

SHORT TERM VACATION RENTAL LEASE

Please fill out, sign and either scan back or mail together with your deposit cheque. Mail address is Caribbean Vacation-rentals 368 W 11th Ave, Vancouver, BC V5Y 1T2. Please email us if you have any questions at caribbeanvacationrental@gmail.com.

This agreement is hereby made between Annalisa and Tim King, hereafter known as OWNER, and _____, hereafter known as RENTER. RENTER shall rent the OWNER'S premises at _____, St. Thomas, USVI (check-in no sooner than 3pm) _____ (date) to _____ (date) (check-out no later than 11am).

Total number of people: _____
 For the sum of: \$ _____
 Room Tax of 8%: \$ _____
 Service Fee of 5% \$ _____
 Damage Deposit: \$ 1,000.00
 (refundable 30 days after departure)
 Total: \$ _____
 A 50% deposit having been received by: _____ \$ _____ (within 10 days of hold)
 (date)
 Balance due by: _____ \$ _____
 (date)
 Balance due 45 days prior to arrival (no invoice sent)

Cancellation:

You may cancel your reservation up to 60 days prior to your arrival. We charge a 50% charge (of total rent) for cancelled reservations. If you cancel within 60 days of your arrival, you will not receive any refund. For peace of mind we recommend that you purchase trip cancellation insurance.

 (initial here)

OWNER AGREES TO PROVIDE: all utilities, local telephone service, kitchen equipment, linens and towels. OWNER will also provide one* escort service from the airport at the agreed time (free of charge).

RENTER AGREES TO: Conserve water and electric, leave the premises in the exact same order as found; to use calling card or credit card for all long distance calls; to return keys to OWNER/AGENT on departure, to respect neighborhood by keeping noise down after 11:00pm, and not to exceed the maximum people for sleeping accommodations paid for. OWNER reserves the right to charge for excessive use of hydro, excessive water use. There is a penalty of \$150.00 for lost keys. The damage deposit will not be returned until the premises have been inspected following the RENTER'S departure. If more than the above-numbered people are found to occupy the premises, or excessive clean up is required additional charges for linens and maid service or repairs can be levied against the RENTER and deducted from the Damage Deposit. Such determination will be made at the discretion of the OWNER/AGENT. The Damage Deposit, plus reasonable costs of collection including attorney fees, if necessary to collect the same. Guests of the RENTER will be the responsibility of the RENTER.

RENTER'S Name: _____ (please print) Tel: _____
 RENTER'S Address: _____ Fax: _____
 _____ Email: _____

Family Members and Guests (please list names and ages):

*VERY IMPORTANT: One escort will be provided free of charge only if flight and rental car information are sent to us 30 days prior to arrival. After that there will be a \$100 escort charge. At least one guest must be escorted to the villa.

Airline/Flight: _____ Arrival time: _____ Rental car agency: _____
 (escort will meet you here)

RENTER: _____ Date: _____
 (sign here) (date)