



Rental Rules

Punta Dakota Villa I:

CHECK-IN TIME is AFTER **2:00 PM** AND CHECKOUT is **12 Noon**. NO Early Check-in or late checkout is allowed.

This is a NON SMOKING unit, however smoking is allowed out of doors on the entire property including the Verandas. We ask that you please use the provided ash trays or another suitable container for easy and clean disposal of all smoking waste.

PETS -

DOGS (weight limits is 35 pounds per dog) are permitted in rental units only with prior approval. A **\$50.00 USD** per pet fee applies.. Dog owners are responsible for cleaning up any/all pet refuse. Dogs are not allowed on furniture at any time. Any evidence of dogs on furniture may incur extra cleaning fees and forfeiture of your damage deposit. The Villa owners assume no responsibility for illness or injury that humans or pets may incur while on the premises.

DAMAGE/RESERVATION DEPOSIT - A reservation deposit of **\$250.00 USD** is required. This must be received within **at the time** 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 **(14) days** of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in provided trash bins, and soiled dishes are placed in the dishwasher and cleaned.
- All keys are left on the kitchen table and unit is left locked.
- All charges accrued during the stay are 30 days after departure.
- No linens are lost or damaged.
- NO early check-in or late checkout.
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by Punta Dakota.

PAYMENT – An advance payment equal to **50%** of the rental rate is required **60 days** before arrival. The advance payment will be applied toward the rent. Please make payments via credit card. The advance payment is not a damage deposit. The BALANCE OF RENT is due **30 Days** before your arrival date.

CANCELLATIONS –

Option A) CANCELLATIONS - A sixty **(60) day notice** is required for cancellation. Cancellations that are made more than **sixty (60) days** prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within **60 days** of the arrival date, forfeit 15% of the advance payment(s). Cancellation or early departure does not warrant any refund of rent.



MAXIMUM OCCUPANCY – The maximum number of guests is limited to **12 (twelve) persons**. NO EXCEPTIONS

MINIMUM STAY – This property requires a **three (3) night minimum stay**. Longer minimum stays may be required during holiday periods. If a rental is taken for less than **three days**, the guest will be charged the **three-night rate**.

INCLUSIVE FEES – Rates include a one-time linen & towel setup.

NO DAILY HOUSEKEEPING SERVICE –

NO DAILY HOUSEKEEPING SERVICE – While linens and bath and pool towels are included in the unit, daily maid service is not included in the rental rate. However, it is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units **OTHER THAN FOR POOL USE ONLY**.

The veranda's and pool will be cleaned daily during your stay weather permitting.

RATE CHANGES – Rates subject to change without notice (Note: until your deposit is received and the credit card approved).

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.

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



STORM POLICY–

STORM POLICY/ROAD CONDITIONS – No refunds will be given for storms. Mountain roads are curvy and steep. Gravel drives are well maintained; however, we highly recommend four wheel drive to get to the property and the surrounding area. We do not provide refunds due to road conditions.

The Villa is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

POOL –

All guests are responsible for safety in and around the pool area. **PUBLIC NUDITY IS NOT ALLOWED AT PUNTA DAKOTA AND WILL RESULT IN EVICTION WITHOUT REFUND!**

ILLEGAL DRUG USE –

Is **NOT** permitted on the property. **ILLEGAL DRUG** USE WILL RESULT IN EVICITON WITHOUT REFUND!

SECURITY –

24 Hour Security is provided on the premise. Any and all issues regarding your stay should first be reported to security. Any issues will be addressed by the Property Management Company in the employ of Punta Dakota within 24 hours. The Property Management Company will report any security or illegal drug use to local law enforcement authorities up to and including forced eviction for any conduct deemed unacceptable by the property management company including NUDITY AND ILLEGAL DRUG USE ON THE PROPERTY.

TELEPHONE USE –

LOCAL CALLS (WITHIN COSTA RICA) ARE FREE. LONG DISTANCE CALLS PLACED FROM THE VILLA WILL BE CHARGED TO YOUR CREDIT CARD ONCE THE MONTHLY BILL IS RECEIVED.

VEGETATION –

We have planted many fruit trees upon the property. Fruit matures at different times for various species. Please enjoy the fruit, however we ask that you only pick and use what you and your guests can use during your stay. **HORDING OF FRUIT can and will result in EVICTION from the property with NO REFUNDS!**

I have read and accept the conditions as outlined in the rental rules of Punta Dakota Villa 1.

Name:

_____/_____/_____
Date: