



VACATION RENTAL LEASE AGREEMENT

This Vacation Rental Lease Agreement (this "Agreement") is made by and between Astrid Gassner ("Owner") and ("Guest") as of the date last written on the signature page of this Agreement.

Owner and Guest may be referred to individually as "Party" and collectively as "Parties." The Parties agree as follows:

1. PROPERTY.

The property is described as a loft with one bedroom and one bathroom. The unit is LAO M9 (LAO building, Middle floor, Unit 9) located at TAO Community, within Tulum Country Club by Bahia Principe Residences & Golf, Carretera Federal 307, km 250 - Akumal - Quintana Roo - Mexico (the "Property").

The Property is owned by Owner. The Property is fully furnished and equipped for light housekeeping. The following amenities are included in the Property: WiFi, washer, TV, kitchen, utensils, bed linens and towels. A big water bottle, some consumables and a starter supply of household cleaning and hygiene products will be available for use. Please replace any used items so they are available for the next guest. Guest is responsible for purchasing any additional supplies.

Guest is allowed to use TAO's pools and shuttle service free of charge. TAO Wellness Center and the Riviera Maya PGA golf course are available for a fee.

2. RENTAL PARTY.

All persons in the rental party will be bound by the terms of this Agreement. Only persons listed on this Agreement may stay in the Property. "Rental Party" means Guest plus the following persons:

First Name & Last Name	Relationship to Guest

The Rental Party will be adults with children.

3. MAXIMUM OCCUPANCY.

The maximum number of persons allowed to stay in the Property is limited to, unless the Owner gives its prior written consent.

4. VISITORS.

A visitor is an occupant of the Property who is not staying overnight. The total number of persons permitted in the Property at any given time, including visitors, is 4.

Any visitor staying overnight is subject to additional charges. No visitor will be allowed to use the common facilities, including the pools, when Guest is not on the Property.

All visitors must check in with security by providing their name, ID and QR code.

5. RENTAL PERIOD & CHECK-IN.

The term of this lease will be from:

"Arrival Date": to

"Departure Date":

The Property will be ready for Guest's occupancy beginning at 4 PM on the Arrival Date and the Property must be vacated by 11 AM on the Departure Date, unless otherwise agreed by Owner.

Check-in: 4 PM

Check-out: 11 AM

If Guest or any member of the Rental Party remains on the Property beyond the Departure Date, Guest will be responsible to pay the rental rate prescribed in Section 9 below for the period of time between Departure Date and the actual date Guest and all members of the Rental Party vacate the Property.

6. KEYS & ACCESS CODES.

Owner will provide Guest with a key, which will unlock the front door to the Property and will be stored in the lockbox. Guest is not allowed to make duplicate keys.

A fee of US\$ 50 will be charged to Guest for failure to return the keys to the lockbox.

Any attempt to access a locked area of the Property is just cause for immediate termination of this Agreement, forfeiture of all rent paid, and Guest will be liable for any missing items or damage.

Owner will provide Guest with access code to the lockbox.

Guest agrees to always store the keys inside the lockbox, to scramble the code and never share it with anyone for security reasons.

7. RESERVATION DEPOSIT.

A deposit in the amount of US\$ 50. (The "Reservation Deposit") is due and payable upon return of this signed agreement in order to secure Guest's reservation.

The Reservation Deposit is non-refundable and will be applied toward the rental rate.

8. SECURITY DEPOSIT.

Owner charges a security deposit in the amount of US\$

This deposit will be refunded after Guest's departure and an inspection of the Property by the property manager, less any deductions for damage to the Property or furnishings, excessive mess requiring additional cleaning or other costs incurred outside the normal course due to Guest's stay.

9. PAYMENT.

Guest agrees to pay the rent and fees described below (the "Total Amount Due").

Rental rate	US\$
Cleaning fee	US\$
Total Amount Due	US\$
Refundable Security deposit	US\$

Payment schedule

A payment of US\$ 50 (Reservation Deposit) is due upon return of this signed agreement.

A first payment of US\$ (50% less Reservation Deposit) is due on

A final payment of US\$ (50% plus refundable Security Deposit) is due on

The refundable Security Deposit of US\$ should be paid via PayPal so we can easily refund it.

(Please send US\$ so we receive the correct amount after PayPal's commission.)

Payment methods

Accepted methods are:

- Bank transfer to US or Canadian Bank account. (See WISE bank details on the last page)
- PayPal
- Interac e-Transfer (Canada)

(The Guest agrees to pay for applicable transfer fees.)

10. ELECTRICAL USAGE.

The cost of electricity is normally included in the short term rental price.

An electricity consumption fee will be deducted from the security deposit if excessive AC usage is detected.

11. CANCELLATION.

- Full refund (less Reservation Deposit and transfer fees) for cancellations up to 30 days before check-in.
- If booked fewer than 30 days before check-in, full refund of the paid amount (less transfer fees) for cancellations made within 48 hours of booking and at least 14 days before check-in. After that, 50% refund of the paid amount up to 7 days before check-in.
- No refund for cancellations within the last week.

12. CLEANING.

A fee will be charged to the Guest to cover final cleaning after departure.

Daily housekeeping services are not included in the rental rate, but can be arranged with the property manager.

Throughout the rental period, Guest will be responsible for keeping the Property clean and in good condition.

Any unsafe or dangerous condition must be reported to Owner immediately.

Guest acknowledges that on the Arrival Date, the Property is in good condition, except for any defect Guest may report to Owner by the end of the first day following the Arrival Date.

The Property should be left in the same condition as it was found by Guest on the Arrival Date.

Guest promises to leave the Property in good repair.

13. RENTAL RULES & RESTRICTIONS.

Guest agrees to abide by the rules and restrictions.

If any person in the Rental Party fails to follow any of the Rules, the Rental Party may be asked to vacate the Property and Guest will forfeit all rent paid.

HOUSE RULES

ELECTRICITY: It is very expensive in Mexico. Please don't forget to turn the air conditioner off when you leave the condo or when windows or doors are open.

The ideal temperature setting is 24° Celsius (75° Fahrenheit).

NO SMOKING INSIDE THE CONDO, NO PARTIES, EVENTS or ANY ILLEGAL ACTIVITIES ALLOWED.

If any of these rules are broken, all guests will be evicted immediately from the condo and no compensation nor any rental days left will be reimbursed.

LOST KEYS OR REMOTES: There is a charge of US\$ 50 for lost/stolen/broken keys or remotes. Remotes include AC and TV remote controls.

SEPTIC SYSTEM: In order to protect our delicate environment, do not flush anything but small amounts of toilet paper down the toilet. Flushing feminine products will clog up the septic system.

DRINKING WATER: The tap water is treated and softened for all usage, however, we recommend drinking and cooking with bottled water only. A large bottle of water will be provided. Additional water can be purchased at supermarkets or is available for delivery. (Check with the property manager.)

QUIET TIME IS 10 PM. Please respect your neighbors. Some are retired and live at TAO full time. Repetitive offenders will be asked to leave. No compensation will be made for unused vacation days.

SECURITY: This is a gated community with 24 hour security. All visitors must check in with security by providing their name, ID and QR code. (The property manager will send the required QR code to you via WhatsApp before your Arrival Date.)

SAFETY: All children must be under adult supervision in TAO's common areas. When using the pool, remember there is a certain risk associated. Use the pools at your own risk.
The pools are open until 10 PM.

ASSISTANCE: If you should need assistance during your stay you can contact the property manager via WhatsApp:

José Peña: +52 1 984 141 5488

(Emergencies only after 9 PM)

PETS: No pets are allowed in the TAO Community for rentals shorter than 6 months.

Only 1 pet is allowed per unit on long term rentals.

Renters are responsible for the actions of their pets that affect issues of cleanliness, health or tranquility of the community.

Pets must have all their vaccination certificates, and a collar with the owner's name and phone number. It is prohibited to walk pets without leash, to leave them unattended on the unit's decks, and to leave them alone for a long period of time.

Pet owners are responsible for picking up and properly disposing of their pet's waste, and for avoiding noise and eventual damages caused by their pets, inside and outside of the unit.

The owner of the pet will have to pay for any damage or extra cleaning costs.

14. FURNISHINGS.

The Property is fully furnished and equipped for the Guest's comfort.

Furniture, bedding, kitchen equipment, utensils, towels, and any other items supplied with the condo must not be removed from the Property.

