

VILLA TROPICAL, INC.

326 Bo. Bajuras, Isabela, PR 00662
PH: 787-872-7172 FX: 787-872-6116

villatropical@aol.com
www.villatropical.com

TENANTS' CONTRACT

All Guests/Tenants staying at Villa Tropical's apartments agree to the following terms and conditions:

1. The Villa Tropical management reserves the right to refuse service to anyone at any time.
2. Neither Villa Tropical or its agents is responsible for theft or vandalism on or off premises. Vandalism is not tolerated. Report any damages to the office. Do not place decals anywhere on premises. Please lock the apartment whenever you leave the premises.
3. Parking is available for only **one** car per one and two-bedroom units. In rare occasions a 2nd space can be rented for \$10/day. The four bedroom unit has two parking spaces. Additional cars & visitors' cars must be parked off premises. Villa Tropical is not responsible for vandalism to cars on or off premises.
4. **NO SMOKING** inside the units. Ashtrays are available at the Villa Tropical office.
5. **NO PETS** (including dogs that live here) allowed in apartments **at any time**. Charge for violation: \$100/day. Do not feed dogs on decks (though on the beach is fine). If you fall in love with a stray and want to adopt – you can do so through the Pet Vet and PAWS program – ask at the office.
6. A security deposit equal to half your reservation deposit and no less than the cost of one nights stay is required. Your apartment will be inspected after you leave and you will be charged for damage or lost property. Lost key charge: \$10.00 per key. Lost TV/Satellite remote charge: \$85.
7. Tenants are responsible for their actions and for those of their guests. Only registered guests are permitted on premises Parties are not permitted except with **prior** approval. Day-use fee: \$15/person/day or partial day. Under no circumstances may more than twice the number of people staying in an apartment be present on premises at any time. Unauthorized overnight guest charge: \$100/person/night. Tenants may neither create nor allow their guests to create noise that disturb other tenants at any time and especially between 10pm & 7am. Guests must leave by 11pm. Use or possession of illegal drugs is strictly prohibited. Violators will be required to vacate premises immediately without refund.
8. Under no circumstances may Villa Tropical be used as a thoroughfare. Only those renting are to pass through the property. Tenants may not grant others parking or beach access through Villa Tropical.
9. Tenants are fully responsible for themselves, their children, & their guests with respect to use of the ocean. The beach is great for swimming, snorkeling, surfing etc., but there is no lifeguard, & waves & currents sometimes create extremely hazardous conditions. Neither the owners nor agents of Villa Tropical may be held liable for any mishap whatsoever involving the ocean. Your decision to stay at Villa Tropical constitutes acceptance of the preceding
10. Tenants may use the washer & dryer between 8am & 8pm when not needed by management. Read instructions in laundry room before using machines. A weekly cleaning is provided by management for stays of 14 days or longer.
11. Bedding and inside towels may not be removed from the premises or used at the beach. If you do not have beach towels, they are available from the office. All furnishings must remain **inside** the apartment. Do not transfer pots, pans, utensils, etc. between apartments. Lost or destroyed towels charge: \$10 - \$30; Lost or destroyed sheets and linens charge: \$30 - 50. Please notify the office if any appliance is in need of repair.
12. If you rent or borrow Villa Tropical property such as a surf board, kayak, or snorkel gear, please sign them out from the office. Report any lost or damaged equipment to the office.

13. Surf boards and kite-boards are not allowed inside the units. Board repair, use of fiberglass, resin, or sandpaper not permitted anywhere on premises except near garbage enclosure. Do not inconvenience others, & clean up thoroughly.

14. **Air conditioners must be turned off** except when room is physically occupied. If they are left running the condensation will cause them to freeze up and thus be ineffective in the evenings when you want it. Windows must be closed when A/C is in use. If brightness of lights fluctuates, turn off A/C immediately or A/C relays will blow.

15. **We Recycle** – Help us save the environment by separating your waste products, glass, plastic and aluminum cans. To reduce garbage, we encourage you to toss your meat scraps in the ocean. It attracts shellfish and helps lesson the amount of garbage. Please DO CLEAN your dishes promptly or you may invite unwanted guests. Before departing, **please wash all dishes and take out garbage**. If we wash them, you will be charged minimum \$30. Please do your best to leave the apartment in the same shape it was when you arrived. An extraordinarily lengthy cleaning required upon your departure will incur a \$20 hourly charge.

16. **Checkin time: 3pm. Checkout time: 12 p.m.** except with prior arrangement. When available each additional hour stay will incur a \$10/hr charge (for 4 or less people – 5 or more \$20/hr). Without prior arrangement, those who stay beyond noon will be charged \$20/hr.

17. Just in case your plans have to change – Our Cancellation Policy is as follows: More than 4 weeks notice, full refund of Deposit; Less than 4 weeks notice and we rent the unit to another guest for the duration of your original booking, full refund of Deposit; More than 1 weeks notice and we rent a portion of the timeframe, prorated refund of Deposit. Less than 1 weeks notice, no refund of deposit. If you depart early – you will be charged for the full reservation.

Please contact the General Manager regarding any problems. We solicit suggestions to make your next visit or those of other tenants more pleasant.

We hope you enjoy your stay, & we thank you for choosing Villa Tropical.