

# Las Terrazas San Miguel

Santo Domingo #3, San Miguel de Allende 37700, Guanajuato, Mexico

## RESIDENTIAL RENTAL AGREEMENT

This agreement is made the \_\_\_\_ day of \_\_\_\_\_, 200\_\_,  
by and between Greg Johnson, Manager of Las Terrazas San Miguel hereinafter referred to as  
The Management and \_\_\_\_\_ as Renter(s). The Management, hereby  
agrees to rent the furnished real property described as Casa \_\_\_\_\_ (unit name) at  
Santo Domingo #3, San Miguel De Allende, Mexico. This agreement shall be for a term of  
\_\_\_\_\_ days/months (select), beginning the night of \_\_\_\_\_ and departing the day of  
\_\_\_\_\_. This agreement is in U.S. Dollars in the total amount of \$\_\_\_\_\_ (this  
amount includes the addition of 5% for Mexican taxes) for the specified length of stay.

### FOR RENTALS OF A TERM OF ONE MONTH OR MORE:

A 50% deposit in US dollars is to be forwarded to The Management with this signed agreement.  
The balance of the rental amount shall be paid to The Management 45 days prior to the first day  
of the rental term. If the first payment is less than 45 days from the first day of the rental term  
then the entire amount is to be paid with submission of this agreement unless otherwise agreed to  
by The Management. Space will be held only after payment under one of the conditions above  
has been received.

### RENTALS OF A TERM OF LESS THAN ONE MONTH:

Full payment must be made accompanied by this agreement no matter how far in advance the  
reservation is made. Space will be held only after payment has been received.

### REFUNDS:

In the event Renter must cancel this agreement a full refund will be made if cancellation notice is  
at least 60 days prior to the first day of the rental term. If cancellation notice is less than 60 days  
prior to the first day of the rental term The Management will immediately make the unit  
available for re-rental and Renter will be reimbursed for any time that is re-rented.

### CARE AND MAINTENANCE:

Renter accepts the premises in their present condition and agrees to take good care of the  
premises. This care includes not making any alterations, additions, repairs or  
improvements or any removal of the property of Las Terrazas San Miguel from the premises  
without the approval of The Management. The Renter agrees to accept liability for any  
negligence caused by family members or guests of the Renter. The Renter agrees to contact The  
Management at once regarding any damage to permit The Management to make repairs as soon  
as practical and collect payment from Renter when damage is the fault of the Renter. No long  
distance phone calls are to be charged to the property. All keys are to be returned. There will be  
a \$20.00 USD charge for each key not returned.

### CONDITIONS OF RENT:

Any complaints which the Renter may have concerning the premises shall be directed to The  
Management. The Management will attempt to take care of any concerns or emergencies as  
quickly as practical. The time deemed practical by The Management does not alter this  
agreement. Renter shall use the premises solely for residential purposes. The premises shall not  
be occupied by more than \_\_\_\_ persons. Pets are not allowed. The Management will have the

right to show the premises to prospective clients with 24 hour notice to Renter at Renter's convenience. The Management has the right to inspect the premises at anytime if there is reasonable cause to believe the Renter or any other person is misusing or damaging the premises or furnishings.

This agreement may be amended only by a written agreement between The Management and Renter. If for any reason The Management cannot deliver the property for the specified time, The Management will refund all money paid and make every effort to find a comparable property to the satisfaction of the Renter; however, The Management is not liable for the difference in cost if a satisfactory property of like cost or lesser cost cannot be found. The Management will assume no personal liability with respect to Renter, Family of Renter or Visitors except in the case of The Management's willful deception of Renter regarding the premises or gross negligence. In no event shall The Management be liable to Renter for any consequential or indirect damages, injury, or for pain or suffering incurred by Renter in connection with the specified premises or access to it. The use of stairways, balconies and rooftops as well as gas and electric appliances are at the risk of the Renter, Family of Renter or Visitors. Renter will pay reasonable attorney's fees and court costs, if any, incurred by The Management in enforcing this contract in court or otherwise to recover costs of damages. All discussions, understandings and agreements, whether written or verbal, between the parties, shall be governed and interpreted under the law of the Republic of Mexico.

Please supply us your flight arrangements:

Airline Name \_\_\_\_\_  
Flight Number \_\_\_\_\_  
Arrival Time \_\_\_\_\_ Departure Time \_\_\_\_\_

Please list the names of everyone in your group:

\_\_\_\_\_  
\_\_\_\_\_

By signing this agreement, Renter acknowledges they have read and agree to all the above terms and conditions.

Signature of Renter \_\_\_\_\_ Date \_\_\_\_\_  
Print Renter's name \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_ Country \_\_\_\_\_  
Telephone \_\_\_\_\_  
Fax \_\_\_\_\_  
E-mail \_\_\_\_\_

Make check payable to and mail with this Agreement to:

Greg Johnson  
PMB 165B  
C/O La Conexion  
220 N. Zapata Highway #11A  
Laredo, TX 78043