

Las Terrazas San Miguel

Santo Domingo #3, San Miguel de Allende 37700, Guanajuato, Mexico

RESIDENTIAL RENTAL AGREEMENT

This agreement is made the ____ day of _____, 201__,

by and between Greg Johnson, Manager of Las Terrazas San Miguel hereinafter referred to as The Management and _____

_____ as Renter(s).

The Management, hereby agrees to rent the furnished real property described as Casa _____ (unit name) at Santo Domingo #3, San Miguel De Allende, Mexico.

This agreement shall be for a term of ____ days/mo. (select), beginning the night of _____ and departing the day of _____. This agreement is in U.S. Dollars in the total amount of \$_____ for the above specified length of stay.

FOR RENTALS OF A TERM OF ONE MONTH OR MORE:

A 50% deposit in US dollars is to be forwarded to The Management with this signed agreement. The balance of the rental amount shall be paid to The Management 45 days prior to the first day of the rental term. If the first payment is less than 45 days from the first day of the rental term then the entire amount is to be paid with submission of this agreement unless otherwise agreed to by The Management. Space will be held only after payment under one of the conditions above has been received.

FOR RENTALS OF A TERM OF LESS THAN ONE MONTH:

50% deposit of the total rental amount is due with signed rental agreement. The remaining 50% is due 30 days prior to first day of arrival.

REFUNDS:

In the event Renter must cancel this agreement a full refund will be made if cancellation notice is at least 30 days prior to the first day of the rental term. If cancellation notice is less than 30 days prior to the first day of the rental term The Management will immediately make the unit available for re-rental and Renter will be reimbursed for any time that is re-rented.

CARE AND MAINTENANCE

Renter accepts the premises in their present condition and agrees to take good care of the premises. This care includes not making any alterations, additions, repairs or improvements or any removal of the property of Las Terrazas San Miguel from the premises without the approval of The Management. The Renter also agrees to accept liability for any negligence caused by family members or guests of the Renter. The Renter agrees to contact The Management at once regarding any damage to permit The Management to make repairs as soon as practical and collect payment from Renter when damage is the fault of the Renter.

CONDITIONS OF RENT

Any complaints which the Renter may have concerning the premises shall be directed to The management. The Management will attempt to take care of any concerns or emergencies as quickly as practical. The time deemed practical by The Management does not alter this agreement. Renter shall use the premises solely for residential purposes. The premises shall not be occupied by more than ___ persons. Pets are not allowed. The Management will have the right to show the premises to prospective clients with 24 hour notice to Renter at Renter's convenience. The Management has the right to inspect the premises at anytime if there is reasonable cause to believe the Renter or any other person is misusing or damaging the premises or furnishings.

This agreement may be amended only by a written agreement between The Management and Renter. If for any reason The Management cannot deliver the property for the specified time, The Management will refund all money paid and make every effort to find a comparable property to the satisfaction of the Renter; however, The Management is not liable for the difference in cost if a satisfactory property of like cost or lesser cost cannot be found. The Management will assume no personal liability with respect to Renter, Family of Renter or Visitors except in the case of The Management's willful deception of Renter regarding the premises or gross negligence. In no event shall The Management be liable to Renter for any consequential or indirect damages, injury, or for pain or suffering incurred by Renter in connection with the specified premises or access to it. The use of stairways, balconies and rooftops as well as gas and electric appliances are at the risk of the Renter, Family of Renter or Visitors. Renter will pay reasonable attorney's fees and court costs, if any, incurred by The Management in enforcing this contract in court or otherwise to recover costs of damages. All discussions, understandings and agreements, whether written or verbal, between the parties, shall be governed and interpreted under the law of the Republic of Mexico.

By signing this agreement, Renter acknowledges they have read and agree to all the above terms and conditions.

Signature of Renter _____ Date _____

Print Renter's name _____

Names of those joining you _____

Address _____ City _____

State _____ Zip _____ Country _____

Telephone: _____

E-mail: _____

Flight arrival information if known _____

Make check payable to and mail with this Agreement to:

Greg Johnson
624 Catalina Circle
Vallejo, CA 94589

Your check should be made out directly to Greg Johnson and not to Las Terrazas. The Mexican banks are very particular about checks. Any changes such as dates being changed, conflicting amounts, etc. result in checks not being able to be deposited. Please make sure these guidelines are followed, thank you. If you prefer to pay by credit card we will send you the link to PayPal to make your payment.

