

Terms & Conditions: Your Stay at Tres Regalos 401N

Welcome! To ensure a wonderful experience for you and our neighbors, please review our house rules and policies below. By booking your stay, you agree to these terms.

1. Booking & Payments

- **Payment:** Your reservation is confirmed once the initial payment is received. The full balance must be paid 15 days before your arrival.
- **Security Deposit:** A refundable **\$500 deposit** is required to cover any potential damages. This will be returned after a quick inspection of the property following your checkout.

2. Cancellations & Refunds

We understand plans change. Our refund policy is:

- **100% Refund:** If you cancel at least 60 days before your check-in.
- **50% Refund:** If you cancel between 30 and 60 days before your check-in.
- **No Refund:** For cancellations made within 30 days of your arrival.
- *Note: Lost keys incur a \$15 fee.*

3. House Rules

- **Age Requirement:** The primary renter must be at least **25 years old**.
- **Occupancy:** Our 3-bedroom condos comfortably host up to **6 adults and 1 child** (under 7).
- **No Pets & No Smoking:** To keep our units fresh and allergy-free, pets and smoking are strictly prohibited.
- **Be a Good Neighbor:** Please keep noise levels respectful. Illegal activities or disturbances that interfere with our neighbors' peace will result in immediate eviction without a refund.

4. Care of the Property

- **Maintenance:** We take pride in our home. Please leave it in a similar condition to how you found it (dishes done and general pickup). If extra heavy cleaning is needed, a fee of **\$25 per hour** will be deducted from the deposit.
- **Reporting Issues:** If an appliance breaks, let us know! We will fix it as soon as possible. Please note that refunds are not issued for mechanical breakdowns or utility interruptions beyond our control.

5. Liability (Hold Harmless)

While we want you to have the best time, the Lessor is not responsible for:

- Loss or damage to personal belongings.
- Personal injuries occurring on the property.
- Issues caused by weather, natural disasters, or service outages (water/electricity) from the city.

6. Check-in & Check-out

- **Check-in:** 3:00 PM
- **Check-out:** 11:00 AM
- *Late check-outs may be available upon request for a small hourly fee.*

7. What to Bring

We provide a starter kit of toiletries and paper products. For longer stays, you may want to visit the local grocery store to replenish these items as needed.
