

Sweet Mango - Rental Agreement

This agreement is made between Christine Burstein (Owner) and
(Renter).

Renter is hereinafter defined as the signer and any spouse, or child. Guest agrees to the terms of this policy by act/submission of their initial deposit for the property.

Rental Term: Owner agrees to rent Sweet Mango for the following dates:

_____ thru _____.

Renter agrees to pay Owner the rental sum of \$_____.00 US payable as follows:

\$ _____.00 which represents a 25% deposit within seven days of booking.

\$ _____.00 which represents the remainder of rental fee no later
than _____ (3 months prior to arrival).

Failure to pay rental deposit or balance of rental on time may result in loss of reservation.

Method of Payment: All payments must be made by a bank wire transfer to our Bequia Account. Renter is requested to let owner know when the wire transfer has occurred. Here is the information you need:

Our Account in Bequia #: 205006770

Our Account Name: John and Christine Burstein
Our Account Address: RBTT Bank Caribbean Limited
Bequia, ST. Vincent, Grenadines

Swift Address of RBTT rbttvcvc

Receiving Bank ABA 021000018
Receiving Bank Name Bank of New York
Receiving Bank Address NY, USA

Security Deposit: We do not require a formal Security/Damage Deposit. However, by signing below, Renter agrees to pay for the total repair or replacement costs of Sweet Mango in the event of damage or loss, caused by Renter or any members of Renter's party during stay through action or negligence. Such damages and loss will be covered in writing and provided to you by the owner.

If booking is canceled less than 90 days in advance no refunds will be made. However, if we are able to rent Sweet Mango for the same dates you had reserved and canceled, we will return all rental fees (less \$100.00 to cover administrative costs.)

You may apply any forfeited funds to another Sweet Mango booking within the next three years.

Maid Service: Sweet Mango will be cleaned before your arrival. Your rental fee includes two days of maid service per week. You may arrange with the maid for further services at your own expense. Fresh linens and towels are provided twice weekly.

Pets: No pets are allowed.

Loss, Theft and Accident: Renters are advised that personal items lost or stolen are not the responsibility of the Owner or Agent. Renters will have a set of keys and will be solely responsible for locking of the home and the safekeeping of their personal valuables during their visit. Agent and Owner assume no responsibility for insuring that the residence is locked and secured during the period of occupation by Renter.

Renter agrees to release, discharge and hold harmless owners and agents of Sweet Mango from any and all liability, loss, damages, costs and expenses (including attorney's fees), claims, suits and demands arising from any accident, injury, death, loss (personal or physical) or damage whatsoever, during Renter's stay at Sweet Mango.

Smoking: ABSOLUTELY NO SMOKING is allowed on premises.

Un-Availability: In the event that the property is unavailable due to damage from hurricane, flood, fire, or need for major repairs not being completed on time, renter agrees to accept a full refund of any monies (including administrative costs) and hold owner harmless for any other charges.

System Failures, Maintenance & Rate Adjustments: If a problem occurs during rental, owners will strive to have it repaired as soon as possible after being notified. However, please be aware that Bequia is a developing country with significant infrastructure weaknesses and sometimes a shortage of quality trades people and parts. Therefore, while normally there are no problems, there very well could be and the time to repair it may not be what renter would expect. Any refund or rate adjustment is strictly at owner's sole discretion. No refund or rate adjustment shall be made for any disturbance outside owner's control, such as construction at nearby properties or noisy parties at other villas. Owner cannot move renter to another property. No shows, late arrivals, reductions in the number of guests, and early departures are all non-refundable.

Service or Repair: Owner reserves the right to enter the premises when the property or systems are in need of repair.

Maximum Occupancy: Maximum occupancy is 4 adults plus 1 child under the age of 12.

Check in - Check out Time: Check in is after 12:00 P.M. and check out is before 10:00 A.M. Arrangements can be made for secure storage of luggage should you require it in the case of an early arrival or late flight out.

Access and Use of Villa Items: The owners, or their staff, may enter the villa to perform any repairs or maintenance as necessary. If the villa is put on the market for sale, the owner reserves the right to allow the villa to be shown, but only by advance appointment made with guests. Every effort will be made to schedule such brief showings at a time convenient to you, to respect your privacy, and not interrupt your vacation. Locked closets, storage rooms, cupboards, laundry, staff quarters, and the back downstairs utility room are not part of this rental. Rearranging the furniture, using couches and pillows as beds, or removing any item from the villa other than beach towels is prohibited.

Keys: There is a \$75 charge for lost keys.

Phone: Owner provides a cell phone for Renter's convenience. Renter will need to purchase a phone card (available at many local establishments). If lost or damaged, Renter is responsible for replacing phone at Renter's expense.

Children: Parents should be aware that Sweet Mango is not without inherent risks. For example, you should consider that railings on balconies can look like a climbing gym to kids. Tiles can be very slippery when wet. There are no locks for cupboards, drawers or electrical outlets. There are no child gates to block stairways. Corners are not rounded. Please note: We have had many children of all ages at Sweet Mango and never had a serious problem. Parents just need to know that children must be supervised closely.

Other Terms: Renter agrees to adhere to rental policies published on our website and rules posted at Sweet Mango.

Please fill out the information below:

Name:

Street Address:

City:

State:

Zip or Country Code:

Country:

Phone (W):

Phone (H):

Email:

My party includes: ___ adults ___ teens ___ children ___ babies less than 1 year of age at time of arrival.

Please list all of the Guests.

1. _____
2. _____
3. _____
4. _____
5. _____

If you agree to all the terms listed in this Rental Agreement, kindly make two copies of this agreement, sign both and mail form to Owner.(You may also sign, scan and email to owner).

(Renter) (date)

(Owner) (date)