



ATLANTIC VIEW RENTALS

Booking Confirmation

Dear Guest,

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

The property is located at:

calle Venus # _____ Apt # _____
Urb Atlantic View
Isla Verde PR 00979

Check-in date: _____ after ___ 3:00 pm
Check-out date _____ by ___ 12:00 pm

Number of adults: _____
Number of children: _____

Your deposit of \$ 200.00 _____ is due immediately. NON-REFUNDABLE IF YOU CANCEL OR NO SHOW x _____
initials

Rental rate and fees are as follows:

\$ _____ per night	\$
Exit Cleaning fee	\$
Security Deposit	\$ 200.00 refundable at check out

TOTAL DUE \$ _____ + 200.00 security deposit

The total payment is due before check in time.

Please sign and return the attached rental agreement by email
atlanticviewrentals@hotmail.com or fax (787) 783-6965
Thanks, and have a great vacation!



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SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between MAS INC. (“*Homeowner*”) 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:

calle Venus # ____ Apt # ____, Urb Atlantic View, Isla Verde PR 00979

The property is furnished and includes linens, towels, kitchen utensils and more.

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

3. Maximum Occupancy: The maximum number of guests is limited to ____ persons. An additional charge of \$ 25.00 per person per night for guests in addition to ____ will be assessed.

4. Term of the Lease. The lease begins at **3:00 p.m. on** (the “*Check-in Date*”) and ends at **12:00 pm**

5. 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.

6. 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..



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7. Rental Rate and Fees

a. Deposit: A deposit of \$200.00 is due at this time

- The deposit is for security and shall be refunded within 3 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; or**
 - iii. **any other cost incurred by Homeowner due to Guest's stay.**

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

b. Rental Rate. Payment in full of the following fees shall be due at check in date:

\$ _____ per night	\$	
Exit Cleaning fee	\$	
Security Deposit	\$	200.00 refundable at check out
TOTAL Due	\$	_____ + 200.00 security deposit

8. Cancellation Policy: If Guest wishes to cancel his/her reservation, the **deposit (\$200.00)** will be refunded as follows:

50% if cancelled 21 days prior to the Check-in
0% if cancelled 20 days prior to the Check-in Date



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9. Payment: Acceptable payment methods are **Cash, Visa, Master Card or Discover**.
If you wish to use a credit card, please provide the following information.

Name on credit card: _____ Type: ___Master Card_____

Credit card billing address: _____

City _____ State _____ Zip Code _____

Credit Card Number _____

Exp. date _____

Amount to be charge: \$ _____

Signature : _____

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.

[Rest of page intentionally left blank]



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

Homeowner/Property Manager

Guest:

MAS INC.

Name (print) Johanna Matos

Name (print): _____

Date: _____

Date: _____

Phone # (during stay) _____



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RENTAL RULES

1. Smoking is allowed outside only.
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.
3. 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.
4. Keep the property and all furnishings in good order
5. Only use appliances for their intended uses
6. Pets are NOT allowed.

7. Parking:

PARKING – Parking is limited to 1 vehicle(s). Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

8.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. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

9. [Water and Septic: The property is on a well and septic systems. The mineral content in the water is high. During a drought, the well water may have an odor. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed



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at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages.

10.Storms:

If there is a storm or hurricane, no refunds will be given unless:

- The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
- A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.
- The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - Any unused portion of rent from a guest currently registered;
 - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
 - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.



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