

CASA RAMON

LODGING VILLA COSTA RICA

LEASE AGREEMENT

I _____, accompanied by _____ guests
(please list the full name of all guests in your party) who will be lodged at Casa
Ramon located in Portocito, Osa - Costa Rica for a period of _____ nights, and _____
days.

- _____ 1
- _____ 2
- _____ 3
- _____ 4
- _____ 5
- _____ 6
- _____ 7
- _____ 8
- _____ 9
- _____ 10
- _____ 11
- _____ 12
- _____ 13
- _____ 14

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Please note that children are welcome and must be accompanied by an adult at all times. Children may not be left unattended while staying on the premises as no daycare services are provided. No more than 14 guests (as listed above) are allowed without the prior consent of the owner.

CHECK-IN DETAILS

We require a copy of all passports as a matter of policy and security. Upon your arrival to Casa Ramon, all guests agree in advance to allow the manager of Casa Ramon to make a copy of your passport to be held by our management team for the duration of your stay to insure that we can help you in the event that something (such as a lost passport) were to occur. At your request and at the time of your departure, we will return the copies of your passports.

This agreement is between

and **JORGE L. RETANA JIMENEZ** for the lease of the property known as Casa Ramon.

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It is agreed that should any dispute arise concerning the interpretation or application of this agreement, the law of Costa Rica shall apply to the resolution of such dispute and any litigation resulting from such dispute shall be resolved under the procedures and jurisdiction of Costa Rica applicable to such disputes.

The lessee agrees to service of process by mail or in person at the addresses provided or wherever he /she may be located and agrees not to evade or resist service.

Resolution of any dispute may also be by commercial arbitration by the American Arbitration Association by mutual consent of the parties, such arbitration to be in Baltimore MD, in which case the law of Maryland shall apply to the interpretation of the agreement.

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THIS LEASE IS FOR THE FOLLOWING OPTIONS:

1 Bedroom 2 people Casita Ramon.

2 Bedrooms 5 people Gran Vista (1st Floor).

3 Bedrooms 7 people Gran Vista (1st Floor) and Casita Ramon.

4 Bedrooms 10 people Gran Vista (1st Floor), Los Guarumos Suite and Ilan Ilan Suite (2st Floor).

5 Bedrooms 12 people Gran Vista (1st Floor), Los Guarumos Suite, Ilan Ilan Suite (2st Floor) and Casita Ramon.

6 Bedrooms 14 people Gran Vista (1st Floor), Los Guarumos Suite, Ilan Ilan Suite (2st Floor) and Casita Ramon.

Total rental price/ package _____

Date in: _____ Date out: _____ (Check in 3 pm.

Check out at 11:00 a.m.)

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PAYMENT DETAILS

In consideration for this “rental period”, I agree to pay via _____ (wire transfer, personal check, cashiers check, or credit card as detailed below), 50% of the rental in the amount of _____. I will send the remaining 50% of the rental _____ 30 Days prior to the start of the rental agreement. Also see security deposit requirement section.

Rental reservations are not held until we are in receipt of the executed lease agreement and payment for same as per this agreement.

To submit the payment and insure your reservation is guaranteed in advance of your stay at Casa Ramon, five options are available:

- **By PERSONAL CHECK**
(A minimum of 5 months in advance of your scheduled arrival at Casa Ramon)
- **By CASHIERS CHECK**
(A minimum of 3 months in advance of your scheduled arrival at Casa Ramon)
- **By WIRE TRANSFER**
- **By ZELLE**
- **By PAY PAL**

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SECURITY DEPOSIT

Upon your arrival we will also require a credit card voucher (using either your MasterCard or Visa) in the amount of \$1,500.00. + \$500.00 fee for special occasions/events.

This voucher will be held up to seven (7) business days after your departure. If no damages or loss as a result of your stay, the voucher will be destroyed and your card will not be billed. I am leasing and the surrounding property of Casa Ramon, caused by myself or any members of my party. By signing below, in the event of damage or loss, caused by myself or any members of my party during our stay I agree to pay for the total repair or replacement costs of the house I am leasing at Casa Ramon and the surrounding areas on the property. Such damages and loss will be detailed in writing and provided to you by the owner. A \$150 penalty will be charged for "lost Keys and or lock front gate clicker"

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CANCELLATION POLICY

All cancellations must be in writing. If a client cancels a reservation more than 90 days prior to the scheduled arrival, owner will refund all amounts already paid to owner, less 15% cancellation charge based on the full contracted rental price. If a client cancels a reservation 90 days or less prior to the scheduled arrival at the

Property, including a reservation scheduled for either Christmas/New Year or Easter holiday period, Owner is paid towards the use of a new reservation at a later time based on availability.

CASA RAMON RULES

For security, our Villa Policy allows for onsite guest to be limited to those who are listed by name on the Casa Ramon Lease Agreement and any daytime visitor must be presented and approved by the Villa Manager in advance.

Linens and towels are provided. Basic housekeeping service is included. Laundry is at additional cost. For security, our Villa Policy allows for onsite guest to be limited to those who are listed by name on the Casa Ramon Lease Agreement and any daytime visitor must be presented and approved by the Villa Manager in advance.

Glass implements are NOT allowed by the pool or at the lookout point.

Plastic implements are available at the public bar areas.

No smoking are permitted in the house.

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DISCLAIMER

The owner of the house or its agent, are not responsible for any accidents that happen on the grounds, pool or in the house.

The owner is not responsible for personal valuables. If you carry expensive equipment or any other valuable assets, we recommend you get insurance.

A safety box safe is made available for personal valuable during your stay at Casa Ramon.

Notarize and forward this agreement with ALL the information requested. I agree to terms Yes _____ No _____

Name: _____

Phone Number: _____

Second Phone Number: _____

Fax Number: _____

Passport Number: _____

E-mail: _____

Full Address: _____

Zip Code: _____

Country of Residence: _____

In case of Emergency Contact (name and phone number):

X _____

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When you make the transfer, please fax or e-mail us with the name on the originating account and the Make your transfer payable to:

Make your transfer payable to: Jorge L. Retana Jiménez.

Bank: Bank of America.

Account #: 446032841396.

Address: 5704 Buckeystown Pike Frederick, MD 21704.

Routing #: 026009593

Address: 5704 Buckeystown Pike Frederick, MD 21704

Please contact us directly for wire transfer instructions.

What name is going to appear on the wire transfer?

_____ What is the date of the transfer:

_____ Amount of the transfer:
