



This agreement is between **AXYON CONSTRUCTION, INC** as LESSOR and

**NAME (Guest)** \_\_\_\_\_ **ADDRESS** \_\_\_\_\_

**PHONE** \_\_\_\_\_ **E-MAIL** \_\_\_\_\_

**TOTAL PEOPLE** \_\_\_\_\_ **Kids** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_ **Atlantic Place, Ocean Park, PR 00911**

**VILLA / BEDROOMS:** \_\_\_\_\_

**ARRIVAL DATE** \_\_\_\_\_

**DEPARTURE DATE** \_\_\_\_\_ thus being a \_\_\_\_\_ night stay.

**RENTAL FEE**

\$ \_\_\_\_\_ Rental Fee

\$ \_\_\_\_\_ Cleaning Fee

\$ \_\_\_\_\_ **Total**

\$ \_\_\_\_\_ Security Deposit

**RENTAL FEE** – a 50% deposit is required with this signed agreement. The remainder is due 2 weeks prior to arrival.

**SECURITY DEPOSIT:** The security deposit must be received with the signed Rental Agreement in order to secure your reservation. The security deposits will be refunded within twenty-one (21) working days of departure if guest(s) have caused no damage or violated any policies. All security deposits will be returned to the address specified by the guest on this agreement or to credit card if paid by such means.

**CHECK-IN POLICY:** Check-In time is **4 PM**. Guest must coordinated check-in with management in advance. Management assumes no responsibility for being available after 9 pm. No refunds will be given for late arrivals or no show.

**CHECK-OUT PROCEDURE:** Check-Out is at **10 AM**. Guest(s) shall leave premises in neat condition, dishes washed, trash removed, and all furniture in its original location. Doors/windows must be shut and/or locked. If apartment must be re-keyed in the event that keys are lost, misplaced, or non-returned then Guest(s) will be responsible for cost incurred. **If Guest does not check out by date and time as indicated in this agreement, Lessor reserves the right to keep safety deposit as well as charge addition rental fees.**

**CANCELLATION POLICY:** If reservation is canceled 60 days or more, prior to reservation start date, deposits will be returned, minus a \$50.00 processing fee. If a booking is canceled less than 60 days prior to the reservation start date, the deposit is nonrefundable but may be rescheduled within 1 year according to availability. **If booking is canceled 2 weeks or less, prior to arrival date, there are no refunds or reschedules.** Lessor cannot refund monies due to circumstances beyond our control. **ALL CANCELLATIONS MUST BE IN WRITING**

**LESSOR INDEMNIFICATION:** It is expressly agreed by and between the parties that Lessor is exempted and held harmless from any and all liability, and any damage or injury to any person or property. GUEST hereby agrees to INDEMNIFY and hold LESSOR, XXYON Construction, Inc. and any related parties, harmless of any and all claims including those of third parties, arising out of, or in any way related to GUEST use of premises or the items of personal property therein. GUEST shall be solely responsible for any property damage, accident, injury, loss of money, jewelry, and other items of personal property.

**ELECTRICAL & WATER CONSUMPTION -** The GUEST hereby agrees to the normal consumption of electricity, air conditioning, and water. Any excessive use, such as leaving air conditioning units on during extended periods of absence, will be charged a daily fee of \$50.00 per apartment.

**ZERO TOLERANCE:** Guest and the members of his party shall not use or permit to be brought into the properties of XXYON Construction, Inc any illegal controlled substances, firearms, or items hazardous to persons or property.

**NO PETS ALLOWED:** Evidence of pets will result in partial or complete loss of security deposit.

**NO SMOKING:** No smoking is permitted inside villas. Evidence of smoking will result in partial or complete loss of security deposit.

**NO EXTRA GUEST:** GUEST agrees that the premises shall not be occupied by more than the number of people stated on the reservation. If the unit is occupied by more than the number of people stated, it will result in loss of security deposit and other fines if applicable.

**NO HOUSE PARTIES:** House parties or any other activities that disturbs the peace and quiet of the neighborhood are strictly forbidden. GUEST agrees to observe quiet hours after 10:00 P.M. **Any violation will result in immediate termination of this agreement.**

**RIGHT TO ENTER PREMISES:** Lessor reserves the right to enter premises at any time.

**COMMON AREAS:** The common areas of **AQUA4U** are for the enjoyment of all guests. This includes the front and back porches, stairways, and outdoor shower areas. *No personal items, trash, towels, or any other debris may be left in common areas.* If GUEST fails to maintain common areas clean, LESSOR may remove trash and any personal items with a minimum cost of \$75.00 per occurrence.

**FORCE MAJEUR:** If LESSOR is unable to provide rental services due to force majeure, hurricane, sale of property or any occurrence outside of the control of the LESSOR, this agreement will be terminated.

**VIOLATING AGREEMENT:** If any of the above noted conditions are violated, the LESSOR may terminate this Agreement and enter the premises. Upon notice of the termination of this Agreement, Guest shall vacate the premises immediately. In case of any legal dispute, the laws of Puerto Rico shall be in vigor.

By signing this, I have read and fully agree to all the above policies.

\_\_\_\_\_ (Guest Signature) \_\_\_\_/\_\_\_\_/\_\_\_\_ (Date)

**TO SECURE YOUR RESERVATION:**

- 1. Confirm availability and rental fee with AQUA4U
- 2. Sign and send Rental Agreement
- 3. Pay deposit with credit card or Paypal.

\_\_\_\_\_ Visa/MC    Expiration Date \_\_\_\_/\_\_\_\_ Month/Year

All correspondence should be sent to:

AXYON Construction, Inc  
PO BOX 6653  
San Juan, Puerto Rico 00914  
Tel (787) 667-8084  
adam@aqua4upr.com