

southnest inc. provides safe, affordable, clean & comfortable accommodations located in an area offering active cultural experiences along the sunny Flamingo coast in...

YUCATAN MEXICO

Yucatan Peninsula: Mexico's fastest growing Canadian community!

For over a decade, Southnest has provided customers with safe, comfortable properties for long-stay vacations. Our guests stay anywhere from one month to several months and enjoy the combination of their beachfront property, the neighbouring communities as well as the sophisticated city of Merida, only a short trip away.



This special region offers visitors a true taste of what makes Mexico so special. The Yucatan has a tremendous variety of attractions for every kind of traveler with an unequalled mix of ancient Mayan ruins, culture and sandy beaches.

The Yucatan peninsula has safe beaches that are great for walking, swimming and shell collecting. One can also bird watch, deep-sea fish, sail, kite sail, windsurf, kayak and golf. The major attractions are the magnificent archaeological sites of Chichen Itza, Uxmal, the haciendas, and the historical cities.

Flights arrive from Canada and the United States several times each day at the international airport in Merida. SouthNest will meet your plane upon arrival!

SouthNest can provide you with both RBC trip and medical insurances ask for a quote when booking.

**Villas and condos may be rented on a
seasonal or monthly basis from
September 1, 2009 to June 30th 2010**

Are you thinking of buying a retirement retreat?
Come down with SouthNest and check it out!

*SOUTHNEST is Rated #1 by Customers
for winter getaways International Living Magazine (60,000
paid subscribers) has chosen this area
as one of the 7 hottest locations in the world!!
Because of its experience, integrity and quality
accommodations!*

PROUD MEMBER OF:



TRAVEL INDUSTRY COUNCIL OF ONTARIO

Condominiums



All condominium apartments have 2 bedrooms, a spare room, and 2 bathrooms (3-piece, equipped with a shower). Bedrooms sleep 2 people and are simply furnished; bed linen and towels are provided. There is an open concept design for the living and dining areas; a small kitchenette adjoins the dining room. Furnishings vary greatly in style from condo to condo, as each is individually owned. The furnishings are mainly rattan to withstand the salty air. Dining table sets are mostly glass topped and seat 6. Kitchens are equipped with 4-burner gas stove with oven as well as a fridge and the basic necessary kitchen utensils for cooking. Also included are a microwave, coffee maker, toaster, 8-piece table settings and all required linens. Balconies have varied views of the Gulf and are entered through the living room. Condos are equipped to accommodate 4 people. A television set and DVD player are provided and local Spanish stations are available. Star Choice satellite service works in the Yucatan but you need to bring your receiver and remote control.

A bonus offering, SouthNest provides guests with the following:

- Roundtrip airport transfers
- Orientation package and tour of the beach communities of Progreso and Chicxulub
- Initial food shopping trip at a major supermarket
- Access to SouthNest Canadian management team throughout your stay in Mexico

Additional service available on site, at a cost

- 20 litre containers of purified water(\$2.00 Cdn), stocked directly at the condos by caretaker



New Services available in the area

- Cellular phones and Blackberry's operate very well from the new cellular towers in the area and the phones may be purchased from one of the many cellular providers in Progreso. The cellular phone you use in Canada may also work but check with your provider on rates and the availability of service in the Yucatan region of Mexico.
- Satellite radio now adds to your enjoyment in Mexico. Bring down your system and plug it in. All the stations you receive in Canada are instantly available.
- Star Choice Satellite operates and can be installed by a local technician for your Condo. Please bring the receiver and remote control from home. SouthNest has a very limited number of Star Choice dishes and be sure to see if one is available!

Monthly Rates

Monthly

**\$1,450 - \$2,200 US Dollars
Per Condo**

Security deposit

\$300.00 US dollars

- Maximum four persons; guests are welcomed for 15 days or less and arrangements may be made with the driver for their pick-up and return to the airport.
- Due to the early date of Easter, a full month rental in March 2010 for most condominium customers is unavailable.
- The latest date in most cases is March 25th and the rent will be 5/6 regular monthly rate.
- SouthNest will give preference to customers renting in February along with January or March.



**SouthNest Inc. sells both
RBC travel and medical insurance
at very competitive prices.**



ROYAL BEACH / CHICXULUB



Royal Beach is set directly on the beach and features condominium apartments with a central court swimming pool. The condos are beachfront situated in the town of Chicxulub. This is a great choice for those wishing to be within walking distance to amenities such as, pharmacies, stores and restaurants. The condominiums are divided into three 4-storey buildings.



