



Vacation Rental Agreement

for

MILKYBERRY BAY COTTAGE

Rental Terms and Conditions

Payment and Cancellation Policies: To confirm your reservation, please send the agreed deposit within 10 days of booking. Failure to make this payment will mean automatic cancellation. The balance of the rent and must be paid in full at least 60 days prior to your arrival. All cancellations or requests for changes to your reservations must be made **in writing** (by fax, e-mail or letter). Either party has the right to cancel this agreement up until 60 days before the date of the reservation and 100% of any monies received to the point of cancellation will be refunded to you. If the booking is cancelled between 60 and 30 days, 50% of the total rent will be retained. If you cancel within 30 days of arrival, the total rental value will be retained. However, if your cancelled dates are rebooked to another guest, 100% of your rental monies will be returned to you for nights rebooked. No shows, late arrivals and early departures after arrival are non-refundable. Guests who abandon the cottage without authority from the owner agree that they have no rights to compensation.

Capacity A maximum of **four** people may be accommodated in the cottage at any one time.

Damage: You hereby agree to pay the owner the cleaning and/or replacement costs for all damages to personal property or to the real estate, which may occur as a result of your occupancy, excluding normal wear and tear. Locked cupboards/rooms are reserved for the use of the owner and are not included in this rental. You, as the Guest, agree to take all reasonable steps to ensure that your family and other guests in the your party adhere to the rules and regulations affecting your rental.

The cottage is fully furnished and equipped, including a supply of bed linens and bath towels. **Beach towels are not included and bath towels must NOT be taken to the beach. No furniture may be removed from the house.**

Guests are responsible for leaving the cottage in the condition in which they found it on arrival.

We regret that no pets can be permitted.

Care must be taken with young children.

Liability: The owner assumes no liability for property loss or damages, nor liability for injury, accidents, delay or irregularity which may be occasioned wither by reason of defect in any vehicle or the acts of any company or persons engaged in conveying passengers to or from their unit. Transportation (airlines, rental cars and taxis) is supplied by providers who operate independently of the owner. The homeowner, therefore, assumes no responsibility for any loss, injury or damage to person or property because of the acts of those providers. Furthermore, guests are responsible for the security of the property during their occupancy.

Insurance Guests are strongly advised to have appropriate travel/medical insurance in force for the period of their holiday. Travel delays and medical bills can be very costly and we cannot be held responsible for such expenses.

Complaints and Maintenance. The Homeowner shall make every effort to keep their property and inventory in good working order. In case of a maintenance problem, they will strive to get the problem repaired as soon as possible after being notified. However, no refund or rate adjustment shall be made for unforeseen mechanical failure such as the supply of electricity, water, air conditioning, radio, appliances, etc. **IT IS THE GUEST'S OBLIGATION TO IMMEDIATELY REPORT ANY PROBLEMS OR DAMAGE TO THE LOCAL CARETAKER.**

The rental includes the use of gas, water and electricity. However, on the island, water and electricity are precious commodities, so please use with care.

Receipt of the rental deposit constitutes your acceptance and agreement to the terms, conditions, limitations and restrictions, as printed above and becomes a binding agreement. If you have any problems or questions with any of the above, please do be sure to contact us BEFORE you send us any money. Thank you.