



Guest Acknowledgment & Liability Disclosure

(Selva Escondida 2 condo 2D Laguna street 2 bedroom 2 bathroom)

By booking and/or staying at this property, the Guest(s) acknowledge and agree to the following terms and conditions

General Use & Assumption of Risk

Guests understand that staying in a private residence involves certain inherent risks. By occupying the property, Guests voluntarily assume all responsibility for any personal injury, illness, loss, or damage to personal belongings that may occur during their stay, except where caused by gross negligence of the Owner.

This condo comes fully furnished. Management does not purchase new items during the guest stay. The condo will replace any damaged items caused by natural wear and tear. The guests are responsible for purchasing any additional items during their stay. Not Management

Slip, Trip & Fall Risks

Guests acknowledge that slip, trip, and fall hazards may exist, including but not limited to:

- Wet or slippery floors (especially tile, balconies, patios, pool areas, and entryways)
- Uneven surfaces, steps, stairs, thresholds, or changes in elevation
- Outdoor areas that may become slippery due to rain, humidity, sand, or water
- Guests agree to use caution at all times and wear appropriate footwear.

Balconies, Railings & Fall Protection

Guests acknowledge that balconies, terraces, railings, windows, and stairways present fall risks. Children must be supervised at all times. Guests agree not to climb, lean over, sit on, or misuse railings or furniture placed near edges.

Pools, Amenities & Common Areas (if applicable)

Use of pools, gyms, recreational areas, and common amenities is at the Guest's own risk. No lifeguard is on duty. Guests agree to follow posted rules and supervise children at all times. The Owner is not responsible for injuries resulting from misuse of amenities.

Property Condition & Maintenance

The property is provided "as is." Guests agree to promptly report any safety concerns or maintenance issues so they may be addressed. Failure to report hazards does not transfer liability to the Owner.

Personal Belongings

The Owner is not responsible for loss, theft, or damage to Guests' personal property, including valuables, vehicles, or items left unattended.

Health & Medical Responsibility

Guests are responsible for their own medical care, medications, and insurance. The Owner is not responsible for illness, allergic reactions, or injuries arising from environmental factors, food, insects, wildlife, or weather conditions.

Allergies & Personal Care Products Disclaimer:

The condo may provide complimentary personal care items such as dish soap and shampoos, laundry detergent for guest convenience. However, the condo owner and management are not responsible for any allergic reactions, skin sensitivities, or adverse effects that may result from the use of these products. Guests are solely responsible for determining their own sensitivities and are encouraged to bring and use their own personal care products if they have allergies, sensitivities, or specific brand preferences. Use of any provided products is entirely at the guest's own risk.

Guest Disclosure & Responsibility

Selva Escondida 2 condo 2D Laguna street (Puerto Morelos)

By renting this condominium, all guests agree to the following:

1. Water Damage: Guests are responsible for any damage caused by water leaks, flooding, or misuse of plumbing fixtures.
2. Fire Damage: Guests are liable for any fire-related damages resulting from negligence, misuse of appliances, or violation of fire safety rules.
3. Theft & Property Damage: Guests are responsible for any theft, loss, or damage to the property, including personal belongings and condo furnishings.

Guest Conduct & Responsibility

Guests agree to:

- Follow all house rules and posted safety instructions
- Supervise children and vulnerable individuals at all times
- Use appliances and furnishings only as intended
- Refrain from dangerous, illegal, or reckless behavior

Indemnification

Guests agree to indemnify and hold harmless the Owner from any claims, damages, or expenses arising from the Guest's actions, negligence, or failure to follow safety guidelines during their stay.

Acceptance of Terms

By booking and occupying this property, the Guest(s) confirm they have read, understood, and accepted this disclosure in full on behalf of all occupants and visitors.

Condo Procedures - Please Follow

PLEASE FOLLOW DURING YOUR STAY

- KEEP ALL EXTERIOR DOORS CLOSED WHILE AC UNITS ARE

RUNNING

- KEEP AC UNITS TEMP BETWEEN 22-24° (LOWER TEMP WILL CAUSE MOISTURE ISSUES)
- PLEASE TURN AC UNITS OFF WHEN YOU LEAVE THE CONDO
- PLEASE MAKE SURE PAITO DOOR SCREENS ARE CLOSED WHEN DOORS ARE OPEN
- PLEASE MAKE SURE LIGHTS AND ELECTRONICS ARE OFF WHEN YOU LEAVE THE CONDO
- KEEP SHOWER DRAIN COVERS ON AT ALL TIMES (EXCEPT FOR WHEN SHOWER IS IN USE)

ENJOY YOUR STAY WITH US
MANAGEMENT

Enjoy These Amenities To make Your Stay Even Better

- Gated Community
- 1 Parking Space
- 24/7 Security
- Safe
- Air Conditioned Unit
- Ceiling Fans
- Outside Deck with Chairs and Table
- Community Pools
- Beach Chairs
- Beach Towels
- Beach Umbrella

- Fully Equipped Kitchen
- Full Size Refrigerator
- Hot Water Heater
- Pressurized Water Supply
- Washer and Dryer
- Coffee Pot
- Toaster
- Blender
- Microwave
- Expat TV & Fibre Internet

Common Area Regulations

All users acknowledge and accept this regulation as well as the Internal Regulations of the Selva Escondida II Master Condominium. In addition the use

of common areas, amenities, and recreational zones is exclusive to residents, tenants, and authorized visitors, provided they are up to date with their fee payments. Furthermore any non-compliance will result in sanctions and/or fines.