Each condo is accessible through an outside stairway. The pool, centrally enclosed in the garden court, is situated 50 feet from the water offering lots of privacy. Sunbathe, hunt for seashells at your leisure or socialize with your fellow vacationers.

ROYAL BEACH 5



Located midway between Progreso and Chicxulub, Royal Beach 5 condominiums have 2 bedrooms with a combined living dining room connected to a balcony or patio. The kitchen area and dining room are separated by a California style countertop.



The building's extensive swimming pool, considered the largest condo pool on the beach, provides many restful places to sit and enjoy the view of the Gulf of Mexico. Mini-bus stops are located one block away, providing a few minutes drive to either Progreso or Chicxulub. You may also walk the 3 kilometres to either town by beach or paved road. This area has a large Canadian colony located along the beach and is close to many amenities. SouthNest offers a limited number of condos in this complex for the 2009/10 season.

KAYAB CONDOS



The Kayab Condos are comfortably situated just a few minutes from one of the most exclusive areas on the Yucatan coastline. New construction began in the spring of 2008. This is the first condominium of its kind in the area to have two elevators and such high end facilities.



There are two buildings; each has four floors and 8 units. Each unit is about 1800 sq. ft. of living space including a large balcony and ocean view. There are glass panels separating the living & dining areas from the balcony so you can keep the panels open to enlarge the space for parties or simply to relax in. The complex which is 1,500 square metres in total, features gardens, a swimming pool, walkways and three palapas.

PLUMA y LAPIZ



Located only a few blocks from the Malecon (boardwalk) and the heart of Progreso's restaurant district, Pluma y Lapid is within easy walking distance to most amenities. The 2-bedroom roomy condominium units are set directly on the Progreso beach. A California style kitchen opens to the large living & dining areas.



A large terrace and pool area, situated at the front of the building, looks directly out to the Gulf of Mexico from the seawall. SouthNest offers a limited number of these condos for the 2009/10 season.

VILLAS

SouthNest villas are exclusive! Our vacation specialist has carefully selected each one to suit the needs of a long-stay holidays.



All villas are located beachfront on the Gulf of Mexico near Progreso and Chicxulub; all villas have a swimming pool.

Villas have been carefully chosen for their convenience of location, condition and overall appearance. Villas are also selected with consideration to the walking distance to local restaurants and grocery shopping.

All villas may be viewed on the website at www.southnest.com

You will find a detailed description of each as well as pictures and the monthly rental rate.

Prices vary depending on size, location, and individual characteristics of villas.

Prices range from \$2,050 US Dollars monthly for a 4-bedroom villa to \$3,800 US Dollars for a 7-bedroom villa.



Final payments are due 60 days prior to departure.

Rentals for the season are for calendar months beginning in September until June with the exception of March 2010. A \$300 US dollar security deposit is required when the balance of the rental cost is paid; this deposit will only be returned when phone costs have been determined, up to 8 weeks after the end of stay.

Please note: Due to the early date of Easter 2010, some villas are only available until March 25th prices for March in this case will be 5/6 the regular monthly rate. It is very important to know your villa availability prior to booking your airfare.

SouthNest will give preference to customers renting February along with January or March.

A bonus offering, SouthNest provides the following:

- Airport pick-up and return (please see terms and conditions)
- Grocery shopping on arrival provided flight is day time
- Orientation package upon arrival and tour next day
- Generally, caretakers are on site to maintain the grounds
- SouthNest provides a representative in Mexico during your stay.
- Pool supplies
- Initial gas tank full



Additional Costs

- Phone rental and long distance calls
- Gas tanks must be full and paid for on departure

New Services available in the area

- Cellular phones and Blackberry's operate very well from the new cellular towers in the area and the phones may be purchased from one of the many cellular providers in Progreso. The cellular phone you use in Canada may also work but check with your provider on rates and the availability of service in the Yucatan region of Mexico.
- Satellite radio now adds to your enjoyment in Mexico. Bring down your system and plug it in. All the stations you receive in Canada are instantly available.
- Star Choice Satellite works and can be installed by a local technician for your villa. Bring the receiver and remote control from your house. There are a very limited number of dishes available so insure SouthNest has a dish for you villa reserved.

