

Parklands wants to welcome you to Costa Rica and looks out for your safety and the safety of our exclusive properties.

If these sample lodging/rental agreement/contract conditions are acceptable to you, please go ahead with full confidence and make your online booking request or instant booking.

If you need an exception (for example, let's say you are coming on business and renting for two months, and want to have some colleagues for social drinks or meals regularly without having to request a visitor pass each time, then let us know before you book. Send us a message first. We consider all reasonable requests. Thanks!

After an instant booking or accepted booking request, we will be touch with a personalized version of this sample agreement to sign online via Adobe's Document Cloud. Once we have your email or telephone number, we will call/text or email you, then send you a personalized contract at no extra cost to sign and complete securely online

The agreement focuses on two aspects: 1) Knowing our Client 2) Mutual Responsibilities of owner and renter for your safety and for our compliance with local regulations. Our desire is that you have a wonderful stay in Costa Rica.

Here is the basic info we need before we trust you with our high value real estate:

Your Basic Identifying Info (Parklands is required by residential regulations in CR to 'know' the tenant)

Tenant and all adult companions must be willing to email an image of their passport photo pages to Parklands then present the original to security or lobby staff to check & scan on arrival day. Thanks!

Complete Passport/Cédula Name / What do you prefer to be called?
Passport Country Passport #
Date of Birth Gender
Physical Address
Home Phone Cell Email
Employer Position
Languages Spoken
How many times have you been in CR?
For this rental period, what are your reasons for being in CR?

List any other guests in your party

Please name any others to be included in this contract under the primary responsibility of the Tenant.
Passport Name / Passport Number / Citizenship / Gender / DOB / Email

Arrival & Departure Info

Parklands Office has to coordinate logistics of each set up, check out cleaning, as well as transfers. Please help Parklands help you by completing the online flight form: bit.ly/MyArrival

And here are the basic responsibilities that are pre-assumed you are in agreement with when you make your booking online. It is your responsibility to read this first:

OCCUPANCY

Tenant agrees that no more than the named persons shall be permitted on the Property at any time during the Rental Term, (unless given an exemption by email or in the special clauses of this contract), all of whom shall comply with the conditions and restrictions imposed upon Tenant under this Agreement.

PRE APPROVED PROPERTY DAY VISITORS

Tenant shall not assign or sublease the Property or permit the use of any portion of the Property or Residential Complex (except lobby area, if it exists) by other persons who are not included as permitted occupants under this Agreement unless granted exception by email. A pre-approved day-visitor to the property and complex is any person trusted by the Tenant and for whom the Tenant takes complete responsibility. Any visitor must be pre-authorized 36 hours ahead of time by Parklands' office using the online form: bit.ly/VisitorRequest and later be prepared to present government ID to the residential complex security upon arrival. If Tenant plans to have trusted family or friends come stay overnight at the Property, Parklands must also authorize this extra guest 36 hours ahead of time and Tenant is obligated to pay an

extra charge. Any type of visitor request should be limited to already known and trusted individuals. Please note in order to comply with professional family morals and values of the residential community, Visitors to the Property or its residential complex may NOT be prostitutes, casual bar/club pick up, or date/friend device app face-to-face encounters. The Tenants' Security, the Property Security, the laws of Costa Rica, and the Tranquility of the other Residential Complex residents are valid reason for such restrictions. Tenant may only use the ground level lobby for meetings with unauthorized visitors, if such a lobby exists.

CONDITION AND USE OF PROPERTY

The Property is provided in "as is" condition. Parklands shall use its best efforts and honesty to correctly market the property as it really is, and to ensure the operation of all amenities in the Property, such as basic utilities, internet access, TV access and other amenities both inside the lodging and the complex. Parklands shall not be held responsible or negatively reviewed for such amenities failure to work as long as Parklands makes the effort to communicate via email and does its best to find solutions and answers or correct any reported issues as quickly as possible in business hours. Tenants are expected to show patience and understanding that the property is not a hotel and the property is in Costa Rica. Changes in décor, adverse road and/or weather conditions, other acts of nature, area construction, the exercise of the law, civil unrest or protests, insects or allergic reactions, or lack of amenities, will not be reason for refunds. Tenant acknowledges that use of some amenities, including terrace or balcony, pools, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children, and such use is at the Tenant's own risk.

