

SHORT TERM VACATION RENTAL AGREEMENT

This agreement is made this ____ day of ____ 20__ between Denmar rentals as agent for Owner and _____ (herein called "guest") of _____ Barbados, West Indies. Under the following conditions:

TERMS: This agreement shall commence on _____ and terminate on _____. A weekly rental term shall be for seven (7) days, beginning 3PM est _____ and ending at 11AM est the following _____. A weekend rental term during off-season shall be from 3PM on Friday through to 6PM Sunday.

1. NO Early Check-in or late check-out. Times may be changed to accommodate flight schedules when possible.
2. This is a NON SMOKING unit.
3. Pets are not permitted, unless prior written approval from management has been obtained.
4. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of \$200 is required. This must be received within seven (7) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.
 - a. No damage is done to unit or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.
 - d. All keys are left on the kitchen table and unit is left locked.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. Parking passes are left inside the unit upon departure.
 - h. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by management.
5. PAYMENT – An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the room rent. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or email money transfer payable to Denmar Rentals. The advance payment is not a damage deposit. The BALANCE OF RENT is due fourteen (14) days before your arrival date. Receipts for payments will be issued after payments are received. Checks, Visa, MasterCard (5% admin charge), PayPal, Bank Transfer, Western Union (4% admin charge).
6. CANCELLATIONS – A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit. All cancellations MUST be made in writing and submitted by mail or fax to the owner or management.
7. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that

results in a shortened stay must be made at least ninety (90) days prior to check-in.
8. MAXIMUM OCCUPANCY- The maximum number of guests per home/unit is limited to the capacity of said home/unit. An additional charge of \$15.00 USD per person per night for guests in addition to maximum limit will be assessed. THIS PROPERTY REQUIRES A ONE (1) WEEK MINIMUM STAY.

9. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

10. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

11. NO DAILY MAID SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

12. RATE CHANGES – Rates subject to change without notice.

13. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

14. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

15. FIRE AND CASUALTY – If residence becomes uninhabitable by reason of fire, explosion or by other casualty management and owner may at its option, terminate rental agreement or repair damage.

16. TRAVEL INSURANCE – We highly recommend you purchase travel insurance.

17. HURRICANE OR STORM POLICY- No refunds will be given unless:

a. The National weather Service orders mandatory evacuations in a” Tropical Storm/Hurricane Warning area”and/or

b. A “mandatory evacuation order has been given for the Tropical Storm/Hurricane warning area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a “Tropical Storm/Hurricane Warning,” area , we will refund:

1. Any unused portion of rent from a guest currently registered,
2. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
3. Any advance rents collected or deposited for a reservation that is is scheduled to arrive during the “hurricane Warning” period. By Signing below, I agree to all terms and conditions of this agreement.

Signature: _____ Date _____