



GOLDEN TREASURES

VACATION RENTAL AGREEMENT

Golden Treasures
Luxury Properties
Transversal 1ra, Suite 2
Sector Trade Winds – Lantigua
Sosua, 57000
Dominican Republic

Terms and Conditions

These terms and conditions apply to the villa listings where the document is found as an attachment. Those bookings will link to this terms and conditions via email too.

Electricity Consumption

Normal use of electricity is included in the rate. Upon arrival and departure, a reading of the electricity meter will be done. Excess use of electricity will be charged extra upon departure. Please note that 24-hour use of air conditioners is the main source of consumption. Electricity normal uses are as follows:

2 Bedroom Villas 25 Kilowatts per day

3 Bedroom Villas 30 Kilowatts per day

4 Bedroom Villas 40 Kilowatts per day

5 Bedroom Villas 50 Kilowatts per day

6 Bedroom Villas 60 Kilowatts per day

Cancellation policy:

Reservations canceled 60-days before the arrival date receive a refund of 100% of the amount paid. Reservations canceled 30-days before the arrival date receive a 50% refund. 50% of the cost of the reservation must be paid at the time of booking.

Payment

Payment in full for your rental is due upon booking. Cash, Bank Deposits to the Company's account in the designated Bank under the name BANCO POPULAR DOMINICANO, online payment via PayPal, are all acceptable methods of payment. 18% tax will be added to all rates.

We reserve the right to seek recovery of any money remaining unpaid sixty days from the date of invoice via collection Agencies and/or through the Small Claims Court in the event that the outstanding balance does not exceed £3000. In such circumstances, you shall be liable for any and all additional administrative and/or court costs.

A Deposit totaling 75.00 USD per bedroom rented is required upon check-in. This rule is mandatory and not negotiable. Invoices will be sent to you as per cancellation rules (see below). In order to keep your reservation and avoid a cancelations you need to pay accordingly.

Basic Rules and Regulations:

Music at a moderate volume is allowed, until 10 pm. Please know that we are a residential neighborhood. Please keep your language at a respectful level. We do not accept loud noises or profanities in our community. Speed limit is 30 km/h or 18 mph. Parking: One car per single driveway; two cars per double driveway; three cars in circular driveways. Additional vehicles must be parked in the Administration Parking or specified marked lots. Motorcycles and ATVs must be parked at the Administration parking lot. FIREARMS, ILLEGAL DRUGS AND NARCOTICS ARE NOT PERMITTED.

Guests

Each adult client can have one registered guest at a time unless maximum capacity of villa has been met. Client may register or unregister a guest at any time, night or day. Client must be present during registration process and guest must leave identification with the guard gate.

Visitors

Visitors are welcome from 8 AM to 11 PM.

Guests and Visitor rules

All guests and visitors actions are all solely the responsibility of the clients renting the villa. A valid photo ID is required of all adult clients, guests and visitors. Satisfactory IDs are passports, driver license, or a Dominican cedula ID. No photocopies of any IDs will be acceptable. Registration is to be done at Reception or Security gate. All visitor passes must be returned to security each time the guest exits Casa Linda. When reentering they will be issued a new pass at the entry gate. The replacement cost for a lost pass is \$20.00 USD or the equivalent in Dominican pesos. Once within the complex guests/visitors are not permitted to walk unescorted within the Casa Linda complex. No loitering or waiting for rides are permitted at the gates to the entrances of Residencial Casa Linda. Failure may lead to blacklisting of both client and guest/visitor.

Villa Capacity Limits for registered overnight/guests per accommodations:

2 Bedroom Villas—Max. occupancy family of 4 (2 Adults plus 2 children), or 4 Adults (2 couples) or 2 Single persons

3 Bedroom Villas – Max. occupancy family of 6 (Any combination Adult/Children not exceeding 6 persons in total), or 6 Adults (3 couples) or 3 Single persons

4 Bedroom Villas – Max. occupancy family of 8 (Any combination Adult/Children not exceeding 8 persons in total), or 8

Adults (4 couples) or 4 Single persons

5 Bedroom Villas – Max. occupancy family of 10 (Any combination Adult/Children not exceeding 10 persons in total), or 10 Adults (5 couples) or 5 Single persons

