



VACATION VILLA RENTAL AGREEMENT

CARIBBEAN VISTA
DESTINO
VIEQUES, PUERTO RICO 00765

Administrative Office
1801 Shepherd Street, NW
Washington DC 20011
Tel: +1 (202) 437-7537
Email: reservations@viequescaribbeanvista.com

This agreement made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

between Name: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_ (hereinafter called the Renter) and

Jolyon and Sarah Bowman (hereinafter called the Owners) concerning the vacation rental of the property 'Caribbean Vista' located at the above address. Total number of people in the renting:

No of Adults: \_\_\_\_\_ No of Children: \_\_\_\_\_. Rental period commences at 3PM on \_\_\_\_\_ and ends at 11AM on \_\_\_\_\_.

Total Rental Amount including occupancy tax: \$ \_\_\_\_\_. Damage Deposit: \$500.00.

- 1. Check In/Out: Check in time is from 3pm and check out at 11am unless otherwise specified. However, these times are variable and may be changed on discussion with the Owners.
2. Minimum Age: The Renter minimum age is 25 years.
3. Caribbean Vista Access. Only those persons identified in this agreement are permitted access to Caribbean Vista during the period of this agreement.
4. Swimming Pool. Children using or playing in vicinity of the swimming pool area must be escorted and supervised by a responsible adult at all times. Diving into the swimming pool is prohibited at all times.
5. Smoking: This is a strictly NON-SMOKING property.

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6. **Pets:** Animals and/or pets are not permitted in the villa under any circumstances.
7. **Deposits:** Damage Deposit: A Damage Deposit of \$500.00 is required. This must be paid within seven days of booking the reservation. The Damage Deposit is NOT applied towards the rent and is fully refundable within fourteen (14) days of departure, provided the following provisions are met:
  - a. No damage is caused to the villa or any of its contents.
  - b. All debris, rubbish and discards are placed in the trashcans at the driveway.
  - c. Oven, range-top, BBQ, BBQ tools, kitchen utensils, pans and crockery etc., are left clean.
  - d. No linens or towels are lost or damaged.
  - e. All air conditioners, lights (internal and external) must be switched off.
  - f. All doors and windows to the villa are fully closed and locked.
8. **Vacation Rental Agreement:** The completed and signed Vacation Rental Agreement must be faxed and mailed to the above Administrative Office address within seven (7) days of booking the reservation. The completed and signed Agreement can also be scanned and emailed to the above email address.
9. **Rental Fees:** Rental fees for the duration of your stay must be paid in full not less than thirty (30) days prior to your arrival. Preferred methods of payments are as follows:
  - a. **VRBO Payments.** The preferred method of payment is via our VRBO listing at <http://www.vrbo.com/503459>.
  - b. **PayPal Payments.** Secure credit card payments (including AMEX) using PayPal can be made by going to [www.viequescaribbeanvista.com/rates](http://www.viequescaribbeanvista.com/rates) and clicking on the payment button at the bottom of the webpage. You do not need a PayPal account to use this secure payment option.
10. **Cancellation Policy:** Cancellations up to 45 days prior to arrival date will be given a full refund of the Reservation Deposit. Cancellations with less than 45 days notice will forfeit the \$500.00 Reservation Deposit.
11. **Cancellation Policy Continued:** Once the rental payment has been received and your trip has to be cancelled for reasons such as illness, accident, death of a family member or traveling companion, jury duty, weather conditions which cause delay/ cancellation of travel or fire or flood in your home, the following cancellation policy will apply:
  - a. If cancellation is submitted less than fourteen (14) days prior to arrival a cancellation fee of 50% of the total rental paid will be charged.

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- b. If cancellation is submitted less than seven (7) days prior to arrival a cancellation fee of 100% of the total rental paid will be charged.
  - i) **Note:** For a very small cost it is possible to purchase *Trip Cancellation and Interruption Coverage* to protect your investment. Policies can be obtained online through *Access America Travel Insurance & Assistance* at <http://www.allianztravelinsurance.com>.
- 12. **Maximum Occupancy:** The maximum sleeping occupancy of the villa is limited to six (6) people including children. The villa has 2 x Queen Beds and a Sofa Bed.
  - a. **Note:** The furniture on the Pool Terrace is not suitable for and is not to be used as sleeping accommodation.
- 13. **Minimum Booking Period:** Minimum rental/booking period is five (5) nights.
- 14. **Housekeeping Service:** While the villa will be fully prepared prior to your arrival, during your stay, daily housekeeping services are not included in the nightly rental rate. However, housekeeping services can be arranged, if required, at an additional fee of \$70 per visit.
- 15. **Furnishings.** Please do not rearrange the furniture or furnishings.
- 16. **Sand.** Please avoid bringing sand into the villa following your visit to the beach. The removal of sand is problematic following your stay.
- 17. **Safety and Security.** When leaving the villa unattended for an extended period, all windows and doors must be closed and locked.
- 18. **Smoke Detectors:** The villa has smoke detectors installed and they are believed to function properly at the time of rental.
- 19. **Owners Indemnity:** The Renter and Guests and other visitors to the villa shall hereby indemnify and hold harmless the Owners against any and all claims of personal injury or property damage or loss arising from negligence in the use of the premises regardless of the nature of the accident, injury or loss.
- 20. **Maintenance:** The Renter and Guests shall maintain the villa in an excellent and clean condition.
- 21. **Garbage:** Garbage and refuse must not be allowed to collect inside the villa. Before being taken to the trashcans at the driveway, all garbage must be tightly sealed inside a plastic garbage bag.
- 22. **Fire Extinguisher:** A fire extinguisher is located under the sink in the kitchen
- 23. **First Aid Kit:** A First Aid Kit is located under the sink in the kitchen.

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24. **Dish TV:** HD Dish TV is provided.
25. **Important Note - Internet Access:** Wi-Fi Internet access is provided. Guests are requested not to use the Wi-Fi Internet access to play online games, make video calls, and download music, movies or large files. Wi-Fi Internet access is provided primarily for access to the Internet and for Emails.
26. **Behaviour:** The Renter and Guests agree not to engage in objectionable conduct. Objectionable conduct means behaviour which may or will make the villa or building less fit to live in for you or your neighbours, or anything that interferes with the right of others to properly and peacefully enjoy their property or causes conditions that are dangerous, hazardous, unsanitary or detrimental to other residents in the neighborhood. Objectionable conduct by the Renter and Guests gives the Owners the right to end this agreement forthwith. Under such circumstances the renter will forfeit the Damage Deposit and will only be entitled to a refund of rental fees paid for the remaining days of the rental period.
27. **Mail:** Caribbean Vista does not have a USPS mail service. Letters and correspondence, including payments, should not be forwarded to the Caribbean Vista address.
28. **Hurricanes and Tropical Storms:** Even though the villa is built to withstand the effects of a Hurricane or Tropical Storm, in the event that mandatory evacuation is ordered 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 Renter or Guest.
  - c. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
    - i) Any unused portion of rent from a Renter currently registered.
    - ii) Any unused portion of rent from a Renter that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
    - iii) Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

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29. Please provide the following details of the Renter and Guests staying at Caribbean Vista during the rental period:

Person	Full Name	Age	Home Address	Cell Phone
1. Renter				
2. Guest				
3. Guest				
4. Guest				
5. Guest				
6. Guest				

30. Please complete and sign this agreement and scan and email to [reservations@viequescaribbeanvista.com](mailto:reservations@viequescaribbeanvista.com) or mail to the owners at the above Administrative Office address.

31. Except as specified at Paragraphs 7, 26 and 28, I agree that all deposits and rental monies are non-refundable per cancellation policy above. By Signing Below, I agree to all terms and conditions of this agreement.

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Initial: \_\_\_\_\_

**Summary of Important Points:**

- ❖ The Renter and Guests shall maintain the villa in an excellent and clean condition at all times.
- ❖ When leaving the Caribbean Vista unattended ensure that all doors and windows to the villa are closed and locked.
- ❖ To avoid excess electricity usage it is recommended to use the AC units primarily at night time and do not leave the AC units running when the villa is unoccupied and/or unattended.
- ❖ Diving into the swimming pool is strictly prohibited.
- ❖ A responsible adult must supervise children using the swimming pool at all times.
- ❖ If you visit the beach, ensure that you remove all sand using the hose in the pool area before using the pool or entering the villa.
- ❖ Only use plastic drinking utensils when using the pool area.
- ❖ Do not cause any damage to the villa or any of its contents.
- ❖ This is a TROPICAL LOCATION - do not allow garbage to accumulate in the villa, as this will invite insects and other unwanted guests into the villa.
- ❖ When leaving the villa after your stay, please ensure the following:
  - All debris, rubbish and discards are removed from the villa, securely sealed inside plastic bags and placed in the trashcans at the driveway.
  - Oven, range-top, kitchen utensils, pans and crockery etc are left clean.
  - All AC units, lights (internal and external) are switched off.
  - All doors and windows to the villa are fully closed and locked.

Initial: \_\_\_\_\_