

Its About Time Villa

Rental Agreement Contract

Dear Guest,

Thank you for choosing our villa Its About Time for your vacation. I am sure that you will have a wonderful time!

Please sign and return the following Rental Agreement with your deposit to the address on the invoice. Your deposit with signature is the formal contract to your reservation, including the rental responsibilities.

Please let me know if you will need further information to assist you in the success of your well-deserved getaway to beautiful St. John.

Sincerely,

Diana Damon

Email: ItsAboutTimeVilla@gmail.com

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement is between Diana Damon, Homeowner and responsible person referred to as Primary Guest as of the date set forth on the signature line at end of this Agreement form. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property: "Its About Time" villa located on Ajax Peak, St. John, USVI.
2. Rental Party: Occupancy of guests should not exceed the total of 8 guests at one time without written prior authorization and a possible additional fee. We rent to only one party of guests at a time. The rental party shall designate one Primary Guest who must be at least 26 years old is responsible for the entire rental party.

How many Adults: _____ Children: _____ ages: _____ (8 guests maximum)
Please list ages of children for potential age appropriate features that can be prepared.

Primary Guest on Contract: _____

3. Quote and Term of Lease: The lease begins at 4:00 p.m. on _____ (*Check-in Date*) and ends at 10:00 a.m. on _____ (*Checkout Date*).

For the Price of: \$ including the refundable Damage Deposit of \$500.

4. Payments, Fees: Half of quoted payment is due upon accepted reservation within 7 days. The other half of payment is due 30 days prior to arrival day. Second payment includes the \$500 refundable Damage Deposit Fee which will be returned within 30 days of checkout date if no deductions are made due to damage to the property or furnishings; missing items; excessive

cleaning needs above normal typical usage; or any additional cost incurred by homeowner due to guests' stay. Cleaning fees prior to and following your stay are included within your total payment. Maid Service or recurring housekeeping and garbage removal are not included.

5. Cancellation Policy: Traveler's insurance is strongly recommended and would be purchased separately by guests. If a Guest needs to cancel reservation, the deposit/payment will be refunded as follows: 60 days prior 100% and 30-60 days prior 50% and less than 30 days 0% as of 12:00 noon on calculated dates. We accept no responsibility for and shall not be liable in respect of loss or changes caused by Force Majeure, e.g., Strikes, Fire, Flood, Closure of airports, Weather conditions, War, Riots, Terrorist activity, or any other event beyond our control.

6. Holds Harmless Agreement: The owners of this private villa 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 premises.

7. Rental Responsibilities: Guest agrees to abide by the **Rental Responsibilities** listed below as **Exhibit A** while at the property and shall direct all members of the rental party and anyone else guests permit on the property to abide by the Rental Responsibilities at all times while at the property.

The Rental Party agrees to the terms of this Short Term Rental Agreement, as evidenced by the signature set forth below. Please **initial Exhibit A** for agreement on Rental Responsibilities.

Signature: _____ **Date:** _____

EXHIBIT A

Rental Responsibilities

Smoking: Smoking is NOT allowed inside any portion of the villa. Smoking allowed outside only.

Pets: Pets are NOT allowed on the property.

Security: Keys to the home are provided and Guests will be solely responsible for locking the villa and the safekeeping of their valuables during their visit. There are 2 safes available for guests to lock their valuables inside.

Toilets: Septic system is very effective; however, it will clog the impeller if improper material is flushed. DO NOT FLUSH anything other than waste and toilet paper. No feminine products or dental floss should be flushed at Anytime. It is the Primary Guest's responsibility to be sure that all guests are aware of this because if the system becomes blocked it can be very unpleasant and inconvenient.

Water: Water is stored in cisterns located beneath the villa. Water is Triple filtered with UV light and is considered safe to drink. We ask that you preserve water as much as you are able with examples of turning faucets off during washing and brushing teeth, use full dishwasher for washing dishes, clothes washer set to correct amount of water for load, and quicker showers when possible. Eco-friendly solar system generates all hot water, so hot water temperature is dependent upon the sun. Please use caution as it can become extremely HOT.

Air Conditioners: A/C's are located in all bedrooms. A refreshing breeze comes into the villa often and they are usually not needed. Please turn off them off each time you leave the room /premises.

Trash: Trash Storage and Disposal is your responsibility. Dumpsters are free and located at various points around the island for convenience. Leaving trash or food items unattended will invite unwanted wildlife or insects, inside and out. This includes any food left on the counters. All trash must be taken to the dumpster up the road on your departure day.

Doors: We ask that each time you leave the villa and when it rains to shut all the doors on the Coral Bay side of villa, as short bursts of rain are common and can damage furnishings and tile flooring can also become very slippery. Be sure the interior and exterior doors are latched securely with attached hooks. Sudden wind gusts are common and slam the doors VERY loudly and could cause damage.

Front Gate: We ask that you keep the front gate closed at all times because the local donkeys and deer will come into the yard and eat all of the beautiful plants surrounding the house. If you want to visit with the donkeys, we ask that you do this at the end of the long driveway, not near the house. Please use caution.

Pool: No glass is allowed near pool. Plastic options are available to use. Pool is 4.5 feet deep and has cement stairs therefore diving and jumping are not permitted.

Access: Guest shall allow Homeowner, Property Contact, and/or Maintenance personnel access to the property for purposes of repair and inspection as needed. Homeowner shall exercise this right of access in a reasonable manner.

Maintenance: We ask that guests check the premises upon arrival and throughout your stay and if anything appears out of order or damaged to inform Owner or designated Property Contact immediately. Please keep the property and all furnishings clean and in good order and do not rearrange furniture.

Cars: Parking is limited to 4 vehicles maximum. Vehicles are to be parked in designated parking areas only. Please do not block the access road.

Housekeeping: Maid service or daily housekeeping is not provided. Washer, dryer, and dishwasher are available for guest use. Please use beach towels on the beach, not the bath towels.

Departure: We ask that you leave the villa as you found it, excluding laundry. Lock up villa, place all keys on kitchen counter, take all garbage to the dumpster up the road, and exit by 10:00 am.

Amenities Include: All bed and bath linens, hair dryers, makeup mirror, 2 safes to lock valuables, 2 TVs and DVD players, High Speed Broadband internet, Home entertainment system, books, puzzles, and board games. For the beach we have beach chairs/towels, umbrella, and an assortment of ice packs and coolers. The full kitchen includes a gas oven and stove top, microwave, toaster oven, crock pot, rice cooker with vegetable steamer, coffee maker, electric and manual coffee grinder, tea steeper, blender, cookware, dishwasher, table linens and placemats, tropical color dishware, glassware, and plastic options for food and drinks for use near the pool. A propane outdoor grill is just outside the kitchen. Please inquire about our variety of children's items.

Satisfaction: We want your stay at Its About Time to be the most enjoyable ever. If there are any questions or concerns, please contact us. We welcome your comments and suggestions and hope that you will choose "Its About Time" for your next visit to St. John.

_____Initials *Thank you!*