

Playa Las Ballenas, Complejo Bonita Village
Las Terrenas, República Dominicana
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FURNISHED VACATION HOME RENTAL CONTRACT

- 1. Description:** The landlord Edward Gonzalez leases to the tenant: Mrs. -----, Name of the leased propriety: ----- Bonita Village, Property ADDRESS: Bonita Village Residence, Playa Las Ballenas, Las Terrenas, Samana Province, Dominican Republic.

The premises are apt to accommodate --persons.

Details: Number of rooms: --, Number of bathrooms: --

- 2. Term:** The term of the lease is from () at 3:00 pm to () on or before 12 :00 noon (Eastern Standard time)
- 3. Rent and form of payment:** The cost of the rent \$----- USD includes gas, electricity, Wireless internet, and concierge general assistance. It is agreed that the tenant will pay 100% of the total rent via bank deposit.
- 4. Security deposit:** in the amount of US\$ ----- must be deposited upon arrival. This will be refunded on the day of departure if there are no damages reported. The security deposit should not be considered as part payment of the rent by the tenant. It serves in case of damages caused by the tenant. If the amount of damages exceeds this deposit, the tenant promises to settle the difference after an inventory has been conducted prior to his departure. The landlord promises to justify the amount necessary to restore the condition of the premises. In the case of a complaint and failing to reach an amicable agreement between the landlord and the tenant, all disputes may be brought before the courts competent in matters of property rental.
- 5. Inspection and inventory:** The property will be inspected and inventory will be compiled upon the tenant's arrival and departure.
- 6. General conditions:** The tenant acknowledges he has read the general rental conditions (Exhibit 1 and integral part of this contract.).

- 7. **Cancellation and early departure:** The tenant may not claim any compensation or reimbursement from the landlord if he shortens or interrupts his stay, regardless of the reason. All cancellations or late arrivals must be notified before entering the rented premises.

- 8. **General provisions:** The tenant may not, under any circumstances, claim any right whatsoever to remain on the premises once the term of the initial lease foreseen in this contract has expired, unless otherwise agreed by the landlord.

No modification (deletions, additions, etc.) to the drafting of this contract are allowed without prior approval by both parties.

Signed in Las Terrenas on/ 2021

In two (2) counterparts (signature must be followed by the handwritten words Read and approved).

The Landlord:

The tenant:

GENERAL CONDITION OF LEASE (EXHIBIT 1)

RESERVATION AND CANCELLATION CONDITIONS

A reservation becomes effective upon receipt of a 100% deposit of the total amount due for the stay.

If the client cancels his stay prior to the arrival date the following charges will be withheld:

- If cancellation occurs more than 90 days prior to entering the property the owner will return 75% of the deposit paid by the tenant minus bank charges, within 30 days of the cancellation.
- If cancellation occurs between 60 and 90 days prior to entering the property the owner keep 50% of the deposit paid by the tenant, plus bank charges, within 30 days of the cancellation.
- If cancellation occurs less than 60 days prior to entering the property the owner keeps the entire amount paid as deposit by the tenant.
- If the tenant cuts short his stay, for no reason attributable to the owner, he is entitled to no reimbursement, except the security deposit.

INSPECTION OF THE PROPERTY & INVENTORY

An inspection of the property will be carried out by the agency prior to the arrival of the tenant. All complaints relating to the condition of the property must be presented to the agency within 24 hours, after which time the leased property will be considered in perfect condition when the tenant entered.

The tenant must hand back the property in good condition. It is presumed that the tenant received the property in good condition and must return it as such. A comparative inspection must be conducted prior to leaving the property.

SECURITY DEPOSIT

The security deposit is paid to cover any damage that may occur to the leased property and the furnishings or other contents in the leased property, as well as any charges or outstanding utility charges. This sum is reimbursed at the end of the stay after the property has been inspected and the costs of replacing any objects, restoring the condition of the premises or extra cleaning and other sums that may be due by the lessee have been deducted.

If the security deposit is insufficient, the tenant promises to complete the sum based on the receipts provided by the owner (or representative)

Under no circumstances may this deposit be considered as part of the payment of the rent.

USE OF THE PREMISES

The tenant will use the premises peacefully and will make good use of it, in accordance with its destined use. Upon departure, the tenant promises to hand the property back just as he found it upon arrival. The costs of all repairs of any importance which become necessary due to the tenant's neglect during the lease will be paid by him.

Under no circumstances may third parties benefit from the lease, unless otherwise agreed previously by the owner. The lessee is prohibited from subletting the premises, regardless of what the pretext, even if free of charge, at the risk of the contract being rescinded. The full amount of the rent is owned or due to the owner. Rented premises are for temporary living purposes or for holidays and all professional activities are strictly prohibited.

Under no circumstances may the premises currently leased be occupied by anyone other than the person named on the lease contract. Otherwise, the owner or his representative may refuse entry to premises.

The lessee may not claim any reduction in the rent or compensation should urgent repairs become necessary which are the owners responsibility. In case of significant disturbances the lessee will be relocated, as far as possible. In general, following an inspection of the premises, the lessee must vacate the premises at the hour established in the contract or at the hour agreed with the owner.

Pets are not allowed in the rented premises (unless expressly authorized)

Smoking in the bedrooms is not allowed.

LESSOR'S LIABILITY

The owner and the representative deny all liability in the rented premises in case of: burglary, accident, flood, cuts in power, water, cable or sat TV, Internet, natural disasters, insect bites....

The Landlord:

The tenant:
