

RENTAL AGREEMENT

LUNA ENCANTADA H2

OWNER: Joseph Bloch
Email: jbloch@vail.net
1401 Wewatta St. #612
Denver, CO 80202
303-808-5776

Guest: _____

Dates: _____

Email Address: ** _____

Telephone:** _____

1. Official **CHECK IN TIME** is 3:00 p.m. and **CHECK OUT TIME** is 11:00 a.m. This agreement does not create a tenancy or residence. You must depart at the appropriate time. If you are arriving prior to 3:00 p.m., inform owner of possibility of checking in earlier. When you arrive, if your unit has not yet been cleaned, you will be able to store your luggage in the vacation rental unit, but may have to wait for the maids to complete cleaning. If you require a late check out and Owner can accommodate you, owner shall.
2. This is a **NON-SMOKING** unit. Smoking is permitted outside only. PETS are not permitted in rental units under any conditions. Violation of the smoking or pet rules may result in penalties equal to one night's rent.
3. **SELF-RESPONSIBILITY.** Owner is not responsible for any injury of any kind sustained or caused by renter. Renter assumes all responsibility and liability for any and all actions while staying at the rental property. In that the laws of Mexico may be different from those of your home country, please be advised that owners are not liable for issues related to noise, pollution, illness, violation of laws or injuries of any type.
4. **AGE REQUIREMENT.** We will not rent to vacationing students or singles under 21 years of age unless accompanied by an adult guardian or parent.
5. **DAMAGE.** Guest will be liable for any purposeful damage or loss that occurs during their stay at the vacation rental property.
6. **PAYMENT.** An advance payment equal to 50% of the rental rate is required upon reservation. No reservation is confirmed until payment is tendered. The advance payment will be applied toward the rent. Final payment of remaining 50% of rental rate is due 75 days prior to arrival. Please make payments in the form of credit card, bank money orders, cashier's checks, or personal checks payable to: LUNA ENCANTADA H2, LLC, send to: Joseph Bloch, 1401

Wewatta Street, #612, Denver, Colorado 80202. **The total sum due from the Guest for the above time period is \$1399.00** by check or credit card.

7. CANCELLATION. A seventy five (75) day notice is required for cancellation. Cancellations that are made more than seventy five (75) days prior to the arrival date will incur a fee of \$300.00 USD to cover costs associated with the cancellation. Cancellations that are made within seventy five (75) days of the arrival date, forfeit the full advance payment. Cancellation or early departure does not warrant a refund of rent or deposit.

8. TRAVEL INSURANCE. We strongly encourage all guests to purchase travel insurance. Insurance may be obtained by contacting VRBO or a travel agent.

9. MAXIMUM OCCUPANCY. The maximum number of guests allowed is **8** people.

10. INCLUSIVE FEES. Amenity fees are included in the rental rate.

11. MAID SERVICES. Maid service will provide you with a clean unit upon your arrival. Depending upon the length of your stay, you may have additional cleanings by the Maid Service. It is suggested that Maid Service should be tipped \$4-5 per cleaning that occurs during your stay as many workers in Mexico rely on tips as a substantial part of their compensation. Owner will provide 1(one)_additional cleaning(s) during your stay. There is a washer/dryer in the unit for your use.

12. FALSIFIED RESERVATIONS. Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

13. WRITTEN EXCEPTIONS. Any exceptions to the above mentioned policies must be approved in writing in advance.

14. RULES AGREEMENT. By the act of renting a vacation rental property, guest agrees to abide by the posted rules of the property.

15. The agreement on not binding until payment is received by Owner.

To confirm agreement to all terms and conditions of this agreement, please acknowledge such return by email. For clarity and convenience, please reply to the confirmation email that has been sent with this attachment. Thank you.

Guest

Date

Owner

Date