

RENTAL RULES AND REGULATIONS

Isla Verde Towers, Apartment 7C, 4021 Isla Verde Avenue, 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, . TWO WARM BED SHEETS. . ONE SET OF SHEETS PER BED. 4 Pillows. 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. (up to 6 p.m.) CST and check out is by 11A.M. (Discuss with us special arrangements)
2. This is a NON SMOKING unit.
3. Pets are not permitted in rental unit without approval and payment for Pet Fee.
4. We will not rent to vacationing students or singles under 21 years of age unless accompanied by an adult guardian or parent.
- 5.No loud talking, noises that may be disturbing to the neighbors will be allowed in the common areas at any time. Television sets, stereos, radios, etc., are to be played at a volume which will not disturb other persons.
6. 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. All debris, rubbish and discards are placed in dumpster, and soiled dishes are cleaned.
 - c. 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.
 - l. Parking garage opener is returned and keys.
 - j. Renter is not evicted by the owner, local law enforcement, or the security company of the condo.
 - 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 with less of 30 days will allow us to forfeit advance payment and security deposit. 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 and extra charges.
- THIS PROPERTY REQUIRES three nights minimum stay. Longer minimum stays may be required during certain periods.
4. INCLUSIVE FEES - Rates include a one-time linen-towel setup.
 - 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
 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 \$50 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. Soiled dishes are cleaned.

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.