

# Rental Agreement

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## Casa Moreno Vacation Rental Agreement

This lease with effective dates as set forth below between AT Bluewater Ent. S.A., a corporation organized and existing under the laws of Costa Rica, and the following individuals, collectively herein "tenant". A complete list of all tenants must be provided here:

List names of all tenants below:

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1. The term of this lease agreement shall be \_\_\_\_\_ nights, commencing with arrival on \_\_\_\_\_, and ending on the departure day on \_\_\_\_\_
2. The premises are located in the Pajaro Azul development, house #216, entrance #2, Manuel Antonio Road, Quepos, Costa Rica.
3. The rental amount shall be \$\_\_\_\_\_ payable as follows:  
\$\_\_\_\_\_ 50% payable within 7 days of accepting this lease agreement.  
\$\_\_\_\_\_ 50% to be received no later than 30 days before your arrival.  
There is also a \$500 security deposit to be included in this payment.
4. Special arrangements can be made with the manager for last minute bookings.
5. Key pick up will be arranged with the manager prior to your arrival.
6. No more than ten tenants shall occupy the premises at any time during the lease.
7. The home must be maintained in a neat and orderly manner. Care must be taken not to disturb the neighbors with loud noise or other offensive behavior. Smoking is not permitted in the house. Any violations of these rules may result in loss of security deposit.
8. Cancellations before 30 days will result in a refund of all deposits minus a \$150. Fee. Cancellations within 30 days will result in full forfeiture of all monies except the \$500 security deposit which will be refunded.
9. This lease is not assignable without the landlord's consent.
10. Landlord and its agents shall not be liable for any claims with respect to any injury or death suffered by any tenant or any agent of same, nor any loss theft or damages.
11. Tenant agrees to indemnify and hold harmless landlord and its agents for any damages or injury incurred, including attorney fees. In addition, landlord shall not be liable for any interruption of service or utilities or other defects in the premises.
12. Tenant is solely responsible for careful supervision of the swimming pool. The water is five feet deep. Children must be closely supervised.

13. This lease shall be construed under the laws of Costa Rica and all parties submit to exclusive jurisdiction of its courts.

14. If any provision of this lease shall prove invalid, the remainder of this lease shall not be affected thereby, and all other terms shall be valid and enforceable to the fullest extent of the law.

15. Tenant acknowledges that this lease contains the entire agreement of the parties. The primary tenant warrants and affirms that he/she has the authority to execute this document on behalf of the other tenants.

Landlord: AT BLUEWATER ENT S.A. \_\_Andrew P. Thierry\_\_President

Primary Tenant: \_\_\_\_\_

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

\_\_\_\_\_

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

Emergency contact person: \_\_\_\_\_

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

The security deposit shall be returned to the name and address of the primary tenant unless different directions are provided here: