

RENTAL RULES AND REGULATIONS

ESJ Towers, Unit #1654, Ave. Isla Verde #6165, Carolina, PR

STANDARD INVENTORY ON THE APARTMENT IS PROVIDED: 6- 8 Towels according to the amount of nights or people in the room and length of your stay. CLOSET: IRON AND IRONING BOARD, HAMPER, MOP AND BUCKET, HANGERS, ONE extra PILLOW. TWO WARM BED SHEETS. BEDS: ONE COMFORTER WITH WHITE DUVET COVER PER BED and two decorative PILLOWS and pillowcases per bed. ONE SET OF SHEETS PER BED. KITCHEN: MICROWAVE OVEN, BLENDER, COFFEEMAKER, TOASTER, FRYING PANS, KITCHEN KNIVES, OVEN PANS, CUTLERY, COFFEE CUPS, GLASSES BOWLS, PLACE MATS AND DINING PLATES FOR 4PERSONS.

1. Check in is after 3 P.M. CST and check out is by 11A.M.
2. This is a NON SMOKING unit.
3. Pets are not permitted in rental units under any conditions.
4. We will not rent to vacationing students or singles under 21 years of age unless accompanied by an adult guardian or parent.
5. DAMAGE/RESERVATION DEPOSIT- a damage/reservation deposit of \$200 is required. The deposit is NOT applied toward rent; however, it is fully refundable within 7 days of departure, provided the following provisions are met.
 - a. No damage is done to unit or its contents, beyond normal wear and tear.
 - b. No charges incurred due to contraband, collection of rents or services rendered during stay.
 - c. All debris, rubbish and discards are placed in dumpster, and soiled dishes are cleaned.
 - d. Comforters have a white duvet cover that will be washed after your departure. However, if any stains are found that cannot be removed after being washed, you will be charged to replace the stained duvet.
 - f. No linens or towels are lost or damaged.
 - g. No plates or kitchen utensils are lost or damaged.
 - h. NO Early check-in or late checkout, unless approved by owner.
 - i. Parking pass are non transferable.
 - j. The renter is not evicted by the owner, (or representative of the owner), the local law enforcement, and the security company employed by ESJ Towers.
 - K. The Air Condition has been turned off before leaving the room, as well as the tv and the lights.

Other specifications

1. PAYMENT - An advance payment of the rental rate is required upon booking. The advance payment will be applied toward the room rent. The BALANCE OF RENT is due fourteen (14) days before your arrival date. Mail payment to James Thordsen PO Box 362733, San Juan, Puerto Rico, 00936-2733. If you want to pay with a credit card you can use Paypal and send payment to jthordsen@aol.com. If booking thru Homeaway, Airbnb, follow their payment schedules.
2. CANCELLATIONS - A thirty(30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. There are no refunds for early departures.
3. MAXIMUM OCCUPANCY- The maximum number of guests per condominium is limited to four (4) persons. An additional person might be accommodated upon agreement. THIS PROPERTY REQUIRES three nights minimum stay. Longer minimum stays may be required during holiday periods.
4. INCLUSIVE FEES - Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.
5. NO DAILY MAID SERVICE - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We do not permit towels or linens to be taken from the units. Beach towels will be provided in the pool area of ESJ Azul at no additional cost.
6. Final Cleaning: the cost of cleaning the apartment is estimated in \$75.00. The apartment should be returned in good conditions. **However, there will always be a minimum fee of \$60 for cleaning.**

All the trash should be thrown away, bottles, cans, etc. The refrigerator must be empty. When using the oven use aluminum foil to prevent food stains. It's extremely important not to enter to the apartment without taking out the sand. **No sand residues in the beds or in the balcony.**

If you follow these instructions you won't be charged for the entire cost of the cleaning fee.

7. RATE CHANGES - Rates subject to change without notice.

8. HURRICANE OR STORM POLICY - No refunds will be given unless:

a. The National Weather Service orders mandatory evacuation in a "Tropical Storm/Hurricane Warning area" and/or

b. A "mandatory" evacuation order has been given for the Tropical Storm/Hurricane Warning," area of residence of a vacationing guest.

The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:

a. Any unused portion of rent from a guest currently registered,

b. Any unused portion of rent from a guest that is scheduled to arrive and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and

c. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.