



PRINCIPLES & GUIDELINES

Surf Vida™ operates as an **Adult-Only property**, so that tenants may enjoy the quiet and tranquil nature of our surroundings.

We cater to working professionals, students, and those who choose to vacation as **adult-only travelers**. Anyone under the **age of 16** will not be allowed to be a tenant/guest on the property.

We request tenants and guests will **limit overnight visitors** to a maximum of 2 nights/week. If additional parties are staying at the property, the tenant/guest will be responsible for an additional payment of **€50/night** — to cover the use of additional utilities. Manager must be notified in advance of guests.

All **longer-term tenants** (>7 days) will be responsible for cleaning and maintaining their own space during the week. This includes taking out the trash, mopping floors, cleaning the bathroom, and keeping the space in **close-to move-in ready** cleanliness.

Cleaning Services will do a **thorough cleaning** of each space **1x / week** during the tenancy.

Upon completion of the tenancy — a walk-through and inventory will be completed. The tenant will be charged **€50 or €100 cleaning fee upon departure — to be paid in advance with deposit**.

In the event that the space is left less than satisfactory — the tenant will be billed an additional fee if cleaning services >5 hours.

Smoking and/or vaping is only allowed **OUTSIDE** in the common spaces, 2 meters from any doorway. We strive to be a health-conscious space and discourage the use of any recreational drugs on the premise.

Vehicles of tenants/guests are requested to park on the **OPPOSITE** side of the street, or at the top of the cul-de-sac.

Quiet Hours are from **11PM - 8AM**. No parties, loud music, gatherings > 5 people. People need their sleep to be productive humans so please be respectful of others.

We live as a **cohesive group of adults** who love Ericeira, surfing, the sunshine, living the good life along the coast of Portugal and enjoy being part of a **co-living community**. We are **respectful** of people's time schedules, sleeping patterns, work environments and strive to be conscientious of our own actions.

Safe travels & We will see you soon!

~ Jessica

Owner/Founder of Surf Vida