



Our Rental Terms and Conditions:

Maximum Occupancy: The maximum number of guest is as follows:

2 bedroom villas - a maximum of 2 singles or 2 couples (not incl. children under 18)

3 bedroom villas - a maximum of 3 singles or 3 couples (not incl. children under 18)

4 bedroom villas - a maximum of 4 singles or 4 couples (not incl. children under 18)

5 bedroom villas - a maximum of 5 singles or 5 couples (not incl. children under 18)

6 bedroom villas - a maximum of 6 singles or 6 couples (not incl. children under 18)

7 bedroom villas - a maximum of 7 singles or 7 couples (not incl. children under 18)

Note: An additional charge US\$50 per person per night will be assessed if maximum occupancy is reached.

The rights and obligations of the parties to this agreement are defined and include unique provisions permitting the disbursement of rent prior to tenancy and expedited eviction of tenants, your signature on this agreement, payment of money, or taking possession of the property after receipt of the agreement, is evidence of your acceptance of the agreement and your intent to use this property for a vacation rental.

PAYMENT POLICIES:

Accepted forms of payment at check in is only cash. We cannot accept personal checks or credit cards at check-in, nor during your stay. Optionally rental fee can be paid before arrival with credit card through PayPal.

RENTAL UNIT KEYS:

One key is provided at the home and it will be given at check in. If a key is lost or missing, guests will be held responsible and charged a fee for changing the locks in the home. The keys cannot be issued until the unit is inspected, any necessary repairs or routine maintenance completed, the security/damage deposit of the previous tenant has been cleared and the unit is reported as ready for occupancy. This is usually after 2 pm. Please allow us enough time to prepare the unit properly for your occupancy. If you plan to arrive early, make arrangement to do other things in case your unit is not yet available.

CHECK-OUT TIME:

On your departure date, PREMISES MUST BE VACATED NO LATER THAN 12PM unless other arrangements have been made. Please allow enough time for the villa inspection.

HOUSEKEEPING:

Our housekeeping staff works diligently to prepare each home in preparation for your arrival. We provide an initial supply of toilet paper, bath soap and dish detergent. We do not replenish additional products during your stay. Clean bed linens and bath towels are also provided.

Please leave the home in the same general condition as it was when you arrived. Staff will arrive shortly after your departure to thoroughly clean and inspect your home. All food and drink spills need to be cleaned up immediately. Food and drink spills on carpet and furnishings are considered to be damage not normal wear and tear. Spiked heels, golf cleats, etc. are not to be worn on wood floors.

The refrigerator needs to be emptied of all food and free of spills. Please do not leave any dirty dishes. All used dishes need to be rinsed and placed in the dishwasher on the wash cycle. Dirty linens need to be stripped from the beds and placed in the laundry room.

Damage charges will be charged to your deposit in the event that excessive cleaning is needed following your departure.

BY LAW:

Any tenant who leases residential property subject to a vacation rental agreement for 30 days or less may be evicted, have tenancy terminated, and removed from the property in an expedited eviction proceeding if the tenant does one of the following:

1. Holds over possession after his tenancy have expired.
2. Has committed a material breach of the terms of the vacation rental agreement.
3. Fails to pay rent as required by the agreement at check in.
4. Has obtained possession of the property by fraud or misrepresentation.

PETS / SMOKING:

No pets are allowed on the premises. No smoking is permitted inside the house.

CANCELLATIONS:

- If cancelled prior to 40 days before date of arrival, 20% of the rental price will be charged.
- If cancelled prior to 25 days before date of arrival, 60% of total price of the stay will be charged.
- If cancelled later or in case of no-show, the total price of the reservation will be charged.

REFUNDS:

There will be no refunds for inclement weather, including hurricanes. All equipment in each unit should be in working order. Please report any inoperative equipment to our office promptly. We will make every effort to have repairs made as soon as possible. No reduction

of rent, rebate or refund will be issued for any mechanical failure of air conditioning or TV. Agent and/or subcontractors may enter premises during reasonable hours to perform maintenance. No refunds will be issued for construction near your vacation rental property. Upon arrival of Tenant to the Property, if Property is not in reasonable living conditions, then Owner or its Agent will provide alternative lodging accommodations equal or better quality without additional expense to the Tenant. If alternative lodging accommodations are not available, then Owner or its Agent will refund the rental amount.

STANDARD UNIT EQUIPMENT:

The Property is equipped with furniture, kitchen appliances, pots, pans, dishes, silverware, bed linens and towels.

ERRORS:

Whilst every effort has been made to assure all descriptions are accurate; Owner and its Agents are not responsible for changes in furnishings, bed arrangements and equipment provided by the property owners, for down time of inoperative equipment, or for printing errors.

The tenant of a vacation rental shall:

Keep that part of the property he or she occupies and uses as clean and safe as the conditions of the property permit and cause no unsafe or unsanitary conditions in the common areas and the remainder of the property.

1. Not deliberately or negligently destroy, deface, damage, or remove any part of the property.
2. Be responsible for all damage, defacement, or removal of the property inside the property that is in his or her exclusive control unless the damage, defacement, or removal was due to ordinary wear and tear, acts of landlord or his or her agent, defective products, acts of third parties not invitees of the tenant, or natural forces.

Hold Harmless

Dubaisa Atlantic Realty assumes no liability for loss, damage, or injury to guests or their personal property. You hereby fully release and discharge Dubaisa Atlantic Realty and homeowner(s) from all claims, damages, or causes of action by reason of any injury or other cause, and hold Dubaisa Atlantic Realty and homeowner(s) free and harmless of any claim or suit arising from you or any other guest in connection with the occupancy of the premises. We accept no liability for stoppages of transportation, utility services, inclement weather conditions, or natural disasters that may occur before, after, or during a vacation home rental period, nor can we be responsible for any other conditions beyond our control.

No vacation rental agreement shall be valid and enforceable unless the tenant has accepted the agreement as evidenced by one of the following: 1. the tenant's signature on the agreement. 2. The tenant's payment of any monies after the tenant's receipt of the

agreement. 3. The tenant's taking possession of the property after the tenant's receipt of the agreement.

This agreement shall be interpreted in accordance with the laws of the Dominican Republic.

Parties agree that in the event of a dispute the agreement is to be considered as having been entered into in the country where the rental unit is located and that in the event of a dispute, parties agree that any legal action may only be instituted in the Dominican Republic, where the property is located.

Please remember that Dubaisa Atlantic Realty is employed as agent (Agent) by the property owner (Owner), and in the case of any dispute? will be acting in the best interests of the property owner.

We recommend that you take your own vacation insurance.