

## RENTAL RULES AND REGULATIONS FOR 3D VACATIONS

### La Gran Casa Azul

1. CHECK-IN TIME IS AFTER 3 P.M. Local Time and CHECK-OUT TIME IS 10 A.M. Local Time. NO Early Check-ins or Late Check-outs.
2. This is a NON SMOKING house. Smoking is only allowed on the outside. All tenants are responsible for cleaning up all debris properly. Burying debris in the sand or depositing debris in the ocean is unacceptable. If smoke smell is detected and has to be removed the cost of remediation will be billed to the guest's credit card. The guest hereby authorizes such charges.
3. Pets are permitted in the house only with prior approval. There is no charge for a house friendly dog. No cats are allowed. All pets must be on a leash at all times. Pet owners are responsible for cleaning up any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended. All pets are to be treated with advantage or similar topical flea and tick repellent (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to pets. All items above are sole responsibility of the pet owner. The owners assume no responsibility for illness or injury that may incur to pets or humans while on premises.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. DAMAGE/RESERVATION DEPOSIT – A damage/reservation deposit equal to one night rental fee + tax is required. This must be received within (2) days 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. This deposit is a deposit for us to reserve dates for you, it may not be refundable if you cancel at any time if we cannot rent the dates you reserved.
  - a) No damage is done to the house or its contents (Kitchen wares, appliances and furniture), beyond normal wear and tear or occasional oops. Please notify us of any damage done at the time of damage. You will be charged 1X the cost of replacement. If we find damage done that we were not notified of you will be charged 3X the replacement cost.

- b) No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - c) All debris, rubbish and discards are placed in refuse containers outside, and soiled dishes are cleaned and placed in the kitchen sink. No additional cleaning above what is normally expected is required.
  - d) Please pay attention to all remote controls. If remote controls are lost, stolen or damaged you will be charged for its replacement cost.
  - e) Neither the tenant nor the caretaker may change or add a lock or security device (for example, a door chain) to the premises unless both agree. In an emergency, the caretaker may change the lock on the main door of property and the tenant may change a defective lock and promptly provide caretaker with a copy of the new key. If the tenant loses keys the cost will be deducted from the damage deposit. Upon departure all keys are to be left with the caretaker and the house is to be left locked.
  - f) All charges accrued during the stay are paid prior to departure.
  - g) No linens are lost or damaged.
  - h) The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by The South Ambergris Caye Neighborhood Watch.
6. PAYMENT – An advance payment equal to one night of the rental rate is required upon booking. The advance payment will not be applied toward the room rent. Please make payments via Visa or Master card through our website only, this transaction will show up on your statement as 3D Vacations. The advance payment is a damage deposit once your stay begins. The BALANCE OF RENT is due ninety (90) days before your arrival date.
7. CANCELLATIONS – A ninety (90) day notice is required for cancellation. A cancellation is considered when a reserving party cancels either full (all days), partial dates, or downgrades from a fuller to a lesser portion of the house. Cancellations that are made more than ninety (90) days prior to the arrival date will receive a full refund of any rental fees paid except the security deposit. If we are able to rent the property for the canceled dates again, we will refund the deposit and any other rental fees paid. All credit card cancellations are subject to a 5% cancellation fee or \$50 whichever is greater. Cancellations or changes that result in a shortened stay, that are made within ninety (90) days of arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit. We do refund the portion of the rental fee that we can re-book.
8. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

9. **MAXIMUM OCCUPANCY** – The maximum number of guests per house is limited to Ten (10) persons. An additional charge of \$25.00 per person per night for guest in addition to ten (10) will be assessed. All guests above Ten (10) must be pre-approved.
10. **THIS PROPERTY REQUIRES A FIVE (5) NIGHT MINIMUM STAY**; 5 nights during peak and holiday seasons. Longer minimum stays may be required during holiday periods. If a rental is less than 5 days, the guest will be charged the 5 Day rate.
11. **INCLUSIVE FEES** – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.
12. **NO DAILY MAID SERVICE** – Weekly maid service is provided. While linens and bath towels are included in the house rental, daily maid service is not included in the rental rate. While we do provide 1 beach towel per guest, we suggest you bring your own beach towels if you require more than one. We do not permit towels or linens to be taken from the house grounds. IE: Diving/snorkeling. Bathroom tissue is included with your rental.
13. **RATE CHANGES** – Rates subject to change without notice. But once the rate is confirmed here it will not change up or down
14. **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. We reserve the right to cancel any guest at any time (with full refund) for any reason and or if we receive a bad reference.
15. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.
16. **PARKING** – Parking is limited. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked golf carts are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner. Parking on the road IS NOT ALLOWED AT ANY TIME.
17. **TRESPASSING** – No trespassing on any neighbor’s property is allowed. Please respect the neighbors and this area. Quiet hours start at 9:00 pm in Belize. Quiet hours must be observed with no exceptions. We reserve the right to evict the renter without refund if they are not observing quiet hours. If you plan on entertaining outside past 9:00 pm please obtain a noise permit from the town board. Our groundskeeper can assist you in obtaining this permit. It is free!
18. **HURRICANE OR STORM POLICY** – No refunds will be given unless:
  - a) The Belize Government orders mandatory evacuation in a “Tropical Storm/Hurricane Warning area” and /or
  - b) A mandatory evacuation order has been given for the “Tropical Storm/Hurricane Warning” area of residence of a vacationing guest. The day that the Belize Government orders a mandatory evacuation order in a “Tropical Storm/Hurricane

Warning” area we will refund any unused portion of rent from a guest currently registered or any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay to come in after the “Hurricane Warning” has been lifted. Any advanced rents collected or deposited for a reservation that is scheduled to arrive during the “Hurricane Warning” period.

19. Our House is privately owned and owners live on premises during the winter months. The owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. There is a pool and we do not provide a life-guard. The guests assume all responsibility for the use of the pool. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. Items left cannot be mailed or fed-ex out of Belize and we do not provide this service. 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 the house. Please keep doors locked when not attended to.
20. EXCESSIVE ELECTRICAL CONSUMPTION – Electricity is EXTREMELY EXPENSIVE and is provided for you and included in the rent. Please use electricity responsibly. Please shut off televisions when not being watched. Use the air conditioning only when you wish to comfort a room and only when you are in the house. The caretaker will enter the house if the air conditioner is left on when house is vacant. Daily usage is recorded. If the usage is above reasonable limits you will be charged for the overage amounts.
21. EXCESSIVE WATER CONSUMPTION – Water is our most precious commodity and is provided for you and included in the rent. We have only so much water via rainfall storage, please be mindful of your usage. Daily usage is recorded. If usage is above reasonable amounts you will be charged for the overage amount.

By Signing Below, I agree to all terms and conditions of this agreement

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Our Caretaker will meet you to give you the Key to the door.

Directions are easy. Take the main road south past Victoria House, ¼ mile past Mr. Joes restaurant then just around the corner on the right is La Gran Casa Azul.