Casa Tranquila Vacation Rental Agreement

**THIS RENTAL AGREEMENT is** made and entered into this day of , 20 , by and between Adrian and Sara Heydel (hereinafter referred to as "**Lessor**")

and (hereinafter referred to as "**Lessee**").

The Lessor is the owner of certain real property being, lying and situate in Las Peña’s Condominiums, Carr. Costera a Barra de Navidad km 8.5 #2398, Zona Hotelera Sur, 48390 Puerto Vallarta, Jal. Mexico.

1. **TERM**. Lessor leases to Lessee and Lessee leases from Lessor the above-described Premises, for a term of day(s), such term beginning at 3:00pm

on , and ending at 12 o'clock noon on .

1. **RENT**. The rent per day is DOLLARS ($ ) per day, the total rent for the term is the sum of DOLLARS ($ )
2. **PAYMENTS**. The first installment is to be paid on the date of execution of this Agreement, in the sum DOLLARS ($ ) **25% of the total rent**. This amount is called **“the deposit”** the deposit is nonrefundable but will apply towards the total rent amount due. The deposit is monies paid to the Lessor by the Lessee to hold the above dates requested. If for any reason the Lessee decides to cancel the request the Lessee understands that the deposit will not be refunded. The second and final installment must be paid no later than two (2) weeks prior to arrival. If the Lessee has paid the Lessor in full before the two weeks and then chooses to cancel the request the Lessor will return the amount minus the deposit.
3. **THE PREMISES**. Casa Tranquila is located on the 8th floor of the condominium building Las Penas. Unit 801. Casa Tranquila has a kitchen, dining room, living space, outdoor terrace, 3 bedrooms and 3.5 bathrooms. The Premises shall be used and occupied during the dates listed above only by Lessee and Lessee's guests and/or family consisting of **(**additional guests names**)**, exclusively, as a private single family vacation home, not to exceed six (6) people. The Lessee and guests/family shall comply with all laws, ordinances, and rules.
4. **COMMON AREA and RESTAURANT.** We store our inflatable paddle boards (3) and our inflatable kayak (1) in the common area; they are available for your use. Please be sure to only use ours. They are marked with **HEYDEL 801**. Mexican law requires you wear a life jacket while boating and paddle boarding. (life jackets are provided in our condo) There is a small restaurant on the property. They are open from 9:00am - 5:00pm and serve breakfast, lunch, and snack items. You pay for any food at the end of your stay with the front desk. Credit cards and USD are **NOT** accepted, please **be sure you have pesos**. Gratuity is not included on your final bill, please tip your server at time of service.
5. **CASA TRANQUILA AMENITIES.** We provide toilet paper, laundry soap, hand soap, towels, beach towels, snorkel masks, life jackets, linens, extra blankets, and a cooler. Casa Tranquila is equipped with a microwave, washer and dryer, stove, coffee pot, blender, toaster, basic seasonings and condiments and refrigerator.
6. **INSURANCE and DAMAGE TO PREMISES**. The Lessor requires the Lessee to carry a **“Damage Protection Insurance Policy**” to cover any damages that are made by the Lessee, the Lessee’s family and or guests. The Lessor requires to be named as the beneficiary of the Damage Protection Insurance Policy. The Lessee agrees to give a copy of the Damage Protection Insurance Policy two (2) weeks prior to arrival. You can purchase a Damage Protection Insurance Policy here. https://[www.vacationprotection.com/](http://www.vacationprotection.com/)
7. **ANIMALS**. Las Penas Condominiums and Casa Tranquila PV does not allow the Lessees and or guests to bring animals into the condo or onto the property.
8. **QUIET ENJOYMENT**. The “quiet time” is at 10:00pm.
9. **POOL RULES**. Lounge chairs are first come first serve and cannot be reserved. Children under 12 years of age must be accompanied by an adult. No glass or breakable objects are allowed in the pool. Lounge chairs may be taken to the beach for your use, you are responsible for retuning the chairs back to the common area. Small children must wear pool diapers. Guests with any skin, eye, ear, or other contagions conditions, or with cuts, open sores are not permitted to go in the pool. You must shower off from the beach before getting in the pool. No loud music in the pool/common area. No running in the pool area. Pool closes at 10:00pm. You are responsible for your own safety, there is no lifeguard on duty.
10. **PARKING.** There is one (1) parking stall per unit
11. **BUILDING RULES**. Do not hang clothing, towels, or any other items from your balcony glass. Do not pick the flowers on the property. Do not allow children to play with the elevators.
12. **SMOKING**. Casa Tranquila is nonsmoking. **No vaping or smoking of any kind** is allowed inside Casa Tranquila. There is an ashtray provided on the terrace and smoking is allowed outside and in the common area downstairs.
13. **WATER CONSERVATION**. Please helps us conserve water. If you see any leaks in the premises or on the property, please report it to the staff. To avoid unnecessary laundry, please hang your towels up.
14. **ENERGY CONSERVATION**. Please be sure to turn off all air conditioning units when not in the room(s). Please only use the air conditioner units when all doors and windows are closed.
15. **MAID SERVICES and CLEANING FEES.** We provide daily maid service during your stay. We do not charge any additional cleaning fees but request that you offer gratuity to our maid during your stay.
16. **RENTAL PARTY.** All persons in the Lessees party are bound by the terms of this agreement. Only the persons listed on this agreement may stay in this property.
17. **RENTAL AGREEMENT.** This rental agreement consists of 3 pages. By signing below the Lessor agrees to rent Casa Tranquila for the time mentioned for the amount listed and the Lessee and rental party agree to follow all the rules listed.

Signature of Lessor: Signature of Lessor:

Date: Date:

Signature of Lessee: Signature of Lessee:

Date: Date: