



Casa Tranquila Vacation Rental Agreement

THIS RENTAL AGREEMENT is made and entered into this day of Month, Day, YEAR, by and between Adrian and Sara Heydel (hereinafter referred to as "**Lessor(s)**") and Roy Kent & Keeley Jones (hereinafter referred to as "**Lessee(s)**").

The Lessor is the owner of certain real property being, lying and situate in Las Peñas Condominiums, Carr. Costera a Barra de Navidad km 8.5 #2398, Zona Hotelera Sur, 48390 Puerto Vallarta, Jal. Mexico.

1. **TERM.** Lessor leases to Lessee and Lessee leases from Lessor the above-described Premises, for a term of seven (7) night(s), such term beginning at 3:00pm on December 5th, 2023, and ending at 11 o'clock AM on December 12st, 2023.
2. **RENT.** The rent per night is Three Hundred Fifty DOLLARS (\$ 350.00) per night, the total rent for the term is the sum of Twenty-Four Hundred Fifty DOLLARS (\$ 2,450.00)
3. **DEPOSITS, INSURANCE, DAMAGE TO PREMISES AND CONCIERGE SERVICES.**
 - a. **Energy Deposit.** The lessor requires a refundable energy deposit of \$250.00 to cover potential excess energy use during your stay. This deposit is fully refundable once the lessor receives the energy bill from CFE to determine the actual kilowatt hour consumption. (For reasonable and proper energy use please refer to section 16 of this lease agreement.)
 - b. **Damage insurance.** The Lessor highly recommends that Lessee carries a "**Damage Protection Insurance Policy**" with coverage amount of \$1,500.00 to safeguard against any damages that are caused by the Lessee(s), the Lessee's family and or guests. You have the option to secure your own insurance, or you can obtain a Damage Protection Policy through the following link at a cost of \$60.00. <https://www.vacationprotection.com/>
 - c. **Responsibility for damages.** In the event the lessee(s) opt to not purchase damage protection insurance the lessee(s) agrees to assume responsibility for any damaged, broken, or lost items and will be required to cover the cost of repair or replacement.
 - d. **Concierge Service.** The Lessor requires the Lessee to pay a onetime service fee of \$50.00. This covers a personal meet and greet at the condominium and will assist in ensuring that all amenities are working, provide a detailed walkthrough of the property, and address any inquires the Lessee(s) may have.
4. **PAYMENTS.** Total due to the Lessor: Twenty-Five Hundred DOLLARS (\$2,500.00) plus a seprate payment of Two-Hundred Fifty DOLLARS (\$250.00) for the Energy Deposit that will be held separately and refunded after energy consumption has been accounted for. The first installment is to be paid on the date of execution of this Agreement in the sum Six-Hundred Twenty-Five DOLLARS (\$625.00) **25% of the total due minus the energy deposit.** This amount is "**the retainer.**" The retainer is to secure the dates listed above and will be applied towards the total rent amount due. The retainer is only refundable if the reservation is cancelled before 60 days prior to arrival, if the reservation is cancelled inside of 60 days, the Lessee understands that the retainer will not be refunded. The second and final installment must be paid no later than three (3) weeks prior to arrival. If the Lessee has paid the Lessor in full before the final due date and then chooses to cancel the reservation before the three (3) week arrival/due date the Lessor will return the amount minus **the retainer.** If the Lessee has paid the Lessor in full and cancels after the three (3) week arrival/due date the Lessee understands that the monies are nonrefundable.

5. PAYMENT OPTIONS:

- i. PayPal: @SARAHEYDEL (please note that a 5% processing fee will be added to your final amount due to cover PayPal charges)
- ii. Venmo: @Sara-Heydel
- iii. Cashiers Check, or Money Order Mailed to 971 NE Madison RD, Poulsbo, WA 98370
- iv. Wire Transfer: Account number - 00531168022, Routing number - 02600959
 1. Wire Transfer within the US and in USD: Swift/BIC Code BOFAUS3N
 2. Wire Transfer outside the US and in foreign currency: Swift/BIC Code BOFAUS6S

6. **THE PREMISES.** Casa Tranquila is located on the eight (8th) floor of the condominium building Las Peñas. Unit 801. Casa Tranquila has a kitchen, dining room, living space, outdoor terrace, three (3) bedrooms and 3.5 bathrooms. The Premises shall be used and occupied during the dates listed above only by the Lessee and Lessee's guests and/or family consisting of **Roy Kent, Keely Jones, Jamie Tart, and Ted Lasso** exclusively, as a private single family vacation home, not to exceed six (6) people. The Lessee(s) and guests/family shall comply with all laws, ordinances, and rules.

7. **CHECK-IN.** Two (2) weeks prior to arrival I will request your flight/arrival details and you will receive directions, check-in information, and a personal door code for the unit. The building management does require you to sign in at arrival, your personal concierge will meet you at Las Peñas and assist you with the check-in process.

