



## 2022-23 Punta Majahua Rental Agreement

This Rental Agreement is made by and between Owners of Unit\_\_\_\_,\_\_\_\_\_(Owner) and\_\_\_\_\_(Tenant) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the parties hereby agree as follows:

### 1. Rental Rules

Guest(s) agree to abide by Exhibit A:Rental Rules while at this property. Renters or their guests failing to abide by the rules may be evicted, forfeiting all monies paid for their unused nights.

### 2. Rental Party

**Primary registrant must be 24 years of age. Each Owner has the right to set the age of all renter occupants.** The maximum number of occupants, age 2 years and above, per one bedroom unit will be two(2) people; a two-bedroom four(4); a three bedroom six(6); and a four bedroom eight(8).

Primary Registrant Name \_\_\_\_\_

Guest Two \_\_\_\_\_

Guest Three \_\_\_\_\_

Guest Four \_\_\_\_\_

Guest Five \_\_\_\_\_

Guest Six \_\_\_\_\_

### 3. Term of the Lease

The lease begins at 3:00 p.m. on \_\_\_\_\_(Check-in date) and ends at 11:00 a.m. on \_\_\_\_\_(Check-out Date)

### 4. Staff Access

Tenants will allow Punta Majahua Management and Staff, or associative Property Manager, access to property for purposes of repair and inspection. Staff will exercise this right in a reasonable manner.

**5. Rental Rate and Fees** Rental rates and deposits are agreed upon at the time of booking. Deposit will be refunded minus the following deductions if applicable:

- Damage to the property, furnishings or missing items
- Sand or other issues requiring excessive cleaning
- All costs incurred to the Owner due to Renter's stay, which includes Mexican taxes and fees
- Any problems observed upon check-in within the unit, must be reported to the Property Manager

**6. Cancellation Policy and penalties.** Cancellation and refund policies apply per the terms agreed upon at the time of booking. We suggest purchasing Travel Insurance if your plans should change.

**7. Payment** Full payment is made directly through the corresponding booking sites AirBnB,VRBO, etc.; Independent Owner operated unit, or Property Manager.

**Problems observed at Check-in by Property Manager must and will be immediately reported to HOA Management.**

**Exhibit A. Rental Rules**

People other than those in the Rental Party listed above, may not stay overnight in the property. Any guest visiting the Property is the sole responsibility of the Renter. Renters are not allowed to exceed the occupancy limit stated above in this Rental Agreement. Failure to comply is a breach of contract and Renters will be evicted, forfeiting all monies and deposits.

Release of Liability. We hereby release and discharge Condominios Punta Majahua A.C. and its Owners, Board of Directors and Management for any injury, loss or damage arising out of my, or my family's use of, the premises.

**Primary Registrant Signature**\_\_\_\_\_ **Date**\_\_\_\_\_

**Keys:** Missing keys will be charged a fee

**Parking:** Parking is limited to one vehicle per unit in designated parking areas only. Please confirm with your Property Manager your permitted parking location.

**Housekeeping:** Housekeeping is mandatory on the final day after check-out per the agreed upon cleaning fees set at the time of booking. Daily services are available at an extra charge. Please ask your Property Manager to arrange. Housekeeping is conducted between 10:00 am and 3:00 pm. Please note: Excessive cleaning may be charged for an additional fee and deducted from your deposit.

**Pets: Renters and their guests are not allowed to have pets on the premises, at any time.**

**Garbage and Recycling** Punta Majahua believes in recycling. There are specific areas to drop off your recycling and your trash. Your Property Manager will show you where these receptacles are on the property. Trash and recyclables may not be left in walkways or common areas, at any time.

**Unit Pool -** Pool pumps must be turned off when not in use. No glassware. Please use paper or plastic beverage containers in and near pool. Most pools are on timers. Your Property Manager will show you how to use the automatic timer. Pool Staff will require access to pools for regular maintenance.

**General Conduct**

- No smoking anywhere at Punta Majahua
- No surfboards, bikes or trash allowed in walkway and common areas
- Your guests must remain with you at all times
- No excessive noise or amplified sounds permitted day or night
- No unattended clothing, towels or shoes in common areas, pools or beach.
- No towels or clothing over balconies

- Vendors are not allowed on Punta Majahua property at any time unless delivering food or services
- Sports court hours are from 8 am to 8 pm and require a reservation. Please ask your Property Manager to show you how to reserve the court
- Unit pergola lights must be turned off by 10 pm
- The gym is not available to Renters or their guests.
- All rental rules must be followed at all times. Upon a first offense, Renter will receive a warning from your Property Manager, by text, verbally, or email. Second offense, Renter will be fined \$100. Third offense, Renter will be told to leave the premises. No refund of rent or deposit will be given.

### **Pool Rules**

- No lifeguard is on duty. Swim at your own risk.
- If a swimmer is in the lap pool, they have reserved it, and you may not enter the pool.
- Reservations are required for the lap pool. Your Property Manager will show you how to reserve your time on the Punta Majahua website. You are allowed one hour for the lap pool. The lap pool is for swimming laps only. If you wish to congregate at the pool, use the larger pool.
- No children under 10 years old in the Lap Pool. Parental supervision of children is required at all times.
- No excessive rough play or unruly behavior
- No toys or inflatables
- No diving or jumping
- Your guests are not permitted to use the pools or other common area amenities
- No glassware in pool or deck areas. Plastic or paper only.
- No amplified sounds - headsets only
- The large pool does not require a reservation. Units are limited to two hour large pool usage

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**Renter has read and agreed to the above Rental Rules.  
Please sign and date.**

**Management reserves the right to evict Renters in the even that any of the above-mentioned rules are violated. Renters will forfeit any unused nights.**

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**Property Manager Signature and date  
Property Manager will comply with centralized check-in process for each Renter**