

Booking Confirmation

Dear Guest(s), Thanks for your interest in booking our Mahogany Manor vacation short term rental. Please review and complete this rental agreement for the Mahogany Manor Cottage and Suite. Return to booking@mahoganymanor.net within 48 hours of email date. We welcome you as a guest(s) and hope you enjoy your stay!

DATE: _____



Guests

Adults

Children

Pets



Check-in



Check-out



Address

City

State

Zip code

Phone number



Payment info

Nights

Price per night

Cleaning fee

Additional fee(s)

Taxes & fees

Deposit

Total due



Next steps

Please sign and return the attached rental agreement with payment by _____. Once we receive your payment in full, we will provide further instructions.

Thank you, we hope you have a fantastic stay!

Vacation Short Stay Rental Agreement

This Short Stay Rental Agreement is made by and between _____ (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 Vacation Short Stay rental property is located at: _____

(e.g. appliances, amenities and other provided items such as towels, linens, etc.) _____

2. Maximum occupancy

The maximum number of guests is limited to _____ persons, including _____ children. An additional charge of \$ _____ per person per night for guests in addition to _____ will be assessed and must be approved 14 days in advance by the property owner.

3. Term of the lease

Rental lease agreement begins at _____ on _____ ("Check-in Date") and ends at _____ on _____ (the "Check-out Date").

Failure to adhere to the check-out time may result in an additional late fee set at \$ _____ unless discussed in advance of the stay.

4. Minimum stay

This property requires a _____ night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than _____ days, the guest will be charged the _____ night rate.

5. Rental rules

Guest agrees to abide by the Rental Rules (attached to this agreement) at all times while at the property, and shall cause all members of the rental party and anyone else Guest permits as visitors on the property, who must be approved by the owner, to abide by the following rules at all times while residing at the property.

Mahogany Manor

6. Access

Guest(s) shall allow Homeowner access to the property for purposes of repair, inspection or emergency. Homeowner shall exercise this right of access in a reasonable manner by giving at least _____ hours notice (unless in case of emergency). Guest(s) shall permit cleaning of the residence(s) two(s) times each month which reflects once (1) every fourteen days which is inclusive of the rental cost.

7. Rental rate and fees

A. Deposit: A deposit of \$ _____ is due at least _____ days prior to the Check-in Date.

The deposit is for payment toward potential damages and will be refunded provided no deductions are made due to: _____ days of the Check-out Date,

- i. damage caused to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning; or
- iii. any other cost incurred by Homeowner due to Guests stay

8. LANDLORD'S LIABILITY. The Renter and any of their guests hereby indemnify and hold harmless the Owner, their relatives, friends, and contractors against any and all claims of personal injury or property damage or loss arising from the use of the Premises regardless of the nature of the accident, injury or loss. The Renter expressly recognizes that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Renter and that Renter should purchase their own insurance for their guests if such coverage is desired.

B. Rental Rate: Payment in full of the following fees shall be due within _____ days of the Check-in Date to reserve the property reflecting the specific date of _____:

Nights

Price per night

Cleaning fee

Additional fee(s)

Taxes & fees

Deposit

Total due

Mahogany Manor

8. Cancellation policy

If Guest wishes to cancel the reservation, the deposit will be refunded as follows:

% if canceled	days prior to the Check-in Date
% if canceled	days prior to the Check-in Date

The Homeowner may also be entitled to cancel the Guest stay if house rules are broken during rental period. One change to date(s) 14 days in advance is allowed should rental be available and no refund provided.

9. Insurance

We encourage all renters to purchase traveler insurance in case of unforeseen circumstances, accidents or other issues that may prohibit Guests from traveling or fulfilling rental terms.

10. Payment

Acceptable payment methods are: **credit card/PayPal/bank transfer via Zelle to: Jewel Daniels, HRdcg09@gmail.com.**

All payments, unless otherwise specified, will be processed on my vacation rental website at the URL:

Manual PayPal requests will be made from the account with email address:

For other manual payments, please contact us directly to administer these.

Email address:

Phone number:

11. SERVICES. The owner shall be responsible for all utilities and services to the Premises that include power, water, cable, and Internet but does not assume responsibility for utility and cable company loss of services due to external damages, repairs, weather, or other factors outside of the owner's control. Utilities that exceed \$30,000 JMD monthly would be considered excessive and will attract the additional cost to the renter. \$30,000: Suite / \$50,000: Cottage.

12. PETS. No Pets are allowed on the premises.

13. SMOKING. No smoking is permitted inside or on the premises.

14. QUIET HOURS. The owner requires quiet hours in adherence to the Jamaica noise ordinance to ensure the peaceful enjoyment of the surrounding residents. Quiet hours consist of no loud music and keeping all audio to include televisions, phone conversations, etc, at a minimum level out of respect for the surrounding community. The Tenant, along with neighbors, shall enjoy each other's company in a quiet and respectful manner to each other's enjoyment. The Tenant is expected to behave in a civilized manner and shall be good neighbors with any residents of the immediate area. Creating a disturbance of the area by large gatherings or parties shall be grounds for immediate termination of this Agreement.

15. TRASH. The Tenants shall dispose of all waste material generated during the Lease Term under the strict instruction and direction of the Landlord. Disposal area is in the gated bin at the front entrance of the property.

Mahogany Manor

16. LANDLORD'S LIABILITY. The Tenant and any of their guests hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from the use of the Premises regardless of the nature of the accident, injury or loss. The Tenant expressly recognizes that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenant and that Tenant should purchase their own insurance for their guests if such coverage is desired.

17. ATTORNEY'S FEES. The Tenant agrees to pay all reasonable costs, attorney's fees, and expenses that shall be made or incurred by the Landlord enforcing this agreement.

18. USE OF PREMISES. The Tenant shall use the Premises for residential use only. The Tenant is not authorized to sell products or services on the Premises or conduct any commercial activity.

19. ILLEGAL ACTIVITY. The Tenant shall use the Premises for legal purposes only. Any other such use that includes but is not limited to illicit drug use, verbal or physical abuse of any person or illegal sexual behavior shall cause immediate termination of this Agreement with no refund of pre-paid Rent.

20. POSSESSIONS. Any personal items or possessions that are left on the Premises are not the responsibility of the Landlord. The Landlord shall make every reasonable effort to return the item to the Tenant. If claims are not made within the State's required time period or two (2) weeks, whichever is shorter, the Landlord shall be able to keep such items to sell or for personal use.

Homeowner

(Electronic or manual signature)

Name:

Date:

Phone Number:

(during the stay)

Guest

(Electronic or manual signature)

Name:

Date:

Phone Number:

(during the stay)

GOVERNING LAW. This Agreement shall be governed and subject to the laws located in the jurisdiction of Premise's location. The parties agree to the terms of this Vacation Rental Agreement, as evidenced by the signatures set forth below.

Insert your signature

Insert your signature

Please list the following (this information is required) *Cottage maximum is six people with an additional fee of \$145 per person after two people. The Suite maximum is three with an additional fee of \$115 per person after two people:*

	<u>Guest Name</u>	<u>Home Address</u>	<u>Contact Number</u>	<u>Passport Number</u>
1.				
2.				
3.				
4.				
5.				
6.				
7.				

Mahogany Manor