



Terms and Conditions

(1) Satellite TV is provided and service level has been chosen by the owner. No refund of rents shall be given for outages, content, lack of content or personal preferences with regard to cable TV service.

(2) High speed wireless internet is provided as a convenience only and is not integral to the agreement. No refund of rents shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to internet service.

(3) Renter is provided with 1 key, if applicable. Renter assumes responsibility for the whereabouts of said key. If key is lost damaged or broken, Renter accepts financial responsibility for locksmith charges and applicable replacement costs.

(4) Renters should not flush anything other than toilet paper. No feminine products should be flushed at any time. If it is found that feminine products have been flushed and clog the septic system.

(5) Coko Consult & Services SL has the right to inspect the premises without prior notice at any time to enforce the terms of this agreement. Should the renters violate any of the terms of this agreement, the rental period shall be terminated immediately. The renters waive all rights to process if they fail to vacate the premises upon termination of the rental period. The renters shall vacate the premises at the expiration time and date of this agreement.

(6) The rental property is managed by Coko Consult & Services SL, whom reserves the right to refuse service to anyone.

(7) Renter acknowledges that the rental property could, at some time, acquire bed bugs as a result of a previous renter's occupancy. In the very rare event of the rental property acquiring bugs, Renter cannot and will not hold Coko Consult & Services SL responsible for resulting damage or injury caused by bed bug activity.

(8) The telephone carrier and resulting services offered is determined by the property owner. Coko Consult & Services SL assumes no responsibility for services offered. At any time during the renter's stay, you find telephone or Internet service to be inoperable; it is the renter's responsibility to notify Coko Consult & Services SL of the issue. Use of the landline will be charged extra.

(9) The renters shall maintain the premises in a good, clean condition, and use the premises only in a careful and lawful manner. The renters shall leave the premises neat and tidy at the expiration of the rental agreement, defined by Management as being free from dirty dishes, used food items, excess garbage, shopping bags.

(10) Renters shall pay for maintenance and repairs should the premises be left in a lesser condition. The renters agree that Coko Consult & Services SL shall deduct costs of said services from credit card, if renters cause damage to the premises or its furnishings.

(11) The renters shall dispose of all waste material generated during the rental period in a lawful manner and put the trash in the bins along the curb during their stay for pickup.

(12) The renters shall not sublet the property.

(13) The renters shall behave in a civilized manner and shall be good

neighbors respecting the rights of the surrounding property owners. The renters shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Renters shall then immediately vacate the premises. Quiet hour starts at 10 PM; pool and outdoor noise should be kept to a minimum during these hours.

(14) In accordance with state law, there shall be no smoking inside the premises. Smoking is permitted outside the home. Please remove your discarded cigarette butts.

(15) Management shall provide towels, linens, cups, knives, forks, spoons, dishes, and other items as commonly used.

(16) No reimbursement will be made for unused consumables left at the premises. If consumables exist at the premises when the renter arrives, the renter is free to use them.

(17) Properties are let fully furnished and equipped. The price of all properties includes reasonable use of linen, electricity, hot and cold water. Occasionally there may be an additional charge for air conditioning/heating where available; you will be advised of this at the time of booking.

(18) Satellite/Cable television where available may not include access to all channels. If internet access is available it is generally assumed that the customer will bring their own laptop.

(19) The renters and Renters' Guests shall hereby indemnify and hold harmless Management against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss.

(20) Renters expressly recognize that any insurance for property damage or loss which Coko Consult & Services SL may maintain on the property does not cover the personal property of Renters, and that Renters should purchase their own insurance for Renters and Guests if such coverage is desired.

(21) We do not take responsibility of constructions noise during their stay. Generally any conditions and situation that is out of our power we will not take actions for. This include4s, rain, winds, storms, neighbor noise, construction noise. Renters agree to pay

all reasonable costs; attorney's fees and expenses that shall be made or incurred by Coko Consult & Services SL enforcing this agreement.

(22) Renters expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Renters do not intend to make the property a residence or household.

(23) We occasionally experience outages of electricity or water that are beyond our control. We report outages as each occurs. No refunds or compensation will be given for any outages.

(24) There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions. Please note we cannot be held responsible for any building or road workings occurring near the property. We will endeavour to advise you of any work occurring should we be aware of it, but work can occur at any time without our prior knowledge.

Cokorent directed by Coko Consult & Services SL

(25) There shall be no refunds of rents because of shortened stays or ruined expectations due to work and family emergencies or other commitments, such as furniture, facility conditions of the house. We intend to provide everything in excellent conditions but cannot take responsibility of urgent repairs or exchanges if there is no time between rentals.

(26) It is the renter's responsibility to learn about safety precautions, warning signs of water conditions, and safety procedures concerning swimming in or being around the pool.

(27) Renter agrees to have responsible adult supervising minors while they swim in the pool.

(28) Renter is hereby notified that the pool can be dangerous and renter accepts fully the risks involved.

(29) Renter is further notified to be cautious when exiting the rear of the home as the pool is open and in close proximity to the entry ways and can be a hazard. There are no permanent rails to prevent a fall into the pool.

(30) Renter agrees that Fireworks and other hazardous materials shall not be used in or around the property.

(31) Renter shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc.; shall cause termination of this agreement with no refund of rents or deposits.

(32) Renter agrees not to access the "owner's closet" (if applicable), even if unlocked, which contains cleaning supplies and chemicals that could be hazardous to children and adults.

(33) Renter is advised that the property may contain a gas stove and cook top, gas heating, gas grill, and other gas powered items and will seek help from management if the proper operation of such items is not fully understood.

(34) The property has a security system installed believed to function properly at the time of rental. Renter will notify management without delay if a fire alarm “chirps” or has a low battery condition.

(35) Renter shall see to their own security while in the property by arming the alarm (if applicable), locking doors, windows, garage doors, etc. when it’s prudent to do so.

(36) Valuable items left behind by renter will be held for the renter and every reasonable effort will be made to contact the renter for return. If items are not claimed within 30 days of departure, they shall become the property of Coko Consult & Services SL. Coko Consult & Services SL shall not be held liable for condition of said items.

(37) Pet owners are responsible for cleaning up any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up-to-date on rabies vaccinations and all other vaccinations. All items above are the sole responsibility of the pet owner. The owners assume no responsibility for illness, injury, disappearance that humans or pets may incur while on the premises.

(38) We strongly recommend that Renter have adequate Travel and Health Insurance for the duration of Renter’s stay, to cover eventualities such as cancellation, accident, sickness and damage. Coko Consult & Services SL will not be held responsible for Renters who do not purchase adequate travel insurance to cover unforeseen circumstances which may necessitate cancellation of Renter’s holiday, or cause additional expense to be incurred by Renter or members of Renter’s party.

Cokorent directed by Coko Consult & Services SL