

Los Ensueños S.A.de C.V.
San Francisco #1 Local #10
Zona Centro
San Miguel de Allende, Gto.
México. CP 37700
Tel: 011.52.415-152-4465 or 1-956-242-0189



Rental Agreement For

Tenant Personal Information

Name:

Home Phone:

Office Phone:

Email:

Address to return Security Deposit check to:

Property Agreed to rent:

XXXXXXXXXX

Zona Centro, San Miguel de Allende, Gto, .México CP. 37700

Arrival Date:

Departure Date:

Total Rental Cost:

The total rent cost will be divided in the following payments:

1. 50% of the Total Rent Cost (\$XXXX.00 USD) should be paid at time of reservation to guarantee the reservation. Payment of total rental cost to be paid in full even if premises vacated prior to term agreed upon.

The rental is not confirmed until the money is received.

For Payment:

A Wire transfer should be made to:

Wells Fargo Bank Texas,NA

Reservation Cancellation Policy:

- Prior to 90 days from date of arrival, 75% of deposit refunded
- 61-90 days, 50% refunded,
- 31-60 days, 25% refunded,
- 30 days or less, deposit is forfeited

2. The other 50% of Total Rental Cost \$XXXX.00 USD

* *plus the Security Deposit* + \$XXX.00 USD

Total Amount: \$XXXX.00 USD

To be paid before this (Date):

Please note that we don't accept Postal Money Orders from the United States Postal Service.

*** Security Deposit:**

The Security Deposit is refundable within ninety (90) days of departure. If any provision of this Rental Agreement is violated, the Security deposit is forfeited. The Security deposit is to indemnify the Landlord against damages and/or loss of value as a result of Tenant's action, mistake, or inaction during the term of occupancy. The Security deposit may not be applied by the Tenant as a payment of any rent due the Landlord/Agent. Should the Tenant be responsible for any damages and/or loss of value to the Premises greater than the value of Security Deposit, the Tenant hereby agrees to pay and reimburse the Landlord for such losses immediately upon the presentation of a bill for said damages/or losses. The Landlord shall return the balance of said Security Deposit, if any funds are present, to the Tenant's address upon vacating the premises, the return all keys (and garage door opener, if applicable) to the Landlord/Agent, and termination of this contract according to the terms, herein agreed. The Security deposit will be returned within ninety (90) days after the Tenant vacates the premises, along with an itemized statement, including deductions, if any, from said Security Deposit.

There is a \$25.00 USD fee per lost key and a \$100 USD fee per lost/damaged garage door opener.

Bad-Check Service Charges

In the event, the Tenant's check is dishonored and returned for any reason to Landlord/Agent, Tenant agrees to pay as additional rent the sum equivalent to 10% of the total of the check amount. **This amount shall be in addition to all late fees, if the check is not paid prior to the rental due date.**

Pets (Dog)

Tenant shall inform Landlord/Agent if bringing one (1) dog and a photo, breed and age information of the dog must be provided to the Landlord/Agent at the time of the reservation for approval. A mandatory

charge will be incurred for de-fleaing, deodorizing, sofa/chair, and/or rug cleaning, and/or any damages to the property or premises caused by the dog. This charge will be deducted from the Security Deposit. **No cats are allowed on this property.**

The dog must be housed in a crate at all times when left alone at any time without the owner present, at this property.

Maximum Occupancy: Tenant agrees that no more than XX persons will occupy the premises. If more than XX persons are occupying the premises at any time, there will be an additional charge of \$100 USD/week.

Restrictions: No subletting. No smoking inside the premises and no smoking on the outdoor second floor Master bedroom terrace. No removal or movement of any furniture, furnishings, or other property, from said premises. The use of the premises for any painting or art studio use is prohibited. No children under age 12 allowed.

For any special needs such as moving any furniture item/s within the premises, prior permission is required from Agent/Landlord and only the Agent's personnel may move the furniture item/s.

Judicial Matters: Judicial costs incurred due to breach of this contract by the tenant shall be paid by the Tenant.

Rent includes: Gas, Electricity, City Water, Cable TV, Basic Fee of a Telephone line, and Maid Service (XX Days per Week), Gardener service.

Tenant will pay all long distance calls and cell phone calls.

This contract is effective the day that it is signed.

Agreed this _____ day of _____, 2007.

Owner or Yoko Nishiguchi: _____

Tenant: _____

Please mail this rental agreement with your signature to following address:

Yoko Nishiguchi
BC-2323 9902 Crystal Ct. #107 Laredo, TX. 78045-6379