Outdoor Items at condo:

- 2x beach chairs
- Cooler
- Beach bag
- Thermos cooler
- Basketball
- Surf board
- Towels

Please note Condo guests are responsible for each item used. If items are damaged or lost the guest is responsible. Charges will be added accordingly

General Guidelines For Courts

- The use of the court area must not involve behavior or actions that disturb the peace of other residents or compromise the safety, health, or comfort of the condominium.
- Children under 12 must be supervised by an adult.
- Sports court hours are Monday to Sunday, from 8:00 a.m. to 10:00 p.m
- Courts may not be used for parties, social gatherings, or any activities unrelated to sports.
- Each user is responsible for their own safety while engaging in sports activities.
- All visitors must be accompanied by their host resident while using the area.
- After using the area, users must properly return any furniture or equipment to its original place for the benefit of the next users.
- Clean up trash and waste and disposal of it in the appropriate bins is required.

Pets, Clothing, Etc.

- Pets are strictly prohibited in the sports court area, without exception, even if leashed.
- Use of sportswear and tennis shoes is highly recommended.
- The consumption of alcoholic beverages in the sports court area is strictly

prohibited.

- If any damage or malfunction in the furniture is detected, it must be reported to the administration immediately.
- Any damage caused to facilities, common property, or third-party belongings must be covered by the responsible resident. In addition if the damage is caused by a tenant, the property owner will be held responsible unless the tenant's full information has been previously submitted to the administration.

GENERAL GUIDELINES

- The gym area must not be used in a manner that disturbs the peace of other residents or compromises the safety, health, or comfort of the condominium.
- Gym hours are Monday to Friday from 7:00 a.m. to 10:00 p.m., and Saturday and Sunday from 8:00 a.m. to 10:00 p.m.
- Order and cleanliness must be maintained: each user must dispose of their trash and clean the equipment after use.
- Pets are not allowed in the gym area under any circumstances, even if leashed.
- Children under 12 years of age must be supervised by an adult.
- Wearing athletic clothing and proper footwear (sports sneakers) is mandatory.
- Alcoholic beverages are strictly prohibited in the gym area.
- Each user is solely responsible for their own safety and well-being.
- After using machines or weights, please return the equipment to its designated place.
- Any damage or malfunction of equipment must be reported immediately to the administration.
- Damage caused to facilities, common property, or third-party belongings must be covered by the responsible resident. In addition if the damage is caused by a tenant, the property owner will be held responsible unless the tenant's full information has been previously submitted to the administration.

EMERGENCY CONTACTS:

- Hospital: Costa Med is the local hospital and ambulance service. They can be reached by dialing 911 or directly at +52-998-500-2505
- Police: To contact the police, dial 911
- Doctors: Dr. Benjamin De la Vega at Live Medical Clinic is recommended. His number is +52-998-196-8697.

Property Contacts

- Property contacts:
- Message or call on “ WhatsApp” (download App)
- -Air port taxi (karla, english & Spanish) +52 998 188 5533
- -Local taxi company (Puerto Morelos, spanish) +52 998 153 1306
- -Condo cleaner (Isabella, spanish) +52 777 151 6512
- -Property supervisor (Mona, english) +1 403 819 3001
- -Owner and operator (jeff, english) +1 902 293 8498
- -Big Pizza delivery (spanish) +52 998 412 6265
- -Water delivery service (spaniah) +52 998 148 2017

Condo Rules:

- Smoking: The property is non-smoking, with a \$1000 USD cleaning fee for violations.
- Towels: White bath and hand towels are provided for use inside, and pool/beach towels are also available. Used towels should be placed on the shower floor upon departure.
- Parking: Guests have an assigned parking spot marked 2D and should not use other tenants' spots.
- Air Conditioning: The A/C remote is on the wall near the front door. A comfortable temperature is 24-25 degrees Celsius, and guests should turn off the A/C but leave ceiling fans on high when leaving the unit.

The Neighborhood:

- Supermarket: Chedraui is located on Hwy 307 under a bridge.
- Reusable Bag: A reusable shopping bag is provided under the kitchen sink. Please put back when finished
- Local Attraction: A person named Charlie Brown is recommended for snorkeling, diving, and fishing.
- Contact Information: Charlie Brown can be found at the main dock or reached by phone at +52-998-148-7647. He speaks Spanish and English.
- Ultimate Burger is a great local burger joint in Port side by the beach. Good vibes great people. Ask for Joe..

Check Out Info:

- Trash cans are in the laundry/storage room, and trash bags are under the sink
- Checkout time is 11:00 a.m.
- Guests are asked to notify staff if anything is damaged, place used towels and sheets on the shower floor, turn off the air conditioner and lights, leave ceiling fans on, take out the trash, lock the door, and notify Jeff of their departure.
- Late checkout requests must be made with owner 24 hours in advance.
- Hospital: Costa Med is the local hospital and ambulance service. They can be reached by dialing 911 or directly at +52-998-500-2505.
- Police: To contact the police, dial 911.
- Doctors: Dr. Benjamin De la Vega at Live Medical Clinic is recommended. His number is +52-998-196-8697. Additional fees maybe charged (Contact Jeff at yourmexicovacationcondo@outlook.com or 1- 902-293-8498)