

Phil, LLC

c/o Pashman Realty Management LLC

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Rental Agreement for Aruba Dream House 223 Opal, Aruba A Private House

This lease is made on _____, 200__ between Phil, LLC
and _____, ("Lessee"), residing at

telephone # _____, email address _____.

Lessee's permitted occupants consist of ____ adults and ____ children only

Pets are not permitted. No smoking is allowed on the premises.

Phil, LLC hereby agrees to lease the above house and its contents to the Lessee under the terms set forth below:

Start date _____, 200__ after 2:00 PM. End date _____, 200__ before 12:00PM.

Total rental price for the Aruba Dream House is U.S. \$ _____.

Additional days (if available) are U.S. \$ _____ per day.

A non-refundable deposit of U.S. \$ _____ (one-third of the total rental price) must be paid upon signing of rental agreement.

Remaining balance of U.S. \$ _____ **plus** a refundable security deposit of \$750 is due 60 days before arrival, on or before _____, 200__ for a total of \$ _____.

Please make check payable to Phil, LLC.

The Lessee is responsible for any additional amounts needed to cover repairs or damages caused by the Lessee. The Lessee shall notify Phil, LLC or its representative of any repairs necessary upon moving in and of any damage noticed by the Lessee.

Water, electricity, gas, cable TV and weekly housekeeping are included in the rental payment.

Damages and long distance telephone charges will be deducted from the security deposit and the balance forwarded to the Lessee. Amounts in excess of the deposit will be paid promptly by the Lessee within 5 days after any bills related to this rental are presented to the Lessee.

Lessee's personal property shall be at the risk of the Lessee or other owner thereof and Phil, LLC shall not be liable for any damages to said property or to the Lessee or other occupants arising from any act by the occupants or by any other person whomsoever or any other cause whatsoever.

Phil, LLC or its agents shall have the right to enter the premises during all reasonable hours for purposes of repairs, maintenance, or inspection.

Lessee shall not assign this lease without the written permission of Phil, LLC.

The Lessee shall not use or permit the use of the premises for any illegal, immoral or improper purposes. The Lessee shall not make or permit to be made any act that would be detrimental to the property or premises or the peace and comfort of the inhabitants of the premises or other homeowners in the vicinity.

This rental agreement takes effect upon written acceptance by landlord. Reservations are only accepted with deposit.

This lease is governed by the laws of Aruba.

Agreed:

Diane or Martin Albalah
or
Mark or Sharon Terry
For Phil, LLC

Date

Lessee

Date