

# Singular Joy Residence Hotel Rental Agreement

Calle 14 Nte, Gonzalo Guerrero, 77720 Playa del Carmen, Q.R., Mexico

|                |                   |                   |
|----------------|-------------------|-------------------|
| <b>OWNER</b>   | VITALY KOBRUSEY   | WADE BAYDA        |
| <b>CONTACT</b> | +1 (403) 510-7200 | +1 (403) 870-6060 |

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

Tenant Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

# Policies: Vacation Rental by Owner - Singular Joy

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## Reservation Policy:

- ☐ Positive identification by the guest is required upon arrival in our main lobby security desk such as a passport
- ☐ Passports are required for Mexico. Please verify passport expiration dates do not occur while on vacation. No other documents will be accepted by port authority for traveling tourists
- ☐ All reservations must be paid in full to book a condo.
- ☐ All rentals are subject to Mexican laws and regulations
- ☐ Rentals over one month duration will require a security deposit of \$500 USD per month
- ☐ Water and Electricity are the two most valuable commodities. Please conserve both. Shut off A/C when not using the bedrooms, and when leaving the premises for an eventful day/evening, or when spending days at the beach club, pools, and beaches.
- ☐ Long term rentals of **ONE** month or longer are subject to any additional Electricity and Water charges

## Check-in Policy:

- ☐ Check-in 3:00PM; Check-out 11:00AM
- ☐ No pets allowed
- ☐ No smoking inside the condo
- ☐ **Water and Electricity** are the two most valuable commodities. Please conserve both. Shut off A/C when not using the bedrooms, and when leaving the premises for an eventful day/evening, or when spending days at the beach club, pools, and beaches.

## **Cancellation Policy:**

- ☐ If funds are not received according to schedule, reservation is subject to cancellation and forfeiture of payment received
- ☐ After payment is received there will be no refunds

## **Travel Insurance:**

- ☐ We recommend that you look into purchasing cancellation travel insurance such as Travel Guard or RBC Travel Insurance.
- ☐ Explore your options if you plan to purchase cancellation travel insurance in your country

## **Tenant does hereby agree as follows:**

That they will not exceed the maximum occupancy of 4 rental guests

That they will not occupy the unit with any pets

That they will not smoke inside the unit

That they will personally occupy the unit and not let or sublet the whole or any part of unit

That they will use the premises for private dwelling and not allow premises to be used for any unlawful purpose, in any noisy, boisterous, and other offensive manner

That they will take good care of said premises and the fixtures and equipment therein, and upon expiration of said rental period will leave premises in a good condition as when first occupied by the tenant.

That they will give the **Rental Agent** prompt notice of any defects or breakage in the structure, equipment, appliances, or fixtures of said premises, and they will allow **Rental Agent** to have access to said premises at any time for the purpose of repair, protection, inspection, and maintenance

Any stoppage of plumbing or sewer lines through the neglect of tenant shall be repaired at the expense of the tenant

No breakable glassware permitted around pool area.

Condo towels not allowed off premises

That upon termination hereof, the tenant will deliver quiet and peaceable possession of said premises and surrender all keys to the **Rental Agent**. In the event of failure to do so, the tenant will pay for the replacement cost of all changed locks.

That the tenant will be financially responsible and liable for any and all damages caused by the tenant or his guests, occurring to said premises during the tenant's rental.

**No onsite parking is available**

When using the condo, lock all doors and windows when leaving the premises

The **Rental Agent or Building Staff** or its agent is not responsible for any personal items belonging to guests

The **Rental Agent or Building Staff** is not responsible for any accidents that happen in the pool or on the property

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## Rental Contract:

This lease, made and executed by and between Wade Bayda and Vitaly Kobrusev, Owners, hereinafter called Landlord, and \_\_\_\_\_, hereinafter called Tenant, a family/group of \_\_\_\_\_ guests.

Landlord, does hereby rent to the Tenant, Condo #311

For the period from \_\_\_\_\_ to \_\_\_\_\_

The rental fee is \$ \_\_\_\_\_ USD

Refundable security of \$500 required for the duration of your stay (Applicable to monthly rentals only)

## Additional Mandatory fees:

Move out cleaning Fee - \$70 USD

Security Deposit - \$500 USD

**Total Fees: \$ \_\_\_\_\_ USD**

**Total Cost of Rental: \$ \_\_\_\_\_ USD**

Note: Electricity and Water Fees based on usage (applies to rentals one month or greater)

## Optional Fees:

General Maid Cleaning service - \$35 per service

I have read and agreed to the terms and conditions in this contract. I (tenant) agrees to pay the amount in full to the owner mentioned in this contract.

Name of Tenant \_\_\_\_\_ Name of Owner \_\_\_\_\_

Signature of Tenant \_\_\_\_\_ Signature of Owner \_\_\_\_\_

Date \_\_\_\_\_ Date \_\_\_\_\_