

PA Condos / Chac Hal Al Rental & Security Deposit Contract

Name _____

Address _____

City _____, State _____, Zip _____

Country _____, Email _____

Home Phone _____, Business Phone _____

Transfers and Expected Arrival Time

Date of Arrival _____

Date of Departure _____, # of nights _____

Do you need airport transfers yes _____ no _____

Either way we need your flight information.

Carrier _____, Flight # _____, Time of Arrival _____, (AM/PM?) _____

Officially check in time is **3:00 p.m.**

Check out time is **10:00 a.m.**

If your flights do not coincide we will do our best to accommodate you whenever possible. Please indicate your "wishes" below.

I would like to check in at _____

I would like to check out at _____

Property I am renting _____

My party is made up of _____ guests- comprised of:

_____ adults, _____ teens, _____ children, and _____ babies under 1 year of age.

We have two high chairs and two pack n plays. Please check with us on availability, do you require a high chair? Yes _____, No _____

Do you require a pack n play? Yes _____, No _____

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Please provide the names of all Registered Guests in your party and the ages of all persons under 25:

Name _____, Age _____

Name _____, Age _____

Name _____, Age _____

Name _____, Age _____

Name _____, Age _____

Name _____, Age _____

Name _____, Age _____

Name _____, Age _____

Name _____, Age _____

Name _____, Age _____

Chac Hal AI Rules

I agree to follow the Chac Hal AI Rules set forth below. I understand and agree that if I or my party violates any of these rules we may be asked to leave and the rental and security deposit monies will be forfeit:

1. No Pets
2. The maximum number of people permitted to stay in one condo is to be respected.
3. Do not compromise the natural beauty of Chac Hal AI by hanging towels on the porch railings or littering common areas
4. Noise must be reduced on terraces and in the common areas at 10 p.m.
5. Do not store or leave items in common areas or on chaise lounges.
6. Only one car per condo is allowed in the parking lot.
7. Do not park in roadways or access roads
8. Enjoy this spot in Paradise & respect the rights of others to do the same.

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Pool Rules

The use of the pool is exclusively for the owners and registered Chac Hal AI guests:

1. To use the beach and pool chairs it is necessary to show your Chac Hal AI key.
2. NO lifeguard on duty. Swim at your own risk
3. NO glass containers.
4. Children under 10 must be accompanied by an adult.
5. NO running in the pool area.
6. Music equipment and stereos may be used with individual headphones only.
7. NO lounge or chairs in the pool nor are they to be taken to individual units.
8. NO noise between 8 p.m. and 8 a.m.
9. Guests at Chac Hal AI are invited to have full access to the beach and pool.
10. Guests are not to invite friends or family not staying at Chac to use the facilities.

Procedures

I agree to adhere to the following terms and conditions.

- **Leaseholder-** The person who reserves the condo is the leaseholder. The leaseholder will be held responsible for the payment and all other leaseholder responsibilities outlined in the rental agreement.
- **Terms of payment** are outlined on your confirmation form. PLEASE NOTE: The reservation will be canceled if payment is not received in accordance with your confirmation. Failure to comply could result in loss of reservation. Reservations made less than 90 days prior to Christmas or New Years are to be paid in full within 7 business days of booking.
- **Cancellations** should be in writing and are effective from the day we receive and acknowledge your fax or email. The cancellation policy is enumerated on your confirmation form.
- **Evacuation Policy-** No refund will be issued for hurricane evacuations, floods, fire, threats of terrorism, or any other reason that might cause guest to evacuate the property. Guests might consider purchasing trip insurance in case of unforeseen events.
- **Property Availability:** In case the property is unavailable due to hurricane damage, flood, fire, or any other reasons that repairs might not be completed on time, in case the property sells etc. The owner and the administrator/rental agent will be held harmless by the leaseholder. The owner or administrator/rental agent will do their best to move guests to comparable accommodations at the original date. If comparable accommodations are not available, then the leaseholder agrees to accept a full refund of any monies paid.

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Procedures (continued)

- **Personal Properties/Valuables** –there is a safe provided in each property. Do not leave money or valuables unattended. Lock all doors when you leave. The owner, administrator/rental agent will not be held liable for any theft. Please check all drawers, closets, terraces and under beds prior to departure. Any items left behind will be returned at your expense.
- **Smoking** is allowed outside on the terrace and around the pool. A few of the units are designated non-smoking. Please respect the homeowners wishes.
NO SMOKING INSIDE ANY OF THE CONDOS
- **Staff** The property owners, rental agent or their staff, may enter the property to clean or perform any repairs or maintenance as needed. If the property is put on the market for sale, the owner reserves the right to have the property shown, but only by advance appointment with the guests.
- **Owners Closets** Any and all locked closets, storage rooms, cupboards, laundry, etc. are not part of the rental. If you disturb these areas you will be fined.
- **Respect**-Please respect the property. Do not rearrange furniture, or use the couches and pillows for beds. Do not remove any item other than beach towels from the property.
- **Décor** The condo is privately owned so décor, colors and inventories may change.
- **Maintenance** The owners, rental agent, administrators and the staff work hard to ensure that the condo is in good working order. In case of a problem please advise the PA Condo Office 984-873-5884 next to The Omni Hotel or Heather & Andy 873-5035 we will do our best to have the problem repaired as soon as possible. However NO REFUND will be made for unforeseen failures including but not limited to: water supply, electricity, pool filtration system, air conditioning, telephone (when applicable) cable, television, DVD, CDs, satellite service, appliances, changes in electrical voltage etc. It is the guests responsibility to report any problem or damage to the owner, administrator or rental agent. NO REFUND or discount will be made for any disturbance outside of the owner, or rental agent including but not limited to: construction, noisy neighbors, live music etc.
- **Rental is Property Specific**- We cannot move you to another property. No shows, late arrivals, reduction in number of guests and early departures are all NON-REFUNDABLE

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Procedures (continued)

- **Keys** Please leave keys either in the office or on the kitchen counter when you leave- failure to do so will result in a \$10.00 charge for lost key set.
- **Responsibility** The leaseholder named in this agreement will be responsible for the property, its contents and ensure that their party observes all the rules. The leaseholder is responsible for themselves and all guests on the property. The leaseholder acknowledges that neither the owner, administrator, rental agent or staff members do not carry personal insurance and cannot be held responsible regardless of fault, for any accident, loss, damage, injury, suffered by the leaseholder, members of their party or any other guest which the leaseholder or their guests may have allowed to access the property, regardless if said loss is a result directly or indirectly from acts of God, danger inherent to the sea or swimming pools, any body of water, fire, breakdown of machinery, equipment, acts of government or other authority, de jure facto, wars, (declared or not) civil disturbances, hostilities, riots, strikes, thefts, epidemics, quarantines, custom regulations, delays or cancellations or changes in itineraries or schedule, or from acts of omission of any airline. Furthermore, the leaseholder will release and hold harmless any & all parties involved with the rental, management & reservations of the property and to release and hold harmless it's owners or representatives for any loss or damage or personal property or for any injury or death.
- **Penalties for Violating this Agreement** If the leaseholder or their guests violates any of the conditions or restrictions of this Agreement, the Leaseholder agrees that the Owner, Administrator or Rental Agent of the property may terminate this agreement & enter the property. Upon notice of termination of the Agreement, the Leaseholder and all invitees and guests shall vacate the property immediately without being entitled to any refund of rent or security deposit.

Please sign the agreement, initial each page and enclose with your rental deposit.

I have read and agree to all the terms set forth in this agreement.

Leaseholder _____, Date _____

If you have any questions please contact us:

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Cell phone when in USA 956-334-9306