

## **Rental rules/contract**

Villa Safir, Safir 22, Aruba Phone 002975860675.

1. CHECK-IN TIME IS AFTER 3 P.M. CST AND CHECK-OUT IS 10 A.M. CST.  
NO Early Check-in or late check-out. (unless confirmed by owners)
2. This is a NON SMOKING unit.
3. Pets are not permitted in rental units under any conditions.
4. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of \$200 is required. This must be received within seven (7) days of booking the reservation. 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.
  - 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 placed in the dishwasher and cleaned.
  - c. Keys and remote control for the alarm will be handover to the owner on the day of departure.
  - d. All charges accrued during the stay are paid prior to departure.
  - e. No linens are lost or damaged.
  - f. NO Early check-in or late check-out.
5. PAYMENT – An advance payment equal to 20% of the rental rate is required 60 days before arrival. Full payment must be received 30 days prior to check-in date. Please make payments in the form of “Paypal” payment. (master/visa/American express) The advance payment is not a damage deposit. The BALANCE OF RENT is due thirty (30) days before your arrival date.
6. CANCELLATIONS: Refund of payment due to unexpected cancellations prior to arrival are: A 20% cancellation fee any cancellation greater than 30 days before arrival. A 50% cancellation fee for any cancellation between 15-30 days prior to arrival date. A 100% cancellation fee will be levied within 15 days of arrival date. Cancellation or early departure does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately.
7. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.
8. MAXIMUM OCCUPANCY- The maximum number of guests is limited to six (6) persons..
9. Longer minimum stays may be required during holiday periods.
10. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.
11. NO DAILY MAID SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

12. RATE CHANGES – Rates subject to change without notice.

13. 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.

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

15. HURRICANE OR STORM POLICY – HURRICANE OR STORM POLICY (beach property): No refunds will be given, we highly recommend you purchase travel insurance.

16. The Tenants and Tenants' Guests shall hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Tenants expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenants, and that Tenants should purchase their own insurance for Tenants and Guests if such coverage is desired.

17. It is the tenant's responsibility to learn about safety precautions, warning signs of water conditions, and safety procedures concerning swimming in or being around the pool. Tenant agrees to have a responsible adult supervising minors while they swim in the pool. Tenant is hereby notified that the pool can be dangerous and tenant accepts fully the risks involved. Tenant is further notified to be cautious when exiting the rear of the home as the pool is open and in close proximity to the entry ways and can be a hazard. There are no rails to prevent a fall into the pool.

I have read my rights to purchase travel insurance.

By Signing Below, I agree to all terms and conditions of this agreement.

Full name

Address

Signature: \_\_\_\_\_ Date \_\_\_\_\_

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