



TABLEROCK BEACHFRONT PENTHOUSE

SHORT-TERM RENTAL AGREEMENT

Apartment 302 | Aguada, Puerto Rico | www.tablerockpenthouse.com

IMPORTANT: This agreement is a practical template for direct short-term rentals and is not a substitute for legal advice. Puerto Rico condominium, lodging, tax, consumer, and contract requirements may apply. The Owner should have a Puerto Rico attorney review it before use.

1. Parties and Reservation

Owner/Host	Jayson Sale
Primary Guest	
Guest Address / Phone / Email	
Check-in	After 4:00 PM
Check-out	By 11:00 AM
Number of Registered Guests	Maximum occupancy: 4 persons

Valid Government-Issued ID. A legible copy of a valid, current government-issued photo ID for the Primary Guest is required before check-in. The name on the ID must match the name on the reservation and this Agreement. The Owner may deny access or cancel the reservation if the required ID is not provided, subject to applicable law and the cancellation terms of this Agreement.

The Owner rents Apartment 302 at Tablerock Condominium (the "Property") to the Primary Guest for the dates above. The Primary Guest must be an adult legally capable of entering this Agreement and is responsible for all registered occupants and visitors.

2. Charges and \$500 Refundable Damage Deposit

Rental charges, applicable taxes, cleaning fees, and other disclosed booking charges are due as stated on the reservation invoice or booking confirmation. A \$500.00 refundable damage/security deposit is required in addition to the rental charges.

After checkout and inspection, the unused balance of the deposit will be returned within 7 days, subject to payment-processing time. The Owner may deduct reasonable, documented amounts for damage beyond ordinary wear and tear, missing property, excessive cleaning, smoke/vape remediation, unauthorized pets or occupants, lost keys/remotes/access devices, condominium fines or charges caused by the Guest's party, or other losses resulting from a violation of this Agreement. The Guest remains responsible for covered losses exceeding \$500. Ordinary wear and tear is not chargeable.

3. Cancellation and Refund Policy

For direct bookings, the following moderate cancellation policy applies unless the written booking confirmation states otherwise: (a) cancellation 30 or more days before check-in: 100% refund of rental charges paid; (b) cancellation 14-29 days before check-in: 50% refund of rental charges paid; and (c) cancellation fewer than 14 days before check-in: no refund. Refundable security deposits and any amounts that must legally be refunded will be returned as applicable. This is the Owner's direct-booking policy and is not Airbnb's policy.

If the Property becomes legally inaccessible or materially uninhabitable because of a hurricane, tropical storm, mandatory evacuation, utility casualty, or similar event outside the parties' control, the Owner may offer a refund for affected unused nights, a credit, or reasonable alternative dates, depending on the circumstances and applicable law. Guests are encouraged to purchase travel insurance for other travel interruptions.

4. Occupancy, Guests, and Use

Maximum overnight occupancy is four (4) persons, and only registered guests may occupy the Property. Renters may not invite outside guests, families, or other persons into the apartment or permit unregistered persons to use condominium facilities, including the pool and gazebo. No parties, events, commercial activities, or illegal activity are permitted. The Guest may not sublet or transfer the reservation without written approval.

5. General Prohibitions and Condominium Rules

No Smoking or Vaping. Smoking or vaping is prohibited in or around the apartment, including the balcony, terrace, hallways, and condominium common areas where prohibited. A violation may result in charges against the damage deposit for cleaning, deodorizing, remediation, damage, or condominium charges, up to the full deposit, and the Guest remains responsible for costs exceeding the deposit.

No Pets. Pets are not permitted. A violation may result in charges against the damage deposit for cleaning, damage, remediation, or condominium charges, up to the full deposit, and the Guest remains responsible for costs exceeding the deposit. This provision is subject to any accommodation required by applicable law.

Noise and Conduct. Loud noise or conduct that disrupts the calm, harmony, safety, or reasonable enjoyment of residents is prohibited. Most persons at Tablerock are full-time residents. Quiet hours are 10:00 PM to 8:00 AM throughout the apartment and condominium grounds.

Balconies and Windows. Do not hang towels, linens, clothing, or other items from balcony rails or windows. Do not throw trash or any object from windows or balconies.

Parking. Use only the two (2) assigned parking spaces for Apartment 302. Boats, trailers, and vehicles or equipment larger than a normal passenger vehicle are not permitted inside the condominium grounds.

6. Pool and Gazebo Rules

- All pool bathers must wear bathing suits designed for water activities. Ordinary shorts or other clothing not intended for swimming are not permitted.
- All pool users in the Guest's party must be accompanied by the Primary Guest as required by condominium rules. No lifeguard is provided; use of the pool is at each person's own risk.
- Do not throw objects, substances, or materials into the pool that could interfere with filtration or sanitation.
- Food, beverages, and smoking are prohibited inside the pool.
- Running, jumping, horseplay, or other unsafe conduct is prohibited in the gazebo/pool area.
- Use the faucet by the mailboxes to rinse sand before entering the pool or returning to the apartment, and shower before entering the pool.

7. Gates, Fences, and Security

The automobile gate may not be used for pedestrian entry or exit. The pedestrian gate must be closed and locked after each use. Jumping or climbing any fence to enter or leave the complex is strictly prohibited. Guests must safeguard keys, remotes, access codes, and other security devices and may not share them with unregistered persons.

8. Property Care, Damage, and Maintenance

The Guest will use the Property and furnishings carefully, promptly report damage or maintenance issues, and leave the Property in reasonably clean condition. Furniture, electronics, linens, kitchenware, and other contents may not be removed from the Property. The Guest may not make repairs, alterations, or installations without permission, except reasonable emergency measures to prevent immediate injury or further property damage.

The Owner or the Owner's representative may enter the Property when reasonably necessary for emergencies, urgent maintenance, protection of persons or property, or as otherwise permitted by applicable law, with reasonable notice when circumstances allow.

9. Utilities, Internet, and Building Services

Temporary interruptions of electricity, water, internet, television, elevators, gates, pool access, or other building/community services can occur and may be outside the Owner's control. The Owner will make reasonable efforts to address issues within the Owner's control, but does not guarantee uninterrupted third-party or condominium services. Nothing in this section limits rights or remedies that cannot legally be waived.

10. Beach, Ocean, Pool, and Personal Safety

The Guest understands that beaches, ocean conditions, balconies, wet surfaces, pools, and other recreational areas involve inherent risks. The Guest is responsible for appropriate supervision of minors and for evaluating conditions before participating in recreational activities. There is no representation that a lifeguard will be present. To the extent permitted by law, each Guest assumes the ordinary risks associated with voluntary use of these amenities.

11. Violations, Fines, and Termination

The Primary Guest is responsible for the conduct of every person in the party. Serious or repeated violations of this Agreement, condominium rules, occupancy limits, safety requirements, or applicable law may result in termination of the stay and removal from the Property, subject to applicable law. The Guest is responsible for condominium fines, charges, or documented losses caused by the Guest or the Guest's party. A termination for Guest-caused violation does not create a right to a refund except where required by law.

12. Liability and Indemnification

To the fullest extent permitted by applicable law, the Owner is not responsible for loss, theft, or damage to Guest personal property or for injuries caused by conditions outside the Owner's reasonable control. The Guest agrees to be responsible for claims, losses, or costs arising from the negligent, reckless, or wrongful acts of the Guest or members of the Guest's party. Nothing in this Agreement waives liability that cannot lawfully be waived, including liability that applicable law places on an owner for the owner's own actionable conduct.

13. Governing Law; Entire Agreement

This Agreement is governed by the laws applicable in the Commonwealth of Puerto Rico. The booking confirmation, payment terms, and any written house or condominium rules provided to the Guest are incorporated into this Agreement. If a provision is found unenforceable, the remaining provisions will remain effective to the extent permitted by law. Changes must be agreed to in writing. Electronic signatures and electronic acceptance may be used to the extent permitted by law.

14. Guest Acknowledgment

By signing below, the Primary Guest confirms that the Guest has read, understands, and agrees to this Short-Term Rental Agreement and will ensure that all members of the Guest's party comply with it.

Primary Guest Signature	
Printed Name	
Date	
Owner/Host Signature	

Tablerock Beachfront Penthouse • Apartment 302 • Aguada, Puerto Rico

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