- b. The 50% balance of the rental price, namely (US) \$ _____ must be paid in full with cash, US Dollars, upon arrival to the Bungalow before keys are released.
Any additional persons (more than _____) will be charged an additional \$20 per person, per day, payable before keys are released.
- c. If the reservation is not canceled 30 days prior to arrival, the Guest forfeits the 50% security deposit and that amount becomes non-refundable. If a reservation is canceled 31 days or more in advance of the rental start date, the rent deposit will be refunded minus a 10% handling fee.

2. Payment: Rent to be paid as follows:

- 50% Rental payment via personal or cashiers check.
- Remaining 50% rental payment due in Cash (US Dollars) to Property Manager upon arrival. Any additional guest over 5 adults, will be charged at a rate of \$20 per person, per day, payable before bungalow keys will be released.
- Once initial payment is received, you will receive a payment receipt confirmation by E-mail from: info@beachbungalow20.com

3. Check-In/Out Procedure: Guest will be provided directions to Bungalow 20, Playa Hermosa and will be granted keys and access by property manager once final payment and \$_____ US deposit is collected. Provided Bungalow and content are in acceptable condition, deposit will be fully refunded upon departure. Check-In time is 4:00 p.m. If bungalow is clean and ready upon your arrival, before the normal 4:00 p.m. check-in, you will be provided immediate access.

Checkout time shall be no later than 11:00 a.m. local time. Owners Agent will make arrangements in advance of departure for specific checkout time and review of Bungalow & content for release of security deposit. Keys must be returned at this time. If a rental client request to extend the checkout time has not been granted, the owner or owner's agent has the authority to have the guests removed from residence and change the locks.

4. Security Deposit: I/We agree that I/We shall pay a security deposit of (US) \$_____ immediately upon arrival to the Owner or Owner's Agent at the start of the rental and that if I/we fail to do so, keys will not be provided to me/us. The (US) \$_____ security deposit must be paid in cash. The security deposit paid by Guest is to insure the Guest's full compliance with all the terms and conditions of this Agreement and to protect the Owner from any damages or loss. The Guest and Owner hereby acknowledge that the residence is rented in "first class" condition, furnished as per inventory list provided. At the end of the stated rental term, the premises and inventory will be returned to Owner in the same condition as delivered to Guest. The security deposit will be refunded in full provided there is not claim against the security deposit. If there is a claim against the security deposit for loss or damage caused by Guest to the premises or the Inventory, including but not limited to, loss caused by theft or breakage or damage caused by stains, rips, tears, chips, cracks or misuse or abuse of any appliances, plumbing and electric fixtures or furniture contrary to normal usage or as directed by any instructions or limitations posted in the premises the amount will be deducted from your security deposit. The Owners Agent will review the premises upon departure.
5. The furniture and furnishings, which accompany the residence, are detailed and accounted. It is the renter's responsibility to report any damages immediately upon arrival to rental manager. The bungalow is clean and in acceptable condition at the commencement of the rental period and must be returned in the same condition. The Guest hereby acknowledges that they have been advised that the residence and premises have not been "child-proofed" and the property is without a pool fence or a fence blocking access to the beach. The Guest agrees to hold the Owner harmless from any claim of any kind whether for injury, loss or damages of any sort, arising from or in connection with the aforesaid conditions or any other conditions.
6. The Guest hereby acknowledges that they have been advised that the residence and premises are as secure as possible and the property is without a security alarm. The Guest agrees to hold the Owner harmless from any claim of any kind whether for theft, loss or damages of any sort, arising from or in connection with the aforesaid conditions or any other conditions. A lock box is provided in the master bedroom nightstand to secure passports, cash etc. A security guard is on patrol nightly.
7. The Guest hereby acknowledges that they have been advised that the water in and around the bungalow is not for drinking.

8. This is a NON-SMOKING unit. No smoking is allowed inside the property at any time. Smoking on the premises may take place outside on the porch. Smoking in the premises shall result in a forfeiture of the entire security deposit.
9. The property will be occupied only by the Guest and _____ adults and _____ children as a vacation residence. Guest agrees to comply with all the ordinances and laws affecting the property, not engage in any illegal or disorderly conduct, and shall permit no private or public nuisances to occur at the property. At the owner's request, no prostitutes are permitted in residence or in public areas of property. In the event of any violations of the foregoing or if Guest breaches the peace or disturbs the comfort and quiet enjoyment of other guests and neighbors in the subdivision, or fails to vacate the premises by the stated date and check-out time, then the Owner may use all means to immediately remove the Guest from the premises and call upon local law enforcement officers to enforce this provision. The guest will also forfeit the security deposit.
10. No pets or other animals shall be allowed on the property at any time.
11. In the event of any default under this Agreement, the Owner shall have all the rights and remedies granted to lodging establishments and landlords under Costa Rican law, as well as the right to immediately retake possession of the premises.
12. This Agreement shall not be assigned or sublet by the Guest without the prior written consent of the Owner, which may be granted or denied in Owner's sole discretion.
13. The Guest agrees that Owner or Owner's Agents may inspect the premises during the rental term during reasonable hours. If such inspection reveals damage or loss caused to the premises by the Guest or the Guest's guests, the Owner may immediately terminate the Agreement and remove the Guest from the premises.
14. Upon departure guest acknowledges that the unit is to be left in the same condition it was found, with the exception of dirty linens, towels and reasonable dirty dishes. Garbage is to be placed in bags. Air conditioners should be turned off, door to be locked. If the unit is not left in acceptable condition in regards to these issues the guest will be charged a \$50 additional cleaning fee. This will be deducted from the security deposit.
15. This Agreement shall be governed by the laws of Costa Rica and only the courts of Costa Rica shall have any jurisdiction of the parties in the enforcement of this Agreement, provided, however, that if the security deposit is insufficient to reimburse the Owner for any loss or damage caused by the Guest, then the Owner may bring an action against the Guest in the jurisdiction in which the Guest permanently resides.

Upon arrival to the Bungalows, please check in with us at unit #20 to collect your keys. Our US number is (805) 375-2942. You are welcome to pass on these numbers to friends/relatives for emergencies. Please feel free to call us if you have any questions about your check-in.

Our manager at C.R. numbers 2643-7190.

Necessary Information: In order to confirm your reservation we require the following information:

Name(s):

Address:

City:

State:

Zip:

Phone:

E-mail:

Passport No. & Country of Issue:

Emergency Contact:

Emergency Contact Phone:

**PASSPORTS ARE REQUIRED FROM ALL PERSONS
ENTERING THE COUNTRY--EVEN CHILDREN**

Arrival Information (if known):

Airline/Flight:

Dates/Arrival Time:

Departure Information (if known):

Airline/Flight:

Date/Departure Time:

Name:

Today's Date:

TO COMPLETE YOUR RESERVATION:

Please mail your deposit **PAYABLE TO SCOTT MCMASTER** and this page to:

2120 Palos Ct.

Newbury Park, CA 91320 US

Your deposit will indicate your agreement to all conditions in the Rental Confirmation/Agreement, you will receive a confirmation of receipt via e-mail.

Once your deposit is received, your reservation will be confirmed!

PURA VIDA!

The following is to be signed upon release of keys at time of arrival indicating again, agreement to all conditions in the Rental Confirmation/Agreement:

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Owner/Owner's Agent:

By: _____

Date: _____

Guest:

Print Name: _____

Signature: _____

Date: _____

Passport Number: _____

The guest(s) have been provided and are required to return _____ set(s) of keys.
There will be an additional charge of \$20 for each set not returned.