

SHORT TERM VACATION RENTAL AGREEMENT

PAYMENT We accept payment by cash, credit card or PayPal.

SECURITY/DAMAGE DEPOSIT A security deposit is required to hold your vacation rental reservation. We must receive a credit card or PayPal deposit for the security deposit at time of booking. Upon receiving your security deposit and a signed, dated copy of this Rental Agreement, your reservation will be confirmed and a rental confirmation will be emailed to you.

Upon your arrival, your security deposit converts to a damage deposit. The damage deposit will be returned to you within 3 to 7 business days after checkout **provided that the following provisions are met:**

- No damage is done to the property or its furnishings
- There are no items missing from the property.
- All keys are returned.
- There are no violations of this agreement.

Charge-back of costs incurred by Guest for repair of damage(s) or maintenance or missing items are not allowed after Guest departure, unless otherwise approved in writing by Owner/Agent.

This agreement is a short-term vacation rental contract and differs in Barbados law from that of a residential lease. The property manager/owner/host or representative has the right to enter the property with reasonable notice for the protection, inspection, or maintenance of the property, and/or enforcement of this agreement up to but not limited to full eviction and forfeiture of all amounts paid including damage deposit.

BY SIGNING THIS AGREEMENT, YOU ACKNOWLEDGE THAT IN THE EVENT OF ANY ENFORCEMENT ACTION UP TO BUT NOT LIMITED TO EVICTION, ALL AMOUNTS PAID INCLUDING THE FULL DAMAGE DEPOSIT WILL BE FORFEITED.

TERMS AND CONDITIONS

VIOLATION OF ANY OF THE FOLLOWING TERMS AND CONDITIONS WILL RESULT IN EVICTION AND ALL AMOUNTS PAID INCLUDING THE FULL DAMAGE DEPOSIT WILL BE FORFEITED.

You must be 18 years of age to rent this property. By signing this agreement, you acknowledge that you are 18 years of age or older. Proof of age with valid ID is required at check-in. Any falsification of age will result in immediate eviction and all amounts paid including damage deposit will be forfeited.

By signing this agreement, you acknowledge that you are responsible for the conduct of all persons you invite or allow to remain on or in the property during the dates of this reservation. Your reservation is confirmed for only the number of guests listed on your confirmation and upon check-in, you will be required to complete a Guest Registration Form listing the names and ages of all persons who will be on the premises. The property has a guest maximum occupancy of 6 persons inclusive of a maximum of 4 adults at any given point in time, day or night including interior, exterior, grounds, driveways, backyard and pool. Exceeding this occupancy limit or falsifying occupancy is strictly prohibited. Violation of the Occupancy Limit will result in immediate eviction and all amounts paid including damage deposit will be forfeited.

House parties, social events, and/or ANY activity where guests not listed on the Guest Registration or exceeding the occupancy limit are invited including dinners and family reunions are strictly prohibited without written authorization from the Host. Any violation will result in immediate eviction and all amounts paid including damage deposit will be forfeited.

Subleasing the property or advertising the property in any form including but not limited to digital or social media is strictly prohibited.

As the responsible party signing this agreement, you must personally be in residence during the entire stay and when requested by law enforcement or other authority you must provide a copy of this signed agreement. By signing this agreement, you acknowledge that you are responsible for the conduct of all persons you invite or allow to remain on the property during the time of your reservation.

Any guest(s) engaging in or arrested for any illegal activity including the possession of illegal substances is strictly prohibited anywhere in or on the property. The Guest(s) will be subject to immediate eviction and all amounts paid including damage deposit will be forfeited.

You must comply with all noise ordinances. No loud noise is allowed after 9:00 pm or before 9:00 am and no amplified sound at any time.

Fireworks are prohibited by local law, both on private and public property.

No pets are allowed without specific written permission.

HOUSEKEEPING AND OTHER MATTERS When you arrive, the property will be clean and set up with linens. We have included the following supplies to accommodate the appropriate number of guests:

- Bath towels, hand towels, wash cloths. Beach towels are not provided, please do not take bath towels to the beach.
- Kitchen towel/cloths & washing sponges
- Initial supply of dishwashing soap, hand soap, body soap and toilet paper

This is a non-smoking property. If smoking is detected inside the property, the full damage deposit will be forfeited.

Lock the green gate in the perimeter wall when you leave and entering the property. Property manager and property owner and host are not liable or responsible for personal items left behind, lost or stolen. If you leave an item behind and wish to have it returned, call us as soon as possible and if found, we will arrange for shipment/collection.

The gym, BBQ grill, swimming pool and/or whirlpool are provided for the enjoyment of adult guests. Keep children away from these areas unless there is constant adult supervision. Renter/Guests must respect nature and take care to guard themselves and their guests as appropriate. Manager/Owner/Host is not responsible for accidents and/or injuries.

CHECK-IN Check-in time is 4 p.m. local time. Please respect this time as in many cases the property has been rented the night before and we require time to prepare for your stay.

CHECKOUT Check out time is 12 p.m. local time. Prior to checkout, all used dishes should be washed. Make sure all doors and windows are closed/shut. Please empty the refrigerator completely. Take out the kitchen garbage in its' bag, and place it the garbage can outside the property gate.

PLEASE READ ANY INSTRUCTIONS OR RULES ON OUR WWW.JACKSONBREEZY.COM WEBSITE OR AS SOON AS YOU ENTER THE PROPERTY. **IF YOU ENCOUNTER ANY PROBLEMS PLEASE CONTACT THE HOST**

CANCELLATION POLICY If you cancel more than 60 days before check-in, your Deposit will be returned. No refunds will be granted for cancellations due to weather unless there is a mandatory evacuation of the island.

Force Majeure. There may be circumstances beyond our control and contemplation, in which the property might not be available for your booking. Examples of these include (but are not limited to) extended power or other utility outage (lasting more than one day), severe weather, destruction of or severe damage to the property. In the event of *Force Majeure*, we will do our best to make alternative arrangements for you where possible. If we cannot, or if the alternative arrangements are not acceptable to you, then we will refund all monies paid. This will be the full extent of our liability to you in such circumstances, and we will not be responsible for any other costs connected with any such cancellation,

I UNDERSTAND AND AGREE THAT THE PROPERTY MANAGER AND THE OWNER AND THE HOST OF THE PROPERTY WILL NOT BE LIABLE FOR ANY PROPERTY DAMAGE, BODILY INJURY OR DEATH TO RENTER, FAMILY OR GUESTS OF RENTER, FROM OR DUE TO ANY CAUSE OR ACTION, ARISING DURING THE OCCUPANCY OF THE SAID PROPERTY INCLUDING BUT NOT LIMITED TO USE OF SWIMMING POOL, GYN, WHIRLPOOL, BBQ BY TENANT, FAMILY OR GUESTS.

By paying your deposit, the renter agrees to all terms and conditions.