

CASA RAMON LEASE AGREEMENT

When you are ready to book your reservation please download this Casa Ramon Lease Agreement (located under the reservation tab) in the Casa Ramon website. Print agreement, complete all details, you may either scan and email, or fax it to (301) 682-4881.

I _____ accompanied by _____ guests (please list the full name of all guests in your party) who will be lodged at Casa Ramon located in Portocito, Osa - Costa Rica for a period of ___ nights, and ___ days.

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____
- 6 _____
- 7 _____
- 8 _____
- 9 _____
- 10 _____
- 11 _____

Please note that children are welcome and must be accompanied by an adult at all times. The number of children may not exceed more than four per party and may not be left unattended while staying on the premises as no daycare services are provided.

No more than 12 guests (as listed above) are allowed without the prior consent of the owner.

CHECK-IN DETAILS

We require a copy of all passports as a matter of policy and security. Upon your arrival to Casa Ramon, all guests agree in advance to allow the manager of Casa Ramon to make a copy of your passport to be held by our management team for the duration of your stay to insure that we can help you in the event that something (such as a lost passport) were to occur. At your request and at the time of your departure, we will return the copies of your passports.

This agreement is between _____

And Bamboo Coralino BC, S.A. for the lease of the property known as Casa Ramon.

It is agreed that should any dispute arise concerning the interpretation or application of this agreement, the law of Costa Rica shall apply to the resolution of such dispute and any litigation resulting from such dispute shall be resolved under the procedures and

jurisdiction of Costa Rica applicable to such disputes. The lessee agrees to service of process by mail or in person at the addresses provided or wherever he /she may be located and agrees not to evade or resist service. Resolution of any dispute may also be by commercial arbitration by the American Arbitration Association by mutual consent of the parties, such arbitration to be in Baltimore MD, in which case the law of Maryland shall apply to the interpretation of the agreement.

This lease is for the following options:

1 Bedroom (2 people) Casita Ramon _____

2 Bedrooms (5 people) Deluxe Suite Apt. or Grand Vista Apt. _____

3 Bedrooms (7 people) Grand Vista Apt. and The Deluxe Master Suite _____

4 Bedrooms (10 people) Grand Vista Apt. and Deluxe Suite Apartment _____

5 Bedrooms (12 people) Grand Vista Apt., Deluxe Suite Apt. & Casita Ramon _____

Total rental price/ package _____ (listed on the Website)

Date in: _____ Date out: _____

Check in 3 pm. Check out at 12 Noon

PAYMENT DETAILS

In consideration for this "rental period", I agree to pay via _____ (wire transfer, personal check, cashiers check, or credit card as detailed below), 50% of the rental in the amount of _____. I will send the remaining 50% of the rental _____ **30 days** prior to the start of the rental agreement. Also see security deposit requirement section.

Rental reservations are not held until we are in receipt of the executed lease agreement and payment for same as per this agreement. To submit the payment and insure your reservation is guaranteed in advance of your stay at Casa Ramon, four options are available:

1. By Person check (A minimum of 5 months in advance of your scheduled arrival at Casa Ramon)
2. By Cashiers check (A minimum of 3 months in advance of your scheduled arrival at Casa Ramon)
3. By Wire transfer
4. By Credit card: Master Card or Visa (*All credit card charges are subject to an additional 8% Non-refundable handling fee*)

SECURITY DEPOSIT

Upon your arrival we will also require a credit card voucher (using either your MasterCard or Visa) in the amount of **\$3,000.00**. This voucher will be held up to seven (7) business days after your departure. Once we have confirmed that Casa Ramon has not sustained any damages or loss as a result of your stay, the voucher will be destroyed and your card will not be billed. I understand my responsibility as an occupant and accept the financial burden for any damages to the house I am leasing and the surrounding property of Casa Ramon, caused by myself or any members of my party. By signing below, in the event of damage or loss, caused by myself or any members of my party during our stay I agree to pay for the total repair or replacement costs of the house I am leasing at Casa Ramon and the surrounding areas on the property. Such damages and loss will be detailed in writing and provided to you by the owner.

A \$150 penalty will be charged for “Lost Keys”.

CANCELLATION POLICY

All cancellations must be in writing.

If a client cancels a reservation more than 90 days prior to the scheduled arrival, owner will refund all amounts already paid to owner, less 15% cancellation charge based on the full contracted rental price.

If a client cancels a reservation 90 days or less prior to the scheduled arrival at the Property, including a reservation scheduled for either Christmas/New Year or Easter holiday period, Owner is not obliged to refund any amounts already paid, the client is eligible for a certificate equal to the value already paid towards the use of a new reservation at a later time based on availability.

CASA RAMON RULES

Linens and towels are provided. Basic housekeeping service is included. Laundry is at additional cost.

Glass implements are NOT allowed by the pool or at the lookout point. Plastic implements are available at the public bar areas.

Sorry, no pets and no smoking are permitted in the house

I discovered Casa Ramon in (Y/N):

Magazine _____ which one? _____

Website _____ Realtor _____ Personal Reference _____

DISCLAIMER

The owner of the house or its agent, are not responsible for any accidents that happen on the grounds, pool or in the house. The owner is not responsible for personal valuables. If you carry expensive equipment or any other valuable assets, we recommend you get insurance. A safety box safe is made available for personal valuable during your stay at Casa Ramon.

Notarize and forward this agreement with ALL the information requested below.

I agree to terms Yes ____ No ____

Name: _____

Phone Number: _____

Second Phone Number: _____

Fax Number: _____

Passport Number: _____

E-mail: _____

Full Address: _____

Zip Code: _____

Country of Residence: _____

In case of Emergency Contact (name and phone number):

X: _____

Please contact us directly for wire transfer instructions.

When you make the transfer, please fax or e-mail us with the name on the originating account and the amount. We will correspond upon confirmation from the bank. (Usually 3 business days). Please make your transfer payable to: BAMBUCORALINO BC S.A.

Swift transfer number: BNCRCRSJ, Acct No.: 100-02-086-600099-3

What name is going to appear on the wire transfer? _____

What is the date of the transfer: _____

Amount of the transfer: _____

Payment Processing for Credit Card Only:

I Agree to Charge my Credit Card for a total amount of _____ and I will complete and send the Form enclosed.

Credit Card Type (MasterCard /or Visa): _____

CREDIT CARD FORM

Full name: _____

Card Billing Address: _____

Credit Card #: _____

Expiration date: _____

I hereby authorize "Bamboo Coralino BC, S.A." to charge my Credit Card the total amount of _____ that will serve as 50% of the total rental. They have the authorization to charge the remaining 50% 30 days prior to the arrival date.

Name: _____

Residence address:

Street: _____

Apartment # (if applicable): _____

City: _____

State: _____ Zip Code: _____

Business address:

Name of business: _____

Street: _____

City: _____

State: _____ Zip Code: _____

I agree to the terms of the Agreement

The lease charge is non-refundable as per the cancellation policy of Casa Ramon.

Signature: _____

Phone #: _____

E-mail Address: _____

Please complete all the info above and fax to us at 301-682-4881, along with a copy of your Passport, one additional ID, and the copy of both sides of your credit card.