

## SHORT-TERM RENTAL AGREEMENT

La Parguera Luxurious

Villas del Sol Apartments, Apt. 136, Los Pescadores Avenue, Lajas, PR

Arrival Date

Departure Date

**THE TENANT HAS, 7 DAYS PRIOR TO ARRIVAL TO CANCEL. ANY DEPOSIT HELD WILL BE REFUNDED LESS A HANDLING CHARGE OF \$100. IF YOU CANCEL LESS THAN 7 DAYS, THERE ARE NO REFUNDS ONLY THE SECURITY DEPOSIT WILL BE REFUNDED. THERE WILL BE NO REFUND FOR EARLY DEPARTURES.**

**PAYMENT** - An advance payment is required upon booking. The advance payment will be applied toward the room rent. Please make payments to James Thordsen, PO Box 362733, San Juan, PR 00936-2733 or thru Paypal to [jthordsen@aol.com](mailto:jthordsen@aol.com), please include 3% processing fee. If you are renting thru Airbnb or VRBO/Homeaway please follow their specific payment terms.

**DAMAGE/RESERVATION DEPOSIT**- a damage/reservation deposit of \$200 is required. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (7) days of departure, provided the following provisions are met.

**THE MAXIMUM NUMBER OF PEOPLE ALLOWED IN CONDO APARTMENT IS SIX 6 PERSONS.** If an additional person wants to be added to the reservation (up to a maximum of two) there will be an additional charge of \$10 per person per day.

**PARKING SPACE:** THE TENANT WILL HAVE ACCESS TO ONE PARKING SPACE WITHIN THE APARTMENT COMPLEX HE MUST PARK AT SPACE #136, NO VISITOR'S PARKING ARE AVAILABLE

**DELIVERY OF KEYS AND BEEPER:** THE TENANT WILL pick up keys and beeper at the office: James Thordsen, Inc., 1217 Américo Miranda, Reparto Metropolitano, San Juan 00936-2733. Tel. [787-782-7682](tel:787-782-7682). We can make arrangements to meet you in the metro area to deliver the keys and beeper to you.

**CHECK-IN TIME IS AT 3:00 PM AND CHECK-OUT IS AT 11:00 AM.**

**OUR OBLIGATION IS TO PROVIDE THE CLIENT WITH A FULLY FURNISHED APARTMENT. STANDARD INVENTORY ON THE APARTMENT IS PROVIDED:**

*CABLE - DIRECT TV Unfortunately we can't guarantee the service will be available if the THE PROVIDER INTERRUPTS it FOR MAINTENANCE OR OTHER REASONS BEYOND OUR CONTROL. IF YOU EXPERIENCE ANY INTERRUPTIONS you will need to contact the provider for assistance over the phone: Direct TV Cable [787-355-3535](tel:787-355-3535) Account under Rosa Monroy [787-531-9926](tel:787-531-9926) last number of SS 0219, property La Parguera, billing address PO Box 362733, San Juan, Puerto Rico 00936. They require that the person is in the apartment to guide them to restart the service or for assistance with the controls or settings.*

INTERNET- At your arrival we will set the internet account for a limited data plan of 3G. This will allow to use the internet to access your emails and basic google search. The internet is not for heavy downloads, Netflix, YouTube, or uploading photos to FB. If you consume the data plan you can pay for extra data at your discretion. Please notify us if you want to add data plan for internet use.

CLOSET: ONE SET OF SHEETS AND PILLOWCASES PER BED, ONE PILLOW PER PERSON, ONE TOWEL PER PERSON, ONE BLANKET PER BED, IRON AND IRONING BOARD.

KITCHEN: MICROWAVE OVEN, BLENDER, COFFEEMAKER, OVEN-TOASTER, FRYING PANS, BOWLS, PLACE MATS KITCHEN KNIVES, OVEN PANS, CUTLERY, CUPS, GLASSES, WINE GLASSES, AND DINING PLATES FOR 8 PERSONS. FULL REFRIGERATOR, RANGE WITH CONVENTIONAL OVEN, WATER HEATER, AND FOOD DISPOSAL IS PROVIDED.

LAUNDRY ROOM: WASHER AND DRYER, HOSE, TV DINNER TABLE SET OF FOUR, TRASH CAN, HANGERS, LIFESAVERS FOR ADULTS AND CHILDREN, VACUUM CLEANER, BROOM, MOP, BUCKET, ETC.

PORCH: 4 CHAIRS AND TABLE, MISCELLANEOUS, COOLER.

OTHER EQUIPMENT: 1 TV'S WITH VHS, AND DVD IN MASTER BEDROOM. 1 High Definition TV in THE LIVING ROOM, internet modem box.

You need to do an inspection at your arrival and notify if there is any missing object of the inventory to avoid replacement charges. Please notify of any irregularities.

### Rules and Regulations!!!

A. Remove the comforters before using the beds and leave them in the closet!!! Do not use the bed covers, use the sheets and blankets provided for your stay.

B. Turn off the air conditions when you are not in the room or in the apartment. Turn on/off the air conditioner breaker at your arrival or departure. This measure will allow us to keep competitive rates for our guests.

C. Turn off the water heater receptacle located in the wall facing the kitchen when not in need and before leaving at your departure. It is a red switch.

D. DO NOT sit in the sofa or couch with damp clothes.

### FINAL CLEANING:

The cleaning fee is THE APARTMENT SHOULD BE RETURNED IN the following CONDITIONS.

ALL THE dirty TOWELS AND LINENS MUST BE IN the hamper in the Laundry Area.

ALL THE TRASH SHOULD BE THROWN AWAY. THE REFRIGERATOR MUST BE EMPTY.

IT'S IMPORTANT NOT TO ENTER TO THE APARTMENT WITHOUT PREVIOUSLY WIPING OUT THE SAND.

WHEN USING THE OVEN, USE ALUMINUM FOIL TO PREVENT FOOD STAINS.

Please follow the instructions and leave the apartment in good conditions to avoid penalties or extra charges for additional cleaning time.