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- 6 Bedroom Villas– Max.occupancy family of 12 (Any combination Adult/Children not exceeding 12 persons in total), or 12 Adults (6 couples) or 6 Single persons Additional Visitors
- 2 Bedroom Villas – up to 2 guests until 11 pm, no overnight guests allowed in Villa
- 3 Bedroom Villas – up to 3 guests until 11 pm, no overnight guests allowed in Villa
- 4 Bedroom Villas – up to 4 guests until 11 pm, no overnight guests allowed in Villa
- 5 Bedroom Villa – up to 5 guests until 11 pm, no overnight guests allowed in Villa
- 6 Bedroom Villa – up to 6 guests until 11 pm, no overnight guests allowed in Villa

Special Events

Any additional guests or visitors must be authorized by Administration during office hours, special events must be requested minimum 48H prior to event. Note: pool party, bachelor party, birthday party aren't special events. If you do not follow these rules: The first offense is a verbal warning, The second offense is a written warning which is recorded with Administration. The third offense is cause for immediate eviction and blacklisting of all guests and clients causing the disturbance. Payments are non refundable. If deemed necessary we reserve the right to enforce the third offense action directly.

Bookings

Guests may book in advance or on arrival. Rooms are subject to availability and Residencial Casa Linda reserves the right to refuse any booking for good reason.

Check in-out

Guests may check-in at any time from 3.00 p.m. on day of arrival. If a guest has not checked-in by 6.00 p.m., Residencial Casa Linda is entitled to re-let the room unless the guest has notified Residencial Casa Linda that he/she will be arriving late. On departure, guests must vacate their rooms and check-out by no later than 12.00pm. Guest may request late checkout through reception but we will make all efforts to accommodate.

Payment

Guests must pay all outstanding charges on departure. We accept all major debit & credit cards except American

Express. We reserve the right to keep the hold and charge up to but not restricted to 48 hours after departure. Administration reserves the right to use the guest's credit card hold to deduct from their account any unpaid outstanding balances, any damages and/or stolen items.

Right of Refusal

Administration reserves the right to refuse a guest entry and accommodation if, on arrival, management reasonably considers that the guest is under the influence of drink or drugs, previously blacklisted, is unsuitably dressed or is behaving in a threatening, abusive or otherwise unacceptable manner.

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Disturbance

Administration reserves the right to require a guest to leave if he/she is causing a disturbance, annoying other guests or its staff or is behaving in an unacceptable manner.

Losses, Liabilities etc.

Guests must report any loss or damage to their property immediately on discovery to our staff members, and shall make themselves available to assist with any reports made by Administration to the police. Property that is left behind in the guest rooms will be kept for 3-weeks. All unassigned property will be forwarded to a charity or disposed of depending on value. If we send articles back to the customer, we will charge a postage and packaging fee to the credit card on file.

Guests shall not enter areas of the project, which are indicated as being closed to the public.

Administration shall not be responsible for death, personal injury or loss or damage to property suffered by a guest in such areas. Administration shall not be liable to a guest for any loss or damage to property caused by the misconduct or negligence of a guest or an act of God, or where the guest remains in exclusive charge of the property concerned.

Administration shall not be liable for any failure or delay in performing any of its obligations under this Agreement if the failure or delay was due to any cause beyond its reasonable control, including (without limitation) war or threat of war, civil or political action or disturbance, riot, natural disaster, fire, epidemic, bad weather, terrorist activity (threatened or actual), military activity, governmental or regulatory action, industrial dispute, act of God, failure of power or machinery, failure of or interruption in externally provided services and utilities, and all similar events outside Administration's control.

Whilst all reasonable efforts have been taken by Administration to ensure that bookings made under this Agreement are able to proceed, We reserve the right to relocate any booking to another villa within the project of similar size and standard. The renter acknowledges that Administration accepts no liability for any loss or damage suffered by or caused to the renter in consequence of the relocation of the renter.

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For the avoidance of doubt, Administration does not exclude its liability for death or personal injury caused by Administration's negligence. Administration is not liable for any loss or damage caused to a guest's vehicle, unless caused by the Administration's willful misconduct.

Guests will be liable for any loss, damage or personal injury they may cause at Administration. These Conditions shall be governed by Dominican law and you agree to submit to the jurisdiction of the Dominican courts.

Termination of Agreements and Refunds Policy

We ourselves reserve the right to terminate any Services Agreement for any reason, including the ending of services that are already underway. No refunds shall be offered, where a Service is deemed to have begun and is, for all intents and purposes, underway.

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Availability

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