

VADNAIS VICTORIAN

Victorian Complex ~ G2
Cabarete, Dominican Republic
vrbo.com~listing #135373 or dominicanrepublicvictorian.com
RENTAL RULES
Vacation Condo Agreement

Welcome to our home and the wonderful town of Cabarete! We are sure you will find much to do or nothing at all if that is what you prefer. Whatever you want your vacation to be, it will never be forgotten in this tropical paradise.

1. Check-in is after 2:00 pm, Check-out is 12 noon unless prior agreement.
 2. Smoking is allowed only in the main living area only. No smoking in bath or bedrooms. It is preferred that smoking is done on the balcony or outdoors. Always dispose of your butts properly, not on the lawn! Always use the ashtrays. Please do not litter any trash within the property.
 3. Pets, of any type are not permitted in the unit or on the Victorian site.
 4. Damage Deposit of \$500.00 US is required. A separate check is preferred. This must be received 30 days prior to arrival. This deposit is not applied to any part of the rental price however is fully refundable within 25 days of departure provided the following provisions are met:
 - A. No damage is done to the unit or it's contents or the building/property beyond normal wear and tear.
 - B. No charges are incurred due to contraband, pets, collections of rents or services rendered
 - C. All debris, rubbish and discards are placed in dumpster. No dirty, soiled dishes. No wet towels, linens are left. There is a drying rack to hang out damp/wet articles, please refrain from hanging over balcony rail.
 - D. All keys are given to Benny, condo manager or management appointed. Doors are to be locked upon depart. If the unlikely event, Benny is not available please leave keys with the front gate guard.
 - E. All charges accrued during stay are paid in full.
 - F. No linens are lost or damaged and outside. Again do not hang any article over the balcony rail, use rack.
 - G. The renter is not evicted by owner, agent, management, law enforcement or employed complex security.
 - H. Excessive costs of damage beyond said deposit will be paid by tenant to owner within 21 days of written or verbal notice.
 5. Payment: an advanced payment of 50% of rental rate is due at time of reservation to hold the condo. The calendar will reflect your time booked only after the first half has been received. Please make payment in the form of personal check, money order or cashier check, payable to Paul or Cindy Vadnais. We also will accept credit cards through our family company business. A 4% additional fee will be charged when using a credit card. An authorization form is included on the lower portion of the "Contract/Short Term Rental Agreement". The remaining 50% /half/final payment must be received at least 30 days prior to arrival.
 6. Cancellations: a sixty (60) day notice is required to cancel. Cancellations that are made more then sixty days prior to the arrival date will incur no penalty. Cancellations or changes that result in shortened stay, that are made within the sixty days of arrival date, forfeit the full advance payment of the 50% down. Cancellations or early departs less then the 60 day notice, does not warrant any refund of rent. Effort will be made to re-rent the unit during the sixty day period in which a partial or full refund may be given at the our discretion. In the unlikely event the unit is to be sold a written notice of at least 90 days will be given.
 - A. Monthly renter reservations will require a 120 day notice. Changes resulting in a shortened stay must be at least 90 days prior to arrival.
 7. Rates are based upon six persons/guests. Additional persons will be charged \$30 per person per night.
 8. Maximum occupancy is 10 persons. We have 2 double aero beds in addition to a king and 2 queen beds found in the 3 bedrooms.
 9. Minimum stay required is four nights. A higher nightly rate can be quoted for short stays, if avail able.
 10. Basic bath & hand towels and wash clothes are provided, as well as plush bed linens and pillows. We do not provide personal toiletries or the larger beach towels. We ask you do not bring our bath towels/ linens to the beach or pool. They are not to be removed from the condo.
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11. No daily maid service. We can arrange daily or less for an addition charge. There is a laundry facility within the complex, free of charge for our guests, detergent not included.
 12. Rate changes subject to change without notice, unless we are in a written agreement.
 13. Falsified Reservations: Any reservation obtained under false pretense will be subject to forfeiture of advanced payment, deposit and or rental money. The party will not be permitted to check in.
 14. Required is a copy of a government issued ID (passport, drivers license), prefer one for each guest.
 15. Parking: one space in the Victorian lot for our guests use.

16. We do have our Mercedes SUV, rented with driver at an additional cost. Fuel is to be paid by guest. Advance notice, with anticipate number of day usage and prepayment is required. A minimum number of days may be required. If using our vehicle/driver, please respond on the "contract" page on what you may be interested in doing so we have an advanced idea to make your vacation the best. Example: horseback riding in the mountains or beach , shopping in Puerto Plata (less expensive then on the beach!) dining out, tour of the rum factory, rent Harley's or mopeds, go-carts, caving, kite and wind surfing, hiking, biking, fishing, jeep safari, house hunting ...etc...

A. Many of the tours can be found in town and they do provide transportation right from the condo so no need to rent a car for many of the activities.

B. Utilize Benny, he is a charming wealth of Dominican knowledge. You are guaranteed to love him!!!

17. Please read and abide with the posted Victorian Regulations (pool rules, noise control, non disruptive behaviors) Respect the neighbors and complex property. Failure to act in a mature nature and or abide by common sense rules could result in eviction and legal action. Eviction can be made by owners, manager, security or police. Any eviction will result in forfeiture of any and all rents and damage/security deposit.

18. Hurricane or storm policy: Cabarete and surrounding areas have not been hit with a hurricane in over 90 years, so we have been told. Our new (2007) complex has been built to withstand tropical storm/hurricane winds according to American standards however we feel this is necessary to print. No refunds will be given unless local law enforcement or the weather service issues a mandatory evacuation for the area. A refund will be given from the day evacuation is given for any unused portion of rent, or any un used portion of rent from a guest that is scheduled to arrive and wants to stay after the warning is lifted or any advance rents collected for a reservation that is scheduled to arrive during the storm warning period.

19. The condo rep. will meet you upon arrival and departures, go over the checklist, answer any questions, make recommendations...etc... Again take advantage of his expertise and language abilities. Please contact the rep. within 24 hours of any pre-existing damage we may have missed.

20. Property Use: Please use and enjoy for your vacation needs. The condo is fully equipped with new linens, furniture, appliances and kitchen gadgets. Also included are basic paper products, hand soap and cleaning supplies. Guests are only responsible for light housekeeping duties within the unit. We do ask that the KITCHEN SINK only be cleaned with the KOHLER cleanser. Please respect our home and furnishings.

21. Always lock the main entry door, when not in the condo-even if just at the pool, beach or within the complex. Also Lock the balcony doors when leaving the complex.

22. No guest shall conduct any business or trade of any kind. No illegal drug use/possession or prostitution. Local, outside guests will not be permitted within the complex by security.

23. Please use the air conditioning units sparingly. The condo gets great ocean breezes and each room has a ceiling fan.

24. Lost items and liability of injury: the owners, rep. or management are not liable for any lost items or injury/death. If an items is found, it will be returned to the guest at a cost of shipping/handling fee.

25. Check out our informational booklet for great restaurants, bars and clubs, tours, diving, massages, grocery stores, shopping...etc...

26. You agree to give us your honest opinions, whether it be positive or negative, don't be shy to offer any suggestions.

27. Please sign the in house guest book as well as the on-line guestbook at VRBO.com listing #135373 28. Most Important: Relax and have the time of your life. Enjoy the beautiful sun, pool, hot tub, food, drinks, Dominican people, beaches and country. This is paradise with so much to do, feel and experience!

HAVE A GREAT VACATION, Paul and Cindy

Vadnais c's) 651.587.1579 or 651.231.0944 h) 651.429.8072 / Benny c's) 829.314.7396 or 829.250.9982

Pease sign, date, copy and return with the RENTAL CONTRACT/AGREEMNT form and ID copies.

Signature _____ Date _____ Page Two 01/09