

VACATION SERVICE AGREEMENT

BP |V7

DATE (MM/DD/YYYY):	January 1, 2019
VILLA NAME:	
VILLA ADDRESS :	
GUEST NAME:	0
TOTAL # GUESTS:	0 0
GUEST EMAIL:	0
TOTAL # BEDROOMS:	3
ARRIVAL DATE:	0
DEPARTURE DATE:	0
TOTAL NIGHTS:	0
RATE /NIGHT USD:	\$ -
TOTAL RENTAL IN USD:	\$ -
SECURITY DEPOSIT IN USD:	\$ -
NOTES	

RATES DEPOSITS AND FINAL PAYMENTS: All rates shown in US dollars. Rates shown in the Reservation Confirmation are final and will not be effected by any increase or promotions made after the reservation is confirmed.

DEPOSIT: A deposit of 50% of the total amount of the Vacation Service in U.S. dollars plus a signed copy of the this Agreement are due within 5 business days of the date the reservation is made to confirm the reservation. Reservations will automatically be cancelled if funds and or copy of Signed Agreement are not received on schedule. We reserve the right to treat any confirmed booking as cancelled if schedules are not met. An extension may be requested.

For any reservation made less than 60 days prior to arrival date the full payment is due within 5 business days of the reservation.

BALANCE: The balance of the remaining 50% is due 60 days prior to the date of arrival at the property. Except in the case of reservations for Christmas & New Years the balance is due 90 days prior to the arrival date.

CANCELLATION: A cancellation received more than 95 days prior to the scheduled arrival date will receive a full refund less a 20% cancellation fee of funds received at that time. A cancellation received 95 days or less prior to to the arrival date, or a cancellation for any reservation scheduled over the Christmas/New Year holiday period, will not be eligible for any refund. In some special cases the a refund may be considered if we are able to re-rent the villa for the same dates, and rate, then a full refund less 30% of the actual funds received. No refunds will be made for unused portions of accommodations or services. There are no refunds for cancellations due to natural disasters, weather related situations, mechanical failures or any situation out of the control of the owner /agent such as but not limited to construction in the area, unusual noise or other disturbances. Any deviation from this policy shall be arranged at time of reservation in writing. **Trip cancellation insurance is strongly advised.**

SECURITY DEPOSIT: Is required with final payment. If no damages or losses were incurred, a full refund will be made no later than 7-10 days after departure date. In the case of damages or loss incurred to the villa, its furniture and furnishings, art works, electronic equipment etc. Such damages will be discussed when possible, with guests during their stay and a cost estimate for repair or replacement will be provided. Cost for damage will be limited to repairs or replacement value of the items damaged.

ACCOMMODATIONS:In the event any property becomes unavailable due to circumstances beyond the control of a villa owner & Beston Properties after a deposit is received, Beston Properties SA de CV reserves the option of moving the reservation to a comprable property. If this is not possible because of non-availability of another like property or if this is unsatisfactory to the client, Beston Properties SA de CV will refund the full amount of payments received for the reservation. All information provided by Beston Properties, while deemed true and reliable, is not guaranteed. Changes in inventory, items and décor may occur from time to time and such changes will not void the terms of the agreement.

RESPONSIBILITY: Neither the Agent, The Property Owner, any of their, employees, representatives shall be held responsible for any injury, theft, loss, illness or damage to any person or property of persons occupying the vacation property. The rights if any, of a person occupying said rental properties to seek recourse of any kind shall be governed by the laws of Mexico and determined exclusively by the courts of Mexico having proper jurisdiction. The owners, employees, and agents shall under no circumstances be held responsible for any disturbance or inconvenience to guests occupying the property caused by neighbors or the surrounding area. Traveler's Insurance is recommended.

TRAVEL TIPS – A valid passport is required to travel to Mexico (for children or fall ages) . Guests are responsible for obtaining proper documents for travel. Children: when only one Parent is traveling with children out of the U.S. a notarized affidavit of Permission is required from the other Parent (Or copy of Death Certificate if applicable) Please check with your Airline

RESTRICTIONS: policies regarding events, entertaining & unregistered guests at the villa are strict. The Guest must request permission in advance in writing from the Agent /or Owner to have unregistered guests visit the villa or host any event with unregistered guests. The cost of extra staff or an event fee may apply depending on the number of persons, potentially equivalent to one nights rental fee, plus an additional Security Deposit, if this policy is not adhered to and casual visitors arrive, staff has authority to deny entry and those staying at the villa may be asked to vacate the property immediately without refund or compensation.

Guests occupying the vacation property will be responsible for any damages caused by them or their guests to the property or its assets during their stay in that property. Guests shall not remove any items from the property. No pets will be allowed in the rental property without written permission prior to arrival.

Neither Bachelor Party type groups nor Student Spring Break groups (with a majority of the group under 25 ears or age are permitted. Unlawful activities (Drug use, Prostitution) are strictly prohibited, boisterous, rowdy or lewd behavior will not be tolerated. In the case a guest does not respect this policy The Guest may be evicted immediately, without refund or compensation for any used portion of the reservation and the Security Deposit will be forfeited. Noise curfews affecting nearby properties will be enforced. All noise and/or music shall be maintained at reasonable levels to accommodate quiet enjoyment of neighbors and authorities. Special attention to noise levels is required between the hours of 11pm and 8am. Please check with villa staff for further details.

The Maximum occupancy is 2 Persons per Bedroom, or the total documented on your Reservation Confirmation. If more then this amount of guests arrive staff may deny entry or guests may be evicted with no refund of reservation. No pets without prior permission in writing. Smoking in outside areas only. No subletting permitted.

Please print, sign copy and return this Agreement to: admin@bestonproperties.com

I HAVE READ AND ACCEPT ALL TERMS AND CONDITIONS OF THIS AGREEMENT.

VILLA NAME	0
CONFIRMED DATES	0 - 0
GUEST NAME:	0
GUEST SIGNATURE:	
DATE (DD/MM/YYYY):	

BESTON PROPERTIES, S.A. DE C.V.

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