

Booking Confirmation

Dear Guest,

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

The property is located at:

New Heights
Guana Cay
Abacos, Bahamas

Your confirmation is as follows:

Check-in date: _____ after 12 pm EST

Check-out date: _____ by 11 am EST

Number of adults: _____

Number of children: _____

Rental rate and fees are as follows:

\$5,450

Sales Tax – 10% \$ 545.00

TOTAL Due \$ 5995.00

The total payment is due in advance of rental.

Please sign and return the attached rental agreement.

Thanks, and have a great vacation!

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between Mary and Tim Boyle (“*Homeowner*”) and _____ (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

New Heights, Great Guana Cay, Abacos, Bahamas (Upper House)

The property consists of the upper house including four bedrooms, pool, grill, patios and grounds. It does not include the basement apartment.

2. Rental Party: The rental party shall consist of Guest and the following persons:

3. Maximum Occupancy: The maximum number of guests is limited to ___ persons. An additional charge of \$ 75 per person per night for guests in addition to _____ will be assessed.

4. Term of the Lease. The lease begins at 12 p.m. on _____ (the “*Check-in Date*”) and ends at 11 a.m. on _____ (the “*Checkout Date*”).

5. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

6. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

7. The Guest shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. The Guest shall leave the premises in a ready to rent condition at the expiration of the rental agreement, defined by the Homeowners as being immediately habitable by the next guest. Guest shall pay for maintenance and repairs should the premises be left in a lesser condition. The Guest agrees that the Homeowners shall deduct costs of said services from the security deposit prior to refund if Guest causes damage to the premises or its furnishings.

8. The Guest shall dispose of all waste material generated during the rental period in a lawful manner and put the trash in the bins along the curb during their stay for pickup.

The garbage is picked up every day. Guest is cautioned not to leave trash outside for long periods of time because it attracts animals.

9. The Guest shall not sublet the property.

10. Homeowners shall provide towels, linens, cups, knives, forks, spoons, dishes, and other items as commonly used by the Homeowner's family. Toilet paper, soap, dish detergent, laundry soap, shampoos, and other consumables are to be purchased by the Guest. No reimbursement will be made for unused consumables left at the premises. If consumables exist at the premises when the Guest arrives the Guest is free to use them.

11. The Guest and visitors shall hereby indemnify and hold harmless the Homeowners against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Guest expressly recognize that any insurance for property damage or loss which the Homeowner may maintain on the property does not cover the personal property of Guest, and that Guest should purchase his own insurance for Guest and his visitors if such coverage is desired.

12. We occasionally experience electrical outages that are beyond our control. We report outages as each occurs. No refunds or compensation will be given for any outages.

13. Guest shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. shall cause termination of this agreement with no refund of rents or deposits.

14. High speed wireless internet is provided as a convenience only and is not integral to the agreement. No refund of rents shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to internet service.

15. Guest agrees that air conditioning shall not be set below 75 degrees. Doors and windows shall be closed when air conditioning is in operation.

16. Rental Rate and Fees

a. Deposit: Guests shall either provide a refundable deposit to cover potential damage to the property or purchase damages insurance to cover damage to property, excessive cleaning or other costs.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

a. Rental Rate. Payment in full of the following fees shall be due before the Check-in Date:

\$ 5450.00		
Sales Tax	\$ 545.00	
Refundable Damage Deposit	\$ 1500.00	_____
Or Will Separately purchase		
Insurance	\$_0_____	_____

TOTAL Due	\$ _____	

17. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

100% if cancelled 30 days prior to the Check-in Date

18. Payment: Acceptable payment methods are bank wire or personal check. If you wish to use a credit card, please provide the following information.

[Rest of page intentionally left blank]

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner

Guest:

[electronic or manual signature]:

Name (print)_____

Name (print): _____

Date: _____

Date: _____

Phone # (during stay):

Phone # (during stay):

Exhibit A

RENTAL RULES

1. Smoking is allowed outside only.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
3. The unit is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
4. Keep the property and all furnishings in good order
5. Only use appliances for their intended uses
6. Housekeeping: There is no housekeeping service. While linens and bath towels are included in the unit, maid service is not included in the rental rate.
7. Pool: The property has a pool. The pool has no gate or guardrail. Thus, it can be a hazard if care is not taken when near it. The Guest recognizes this risk and accepts it. The Guest further agrees to inform all in the Rental Party and other third parties on the premises of the risks associated with the pool.
8. Open Areas: The property has a number of locations that are above ground and do not have guardrails or other forms of restraint. These areas can be a hazard if care is not taken when near them. The Guest recognizes this risk and accepts it. The Guest further agrees to inform all of the Rental Party and other third parties on the premises of the risks associated with these areas.
9. Water and Septic: The property is on a cistern and septic system. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages.
10. Storms:

If there is a hurricane and publicly available transportation from Florida or the Caribbean to the island is not functioning, Homeowners will work with Guest to reschedule the rental.