SouthNest Inc. sells both RBC travel and medical insurance at very competitive prices.

JOIN YOUR FELLOW SNOWBIRDS

SouthNest and what we offer...

- We are a Canadian corporation with 12 years experience providing a variety of quality rental properties on the Gulf coast of the Yucatan, near the colonial city of Merida. All rental rates are priced in Canadian dollars.
- Our experienced and knowledgeable staff can assist you in planning a vacation to suit your needs.
- We provide a 1-877 number and an informative website to answer all your questions.
- A Canadian management team in Mexico.
- An orientation tour and extensive welcoming package

Transportation

- Our links with travel agents to assist with your flight arrangements from numerous departure locations
- Upon arrival at Merida airport, our SouthNest representative will provide transportation to your condo or villa with a stop for groceries on the way (providing your flight is daytime). A return trip to the airport is also provided. (Please read Terms and Conditions under Pick-up)
- If you drive to Mexico, we will gladly help find a suitable route to reach your destination safely.
- Car rental arrangements may be made prior to arrival in Merida or directly with a local company upon arrival.

Amenities and services found in neighbouring communities

The condo and villas are situated in the province of the Yucatan along the Flamingo coast on the Gulf of Mexico. The accommodations are nestled between the fishing port town of Progreso and the quaint village of Chicxulub. Only 45 minutes away, the large modern city of Merida has retained a colonial atmosphere full of romanticism, culture and history.

Merida - population one million - 35 Km from Progreso

- Various shopping plazas such as Sears, WalMart, Home Depot and Costco
- Modern supermarkets and many elaborate shopping centres
- Large outdoor craft market and a multitude of quaint boutiques, Internet cafés, and a wide variety of fast food restaurants and international quality restaurants
- Major banks, money exchange bureaus, and ATM machines
- Modern and low cost dentistry and medical services available in English
- 18-hole golf course (20 Km from Progreso)
- 12 large modern movie cinemas.
- Buses every 2 hours to many destinations including Cancun (only 4 hours away (320 km) at a cost of \$28.00 Cdn.
- Buses from Progreso to Merida every 10 minutes from 6 AM to 9 PM at a cost of \$2.80 Cdn return.
- Large international airport in Merida, 45 minutes from Progreso.

Progreso - population forty thousand

- Supermarkets including WalMart with most North American amenities
- A new outdoor market sells fruits, vegetables, fish and meat; features varying boutiques and fresh flower stands.
- New movie theatres, video-DVD stores, cultural and festival events at the town square and cultural centre.
- Pharmacies, bakeries, post office, hair salons, liquor stores, video stores, Internet cafés, boutiques and many restaurants along the Malecon (the beach board walk).
- Several laundry and dry cleaning outlets; drop off and pick up 24-48 hours later.
- 8 Main banks, ATM machines.
- Satellite dish companies offering Spanish and English movie channels including CNN.
- Cellular phone services available.
- English speaking Doctors and American style hospital services.
- Buses to Merida / Progreso are \$1.50 Cdn and Chicxulub / Progreso are \$0.50 Cdn; run from 6 AM to 9 PM.
- Card game club, social events, located between Progreso and Chicxulub.
- Boating, sailboard, sail kite, tennis club midway between Progreso, Chicxulub and marina.
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Chicxulub - population six thousand - 6 kilometres from Progreso

- Outdoor market sells fruits, vegetables and fish.
- Pharmacies, bakeries, post office, hair salon, liquor stores, Internet café, seafood restaurants, DVD store, billiards hall.
- Local laundry - drop off and pick up in 24 hours.
- Buses and mini buses travel to Progreso continuously between 6 AM and 9:30 PM
- Fresh fish can be purchased directly from the fishermen along the beach. Filets go for about \$6.00 Cdn per kilo!
- Events held at community centre and town square especially for Canadians such as folklore dances, concerts.
- English speaking doctor.

A Wealth of Things to See & Do

Whether you decide to kick back and relax during your holiday or combine shopping, exploring or enjoying the culture, the Yucatan has it all! One can safely travel alone or with fellow vacationers or decide to visit the area through organized tours. You will find the Mayans a gentle proud people, always smiling and happy to help. A few Spanish phrases go a long way! There are many opportunities to enjoy the culture by browsing through Progreso and Chicxulub and participating in local events. Here are some of the main attractions, which make this area so unique to discover:

Mayan sites

The Yucatan is rich in Mayan history and reveals a multitude of archaeological sites. Many major ruins are located within a radius of 3 hours from Progreso; the closest is just 20 minutes away.

- **Dzibilchaltun** - with its new, excellent Mayan museum, ecological path to the ruins, and beautiful cenote for swimming, it's just 20 minutes away from Progreso.
- **X-tambo** - an exciting new site, recently under excavation by archaeologists, definitely a National Geographic type of experience! Located just past Uaymitun off the beach road leading from Chicxulub.
- **Uxmal** - along the Pucc Route one finds many ruins, the main attraction being Uxmal for its colossal Magician's pyramid and elaborate sound and light show, which reflects the Mayan history.
- **Izamal** - the yellow city, a jewel with ruins right in its centre. Visit the town by horse and buggy to discover Mayan pyramids, a grand monastery then enjoy lunch and local cultural events of dancing and singing.
- **Chichen Itza** - the world-renowned ruins date back 1553 years depicting the sophisticated Mayan culture of the times. Located just 2 hours from Progreso, these ruins are well worth the guided tour and don't forget to stop at the refreshing underground cenote of Akil on your way back.

Cultural events, ecological sites

The largest flocks of flamingos are located in the estuary running right behind the beach

- Many thousands of Flamingos are visible from the flamingo lookout tower located in Uaymitun. Entrance is free. Many other species of birds abound along the estuary.
- Celestun is a natural reserve 2 hours from Progreso. Flamingo boat tours are available and the small fishing town is quite picturesque with fine seafood restaurants.
- Festivals are ongoing through the varying seasons in Progreso and Merida. They celebrate cultural and religious events with colourful flair in which vacationers can partake in liberally.
- Merida hosts a series of dances from traditional to ballet and gives various concerts all week long. Sundays are special cultural events where the centre town is closed to traffic to give way to celebrations of all kinds.
- Merida is a great place to go on a shopping spree. You can bargain in the local market for things such as world famous hammocks and much more.
- Take a city tour in a horse and buggy and see the grand colonial architecture, which dates back to the 1500's. Visit the Governor's palace and museum, the Cathedral and many other historical sites.
- Merida by night is safe and abounds with many chic restaurants and live entertainment. Stride through the parks and attend the various concerts and events and enjoy an overnight stay in one of the many first rate hotels.

There are lots of ways to enjoy yourself without venturing far...

- Brush up on your Spanish with private or group classes
- Hire local fishermen to go on a fishing trip
- Enjoy walking the beach and searching for shells.
- Get together with fellow guests around the pool and enjoy happy hour
- Organize specific outings or special excursions together

Temperatures along the coast from December to April are generally in the mid twenties with very little rainfall. The occasional 'norte' varies in duration and frequency according to the weather patterns in the southern United States, bringing cold strong winds across the Gulf. These last for a few days and provide some good opportunities to explore inland sites or take a trip into Merida.

For additional information and to find answers to the most frequently asked questions, please visit our website: www.southnest.com.

SouthNest Inc. Terms and Conditions

RENTAL AGREEMENT: The minimum rental period is one month. February is the peak travel month and due to limited availability, SouthNest Inc. will give preference to customers renting February along with either January or March, 2009. Rentals are for full months from the first until the last day of the month except April 2009 (Easter Holidays), and begin at 2:00 p.m. on the first day of the rental period and finish at 2:00 p.m. at the end of the rental period unless otherwise agreed in writing by SouthNest Inc.

SouthNest Inc. welcomes family and friends to visit during your long stay vacation. Apart from initial person(s) sharing condo rental, there are no additional charges for occasional guests visiting less than 15 days. A maximum of only 2 persons per bedroom is allowed to occupy a unit at any time. Failure to observe this will result in cancellation of rental contract with SouthNest Inc. and vacating premises at renters' expense. No extra furnishings or accessories will be provided in excess of initial accommodation numbers for condos or villas. SouthNest Inc. reserves the right to provide an equivalent villa or condo, should chosen villa or condo become unavailable due to circumstances beyond our control.

SECURITY DEPOSIT AND RELEASE: The security deposit and rental payment must be forwarded 60 days before departure. A separate cheque made out to SouthNest for the amount of \$300 Cdn. will be returned to customers following departure from their villa or condo once it is confirmed no significant damages have occurred. All clients are responsible for declaring any damage to rental property or lost items. Should any omission occur, clients will be notified and billed accordingly. Villa deposits or the balance will be refunded once all phone bills have been collected; this may take up to 8 weeks after end of stay.

PAYMENT PROCESS: Forward completed reservation form and a down payment cheque of \$250 Cdn per person. Upon receipt of the reservation form and down payment, SouthNest Inc. will mail out a letter of confirmation for the rental period, stating your outstanding balance to be paid no later than 60 days before departure. Please note that due to fluctuating exchange rates, prices are subject to change without notice.

REFUNDS AND CANCELLATIONS: The down payment cheque is non-refundable. The full amount is non-refundable 60 days prior to the beginning of the rental period. Only written cancellation to SouthNest will be acknowledged and the reservation considered cancelled. At that point, SouthNest will forward a cancellation letter waiving remaining balance.

PICK-UP: SouthNest provides a single airport pick-up and return to and from accommodation only for initial rental clients and persons sharing accommodations. This does not apply to visiting guests. An additional \$50.00 Cdn fee per extra trip to the airport will be charged if: Clients arrive or depart on different flights; groups of clients are larger than a party of 4 individuals; clients experience a late arrival and a new pick-up time needs to be arranged. Clients will not be picked up from the bus station. Clients driving to Mexico or arriving by bus or ferry, who don't require a pick-up, can deduct \$100 Cdn from total rental fees. Tipping is encouraged as the drivers are independent from SouthNest Inc.

LIVING STANDARDS ALONG THE GULF BEACH AREA: The condominiums and villas are the summer beach properties of the citizens of Merida. The apartments are simply furnished, equipped similarly to our summer cottages. Each accommodation is individually owned, therefore furnishings and decorations vary from one to another. The salt air oxidizes taps and deteriorates the metal and chrome surfaces on stoves and fridges; this has no impact on their function. As anywhere, interruptions of water and electricity supplies or natural gas may occur. The level of security and standards of accommodation are not the same as in our Canadian homes.

SOUTHNEST SELLS BOTH RBC TRAVEL AND HEALTH INSURANCE: It is highly recommended that insurance is purchased to cover your rental amount and your airline and/or carrier costs to protect you from trip interruption or cancellation, lost baggage, etc. In addition, it is strongly suggested that prior to your departure insurance is acquired to cover accident and medical assistance over and above what your provincial plan may cover for travel outside of Canada.

PASSPORT AND TOURIST CARD: Upon entry into Mexico, it is the customer's sole responsibility to ensure that they have the proper documentation to enter the country. The tourist card must indicate sufficient number of days to cover rental period or intended period of stay. SouthNest Inc. cannot be held responsible should anyone be refused entry into Mexico for any reason. In the event of such refusal, all expenses incurred by SouthNest inc. to cancel, as well as all routine cancellation fees and charges will be borne by the individual. All travel documents, as well as compliance with all custom regulations of the Republic of Mexico, are the sole responsibility of the renter, not SouthNest Inc.

SouthNest Inc., its affiliates, employees or agents shall NOT be liable for any delay, inconvenience, loss of enjoyment, upset, disappointment, distress, frustration, injury, whether physical or mental resulting from an act or omission of SouthNest Inc., its affiliates, employees, or agent resulting from this fact or from the use of these rental properties in general.

FORCE MAJEURE: SouthNest Inc., its affiliates, employees, or agents shall NOT be liable or be held liable for the acts or omission of any hotel, any carrier, any restaurant, any company, or any airline, for any delay, inconvenience, loss of enjoyment, upset, disappointment, distress, frustration, injury, whether physical or mental resulting from an act, or acts, including but not limited to: Acts of God, sickness, theft, labour dispute, mechanical breakdown, government actions, weather, war, rebellion, civil commotion, delays in repairs to rental facilities; refusal, suspension or cancellation of any license, permit or authorization by government authorities or their delegates, or any other cause beyond SouthNest Inc.'s direct control.

ACKNOWLEDGEMENT OF AGREEMENT: The reservation down payment on any rental property administered by SouthNest Inc. shall constitute consent to all provisions in the SouthNest Inc. TERMS AND CONDITIONS published herein.