

## **Rental Agreement**

This agreement applies to Casa de Delfines, the property located 200 m south of Playa Negra in Puerto Viejo de Talamanca, Costa Rica (the "property") and constitutes a binding agreement between property owner corporation Amboseli in America Sociedad Anonima (the "owners") and property renter \_\_\_\_\_ (the "renter"). The renter serves as representative for all individuals occupying the property during the rental period and this agreement applies equally to all such individuals.

The renter agrees to pay the owners or caretaker \$\_\_\_\_\_ per night or \$\_\_\_\_\_ per month in advance for the rental period \_\_\_\_\_ to \_\_\_\_\_. The renter also agrees to pay a refundable deposit of \$\_\_\_\_\_ for the rental period.

The renter agrees to pay for all damages to the property incurred maliciously or due to negligence during the rental period. Failure to notify the owners or caretaker within 24 hours of a problem will constitute negligence and may incur additional charges if repairs to the property are necessary.

On the last day of the rental period, the caretaker shall inspect the property for damage incurred by the renter. If the caretaker finds no damage, deposit money shall be returned electronically or via mail to the renter within 14 days. If damage has been incurred, deposit money less any expenses shall be returned to the renter within 30 days.

The owners agree to have the house cleaned weekly and have the yard maintained as-needed during the rental period. The renter may request more frequent cleaning from the owners or caretaker at the renter's own expense.

The owners also agree to pay all utility bills excluding international and long-distance calls, which must be paid monthly or upon vacating the property, whichever is sooner.

The renter agrees to communicate all problems with the property to the owners or caretaker as soon as feasible or within 24 hrs, whichever is sooner.

The renter agrees to return all keys to the caretaker at the conclusion of the rental period. If any keys are lost or stolen, the renter agrees to pay for the locks to be changed, an amount not to exceed \$20 per lock.

The renter agrees to vacate the property within one (1) month when given notice to do so by the owners or caretaker.

The renter agrees that the owners are not liable for loss, damage, fire or theft of personal property during the renter's occupancy of premises from any cause unless such loss, damage, fire or theft results from the negligent acts or omissions of the owners, its officers, employees, or agents. The owners do not assume any liability for articles left on the premises when the renter vacates. The renter is responsible for any damage to the property or its equipment, and for maintaining the property in a safe and sanitary manner.

The renter agrees to make no ownership claims to the property or against any future properties that may be covered under this agreement. The owners will retain rights to the property and all structures thereon until title is legally transferred to one or more new owners.

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Date

\_\_\_\_\_  
Owner or Caretaker

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Date

\_\_\_\_\_  
Renter