The Guest agrees to pay for any loss of items within the Property or damage to the Property or furnishings in excess of normal wear and tear.

The Property will be inspected by the property manager after Guest's departure.

All contents of the Property are the property of Owner.

If an item should break, Guest must notify the property manager immediately.

15. PARKING.

Parking is limited to 1 space.

Guest may park for free in any spot of the parking area by the LAO building.

16. MECHANICAL FAILURES.

Owner attempts to properly maintain the Property. While all electrical and mechanical equipment within the Property are in good working order, Owner cannot guarantee against failure of electrical service, water supply, stopped plumbing, air conditioning, audio visual equipment, internet access, or appliances. Guest agrees to report any inoperative equipment or other maintenance problem to the Property manager immediately. Owner will make every reasonable effort to have repairs done quickly and efficiently. Guest will allow the property manager access to the Property for purposes of repair and inspection. Owner is not responsible for any inconvenience that may occur, and no refunds or rent reductions will be made due to failure of such items.

17. ACTS OF GOD.

If there is a storm or severe weather and a mandatory evacuation order is issued by state or local authorities, Guest shall be entitled to a prorated refund for each night Guest is unable to occupy the Property.

Owner will not be liable or deemed in default under this Agreement for any failure or delay in performing any of its obligations due to any act not within its control.

18. LIMITATION ON LIABILITY.

Owner is not responsible for any accidents, injuries or illness that occur to any member of the Rental Party or Guest's visitors while on the Property.

Owner is not responsible for loss of personal belongings or valuables belonging to any member of the Rental Party or any of Guest's visitors.

Guest agrees to assume the risk of any harm arising from use of the Property.

UNDER NO CIRCUMSTANCES SHALL OWNER OR PROPERTY MANAGER BE LIABLE TO GUEST OR ANY OTHER PERSON FOR ANY DAMAGES OF ANY NATURE WHATSOEVER ARISING OUT OF THIS AGREEMENT OR GUEST'S RENTAL OF THE PROPERTY.

IN NO EVENT WILL OWNER OR PROPERTY MANAGER BE LIABLE FOR ANY DAMAGES IN CONNECTION WITH THIS AGREEMENT, EVEN IF THEY SHALL HAVE BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGE.

19. INDEMNIFICATION.

Guest acknowledges that the use of the Property by the Rental Party and Guest's visitors is entirely at their own risk. Guest will indemnify and hold harmless Owner and property manager from any and all expenses, costs, damages, suits, actions, or liabilities whatsoever arising from or related to any and all loss of or damage to personal property, injury or death resulting from the use or occupancy of the Property or the failure of any member of Rental Party or Guest's visitors to observe the Rules and restrictions set forth in the previous paragraphs.

20. VIOLATION OF AGREEMENT.

If Guest or any member of the Rental Party violates any of the terms of this Agreement, Owner may evict Guest and the Rental Party from the Property and Guest will forfeit all rent and security deposit paid.

21. GOVERNING LAW.

This Agreement and all transactions contemplated by this Agreement will be governed by, and enforced in accordance with the laws of the State of Quintana Roo.

Any dispute arising from this Agreement shall be resolved through mediation.

22. AMENDMENTS.

This Agreement may be amended or modified only by a written agreement signed by both Owner and Guest.

23. NOTICES.

Any notice or communication under this Agreement must be in writing and sent via email or WhatsApp.

24. SUCCESSORS AND ASSIGNS.

This Agreement will inure to the benefit of and be binding upon Owner, its successors and assigns, and upon Guest and its permitted successors and assigns.

SIGNATURES

Owner signature

Astrid Gassner

Owner name

Date

Guest signature

Guest name

Date

CONTACT INFORMATION

astridgassner@gmail.com

Owner email

+54 11 5871-9160

Owner WhatsApp number

Guest email

Guest WhatsApp number

BANK INFORMATION

Wise - United States - USD

Email:

Phone:

Account holder:

Routing number:

Account number:

Account type:

Wise's address:

Wise - Canada - CAD

Email:

Phone:

Account holder:

Institution number:

Account number:

Transit number:

Wise's address:

Interac e-Transfer - CAD

Email:

PayPal - USD

Email: