

## Guest Rental Agreement Terms and Conditions

1. The Rental Agreement is between the Owner and Guest with conditions agreed to as stated in this Rental Agreement Terms and Conditions. For rents paid, Owner agrees to lease the property 30 Strada Di Villaggio, Henderson, NV 89011, Unit 520, for the term as stated in the Rental Confirmation. Rents payable shall be to the Property Owner, D. Paul Finn, 15403 Crystal Springs Way, Louisville, KY 40245, or its agent.
2. No Smoking is allowed in the Unit and No Pets are permitted.
3. The guest agrees that he or she is 25 years of age or older and will be occupying the premises during the dates requested.
4. Guest Check-in will be at Castle Manager, located at 20 Via Bel Canto, Henderson, NV, 89011, with normal office hours of 8:00 am to 5:00 pm. Castle Manager is located in MonteLago Village directly next to the condominium Unit 520. Should check-in be required at any additional hours, Castle Manager management is on site, and their cell phone contact will be provided in the Rental Confirmation. With Check-in, a card access key will be issued. Note that the card access key is also required for access to the parking garage located under the condominium complex, pool, and some door entrances.
5. The Rental Agreement has a general Payment Policy of 10% deposit of the total rents due at reservation, 40% deposit due 30 days from Check-in, and 50% balance due at Check-in. Payment shall be made by check or Credit Card submitted through the website. The Reservation Confirmation shall state any revisions to the policy. Payment of rental deposit shall constitute acceptance of these Terms and Conditions.
6. The Rental Agreement has a Cancellation Policy of 60 day prior to Check-in, all deposit shall be refunded in full; at 30 days prior to Check-in a cancellation fee equal to the 10% deposit will be charged; at 14 days prior to Check-in a cancellation fee of the 10% deposit and the 40% 30 day deposit will be charged. The Reservation Confirmation shall state any revisions to the policy.
7. The Arrival and Departure times shall be as follows, check-in time is 3:00 pm and check-out time is 12:00 noon. Should you require an earlier Check-in or later Check-out, if the unit is not rented, this request will be fulfilled. Key Card pickup and drop-off is at Castle Manager in MonteLago Village.
8. The condominium comes equipped with a television and DVD player in the main living room. This is a 3-bedroom suite, 2 king size beds (each with private bath), 1 queen size bed (with attached bath). The unit also has a fully equipped kitchen including all utensils, refrigerator, and microwave oven. The unit is provided with one wired internet connection.
9. A credit card shall be required as a Security Deposit. The guest agrees to indemnify the Owner for any damages to the premises, excluding normal wear and tear.
10. The Owner and it's management company Castle Manager are not associated with Aston Hotels and Resort, who has rental management agreements with some Owners in the Viera Condominium Complex. All condominiums in the Viera complex are privately owned. Should an emergency occur and Castle Manager is not available and access is required to the unit, the Viera Condominium front desk manned by Aston can be contacted (702-564-4755), and access can be granted with permission from the Owner. Should maintenance be required on the unit, contact the Owner directly (or Castle Manager), do not contact Aston Hotels and Resorts.