8. CASA TRANQUILA AMENITIES INCLUDE BUT ARE NOT LIMITED TO

a. Included Amenities

- Toilet paper
- Paper towels
- Two packages of laundry soap per week
- Locally made hand soap and shampoo
- Beach towels
- Snorkel masks
- 3 Inflatable paddle boards (marked with HEYDEL 801)
- Life jackets
- Linens and Blankets
- Beach cooler
- Beach accessories and toys

b. Kitchen, Utility Area, and cooking facility

- Microwave
- Washer/Dryer
- Stove
- Coffee pot
- Blender
- Dishes (glasses, bowls, plates, silverware, tupperware)
- Pots/Pans
- Toaster
- Basic seasonings and condiments (salt, pepper, garlic powder)
- Refrigerator

c. Entertainment and Electronics

- DVD player
- Varsity of DVD's
- Bluetooth Speaker
- Bluetooth poloid printer and one package of film
- Charging stations for electronics
- Board games and puzzles

- 9. COMMON AREA and RESTAURANT.** We store our inflatable paddle boards (3) and our inflatable kayak (1) in the communal area; they are available for your use. Please be sure to only use ours. They are marked with **HEYDEL 801**. Mexican law requires you wear a life jacket while boating and paddle boarding. (Life jackets are provided in our condominium) There is a small restaurant on the property. They are open from 9:00am - 5:00pm and serve breakfast, lunch, and snack items. You responsible to pay for any food at the end of your stay with the front desk. Credit cards and USD are **NOT** accepted, please **be sure you have pesos**. Gratuity for your server is not included on your final bill but they do add a small percent for kitchen staff, please tip your server at time of service.
- 10. ANIMALS.** Las Peñas Condominiums and Casa Tranquila PV does not allow the Lessees and or guests to bring animals into the condominium or onto the property.
- 11. QUIET AND ENJOYMENT.** The “quiet time” is between 10:00pm and 8:00am.
- 12. POOL RULES.** Lounge chairs are first come first serve and cannot be reserved. Children under 12 years of age must be accompanied by an adult. No glass or breakable objects are allowed in the pool. Lounge chairs may be taken to the beach for your use, you are responsible for returning the chairs back to the communal area. Please ask a member of the staff for assistance. Small children must wear pool diapers. Guests with any skin, eye, ear, or other contagious conditions, or with cuts, open sores are not permitted to go in the pool. You must shower off from the beach before getting in the pool. No loud music in the pool/communal area. No running in the pool area. Pool closes at 10:00pm. You are responsible for your own safety, there is no lifeguard on duty.
- 13. PARKING.** There is one (1) parking stall available per unit.
- 14. BUILDING RULES.** Do not hang clothing, towels, or any other items from your balcony glass. Do not pick the flowers on the property. Do not allow children to play with the elevators.
- 15. SMOKING.** Casa Tranquila is nonsmoking condominium. **No smoking or vaping of any kind** is allowed inside Casa Tranquila. There is an ashtray provided on the outside terrace and smoking is allowed in the communal area downstairs.
- 16. WATER CONSERVATION.** Please helps us conserve water. If you see any leaks in the premises or on the property, please report it to the staff. To avoid any unnecessary laundry, please hang your towels up.
- 17. ENERGY CONSERVATION.** To ensure responsible energy usage, a refundable energy deposit of \$250.00 is required. Please be mindful of your energy consumption by adhering to the following guidelines:

Use air conditioning units (A/Cs) only when you are present in your room/condominium, and ensure all doors and windows, including bedroom doors, are closed during A/C usage. This helps optimize cooling efficiency, preventing the units from working harder due to warm air circulation.

- a. Turn off all A/C units before leaving any room or condominium. Each room has its own A/C split, and the cooling process is quick, requiring only a few moments to reach the desired temperature.
- b. When necessary, use the dehumidifier option on the remote control to maintain a comfortable environment.
- c. Enhance air circulation by utilizing ceiling fans.

To further promote transparency, a photo of the energy meter will be shared with you on the day of check-in and the day of check-out.

Please note that the energy deposit will only be charged in the event of excessive energy use, beyond what is considered normal usage. General, reasonable energy consumption is not subject to deposit deductions.

Failure to comply with these guidelines may result in deductions from the energy deposit. However, rest assured that the deposit will only be charged for instances of overuse, and we appreciate your cooperation in ensuring a sustainable and energy-efficient stay. Your understanding and cooperation in maintaining responsible energy practices are valued. Should you have any questions or require clarification, feel free to reach out at any time.

18. MAID SERVICES and CLEANING FEES. We provide daily house cleaner service during your stay. We do not charge any additional cleaning fees but request that you offer gratuity to our house cleaner during your stay. The Chambermaid is not responsible for guests' dishes or personal laundry, their duties include but are not limited to: sweeping, mopping, bathrooms, bed making, weekly sheet changes and washing towels and linens.

19. RENTAL PARTY. All persons in the Lessee(s) party are bound by the terms of this agreement. Only the persons listed on this agreement may stay in this property.

20. CHECK-OUT. Check-out time is 11:00am. Please dispose of all garbage, wash all the dishes, dispose of any perishables from the fridge and place used towels in the hamper or in the laundry room.

21. THE RENTAL AGREEMENT. This rental agreement consists of FOUR (4) pages in total. By signing below the Lessor(s) agree to rent Casa Tranquila for the time mentioned for the amount listed to the Lessee(s). The Lessee(s) and all people included in the Lessee(s) party agree to follow the rules of Las Peñas and the rules of Casa Tranquila.

Lessors Name: Adrian Heydel
Contact Information: 360.813.5296
adrian@handkinsurance.com

Signature of Lessor: _____
Date: _____

Lessors Name: Sara Heydel
Contact Information: 360.813.5294
sunshine_81@icloud.com

Signature of Lessor: _____
Date: _____

Lessees Name: _____
Phone Number: _____
Signature of Lessee: _____
Date: _____

Lessees Name: _____
Phone Number: _____
Signature of Lessee: _____
Date: _____

Lessees Name: _____
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