

RENTAL AGREEMENT/TERMS & CONDITIONS

Please ensure you read and understand the following terms and conditions pertinent to your accommodation rental. If you have any questions, please do not hesitate to contact us (hereafter called the Owner) for clarification.

Your holiday home rental includes accommodation as booked, including tax and services e.g. house staff, gas, water and electricity. Food and drinks are excluded.

- 1) A 50% deposit but minimum two night's payment is required upon making a reservation. Final payment is due in full 10 days before your arrival date.

We reserve the right to treat the booking as cancelled if we do not receive the balance by the due date. Any cancellation charges detailed elsewhere in this document will then apply. In the event of a cheque not being honoured by the bank on which it is drawn we will make a charge of US\$ 50 to cover charges and our administration costs.

- 2) Booking cannot be accepted from parties of young people less than 21 years of age.
- 3) If the guest wishes to cancel the booking he/she should advise the Owner immediately by e-mail. The Owner shall be entitled to retain all payments already made and to recover, if not already paid, the balance of the hiring charge as follows;

The deposit is non refundable. If you cancel 30 days before your arrival or less (or if you are a no-show), you forfeit the final payment for the balance of your stay; however if we are able to fill the dates with another reservation, your final payment will be returned less 10% for service charges.

- 4) In the unlikely event that circumstances beyond the Owner control necessitate the cancellation of the rental arrangement, the owner reserves the right to cancel any bookings at any time and will only be liable to refund monies already paid by the Guest.
- 5) The Guest agrees to pay the full cost of any breakages, losses or damage to the property (the Owner will be sole arbitrator on cause of damage or loss). The Guest commitment is to:
 - a) Take good care of the property and leave it in the same condition at the end of the holiday.
 - b) Report any damage, loss, problem or concern to the villa Managers : Tia or Paolo Del Grande

5038720 or 3541517.

- c) Not to sublet or share the property except with persons nominated on the booking form.
- 6) The property is available after 4:00 pm on the day of arrival and must be vacated by 12:00 am on the day of departure.
- 7) Optima is a private villa and as such is for the use of paying guests only. The maximum occupancy is 8 persons. Please note that contravention of the above will render your booking void, all money paid will be forfeited and you will be asked to leave the villa immediately without further compensation.

The Owner does understand the Guest may wish occasionally invite their friends who are not staying at the villa for lunch or dinner, the villa is designed for it and the staff will be pleased to organize it; however, groups of more than 10 people must be agreed with Owner in advance.

Liability Waiver:

The Owner assumes no responsibility for lost or stolen or damaged items that belong to the Guest(s). This includes losses resulting directly or indirectly from natural events such as floods, storms, hurricanes, or other acts of god. The owner is not responsible for any accidents or injuries that occur inside or outside the villa. Swimming in the sea is at guests own risk. The owner is also not responsible for accidents such as fire, breakdown of equipment or machinery, act of war, strikes, theft, pilferage, epidemics, quarantine expenses, or losses sustained by the Guest(s) as a result of such incidents or occurrences.

It is hereby agreed that the Owner, does hereby let and leases to RENTER, the following premises:

Villa Optima

Old Wharf

Jamaica

IT IS STRONGLY RECOMMENDED THAT GUESTS TAKE OUT HOLIDAY INSURANCE TO COVER CANCELLATION FEES AND ANY OTHER LOSSES

I agree to pay the balance four weeks prior to arrival. I accept the Terms & Conditions attached on behalf of myself and my party. I am over 21 years of age.

Signed..... Date.....