For safety, costs, and environment, Tenant is responsible for turning off as many lights as possible, all fans, air conditioners, irons, and all kitchen appliances (except the slow cooker/crock pots) when they are not inside the property. Also, the washing machine is never to be used unattended because of flooding risk. Violations may result in partial or full forfeiture of the security deposit.

Tenant shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and keep the Property in clean and sanitary condition at all times. Tenant, and any additional authorized persons to be at the property or residential complex, shall refrain from loud noise (after 10pm Sunday through Thursday, or after Midnight on Fridays & Saturdays) and shall not disturb, annoy, endanger, or inconvenience neighbors, nor shall Tenant use the Property for any immoral (including drunkenness, drugs or prostitution), offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property. If Tenant is using assigned parking, he/she is responsible for slow speed in the parking area and correct parking space used. Tenant must not hang any item on the balcony or terrace. Specific residential complex rules are available on request. Any fines for rule violations levied by the residential complex administration office must be paid by Tenant.

RISK OF LOSS, INDEMNIFICATION & RELEASE

Tenant agrees that all personal property or effects brought into the Property by Tenant or their permitted guests and visitors shall be at the sole risk of Tenant. Parklands shall not be responsible or liable for any reason whatsoever. Tenant and any other people under his/her care, hereby waive/s and release/s any claims against Parklands, the Property owner and their successors, assigns, employees or representatives, officially or otherwise. Tenant agrees to use any facilities, amenities, or experience third-party booked activities related to the period of stay at the property, entirely at the Tenant's own initiative, risk and responsibility. Tenant recognizes that travel insurance coverage and protection (such as the optional insurance offered at: bit.ly/PlanSafe), is widely available.

ENTRY AND INSPECTION

Parklands and its assigned trusted employees or representatives reserve the right to enter the Property at reasonable times and with reasonable advance notice from Parklands' office for the purposes of inspecting, cleaning or maintaining the Property. Parklands personnel, security guards or police may enter the Property without advance notice only if Parklands has a reasonable belief that there is imminent danger to any person or property.

UNAVAILABILITY OF PROPERTY

In the extremely rare event the Property is not available for use during the Rental Term due to reasons, events or circumstances beyond the control of Parklands, Parklands will apply due diligence and good faith efforts to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest. If such replacement property cannot be found and made available, Parklands shall immediately return amount of all payments made by the Tenant, whereupon this Agreement shall be terminated and Tenant and Parklands shall have no further obligations or liabilities in any manner pertaining to this Agreement.

CANCELLATION POLICY

If Tenant has a change of plans, they may cancel their property rental by notifying Parklands at least 120 days before the property arrival date and by following Parklands' requested procedure for cancellation in order to receive the full rental value as credit towards a new Parklands property rental in the same general area, to use personally or to give to another responsible person (who would need to sign a new contract). If the value is greater than the new booking, then no balance is given. New rental period must be within 12 months of the cancellation date. Any other cancellation must be dealt solely with the Tenant's insurance company and Parklands is under no obligation to refund or extend credit.

VIOLATIONS/DAMAGE & SECURITY DEPOSIT

If Tenant should fail to comply with the terms, conditions and obligations of this Agreement, the Security Deposit for Damage/Violations will be forfeited and Parklands may give notice that this agreement is terminated and Tenant shall surrender and vacate the Property immediately, leaving the Property in good order and free of damage, and forfeit the Total Rental Fee and security deposit; and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred. Parklands has the right to enter property, remove Tenants' property, and change locks in serious cases of Tenant's violation. If there is no violation of this contract, or damage or loss to property, Parklands will refund or authorize its agents to refund the complete amount of the security deposit to the Tenant as soon as possible. In the case of minor violations or damage, tenant will have a partial or full amount deducted from their refundable security deposit.

DEPARTURE

Tenant is expected to communicate their plan and time for their property departure date in advance to enable Parklands to respond with details of a suitable check out method, as well as inspection if requested or deemed necessary. Tenant is expected to have cleaned kitchen utensils and disposed of trash before departure. Parklands appreciates Tenants' voluntary help with towels and linens before departure, but Tenants are wise to ask Parklands first if it would help. Thank you.

