

**SHORT TERM APARTMENT AND/OR EVENT RENTAL AGREEMENT**

**HOST: ??**

**ADDRESS: ??, Barbados.**

**ADDRESS OF PROPERTY** Jackson Breezy, No. 2 Jackson Terrace, Jackson, St. Michael, Barbados

**CELL PHONE:** +1246 836-6185 **EMAIL ADDRESS:** booking@jacksonbreezy.com

**RENTER'S NAME** (1<sup>st</sup> Registered Guest):

AGE: # GOVERNMENT ISSUED ID: [PP] [DL] [ID] #

ADDRESS: ?? EMAIL: ??

HOME PHONE: \_ N/A \_\_\_\_\_ CELL PHONE: **1 (246) #**

2<sup>nd</sup> Registered Adult Guest Name: \_\_\_\_\_ N/A \_\_\_\_\_  
CAPITAL/BLOCK LETTERS

3<sup>rd</sup> Registered Adult Guest Name: \_\_\_\_\_ N/A \_\_\_\_\_  
CAPITAL/BLOCK LETTERS

4<sup>th</sup> Registered Adult Guest Name: \_\_\_\_\_ N/A \_\_\_\_\_  
CAPITAL/BLOCK LETTERS

CHECK IN DATE: , **2022** CHECK OUT DATE: , **2022** NUMBER OF NIGHTS: # **nights**

EVENT TYPE: ?? NUMBER OF GUESTS: **20 or less**

EVENT DATE: ??, **2022** EVENT START TIME: ?**pm** EVENT DURATION: **4hrs**

Damage Deposit:	<u>\$ <b>150.00</b></u>	ACCOMMODATION TAX	<u>\$ <b>##.00</b></u>
Event Fee:	<u>\$ <b>###.00</b></u>	Total due at booking:	<u>\$ <b>###.00</b></u>
Nightly Rental:	<u>\$ <b>###.00</b></u>	Total paid:	<u>\$ <b>###.00</b></u>
Other:	<u>\$ -</u>	Balance due:	<u>\$ <b>###.00</b></u>

*(Due 7 days before check-in or reservation will be subject to cancelation by Host with full refund.)*

**THE RENTER AGREES TO THE TERMS & CONDITIONS OF THIS AGREEMENT BY SIGNING IT, OR AGREEING TO IT ONLINE, OR BY MAKING AN INITIAL DEPOSIT.**

## PAYMENT TERMS

Whether paying with cash, bank transfer or credit/debit card, a security deposit of 25% of the **Total Due at booking** shown above AND your agreement with this **Apartment and/or Event Rental Agreement** is required.

By making an initial payment, the Renter agrees to the terms and conditions of this agreement.

The **Balance due** must be paid at least 7 days before check-in or this reservation will be subject to cancelation by the Host with a full refund issued to the Renter.

**Upon check-in**, your **Balance due** must be paid in full at or by this time and a government issued ID must be presented for the Renter and all overnight guest 16yrs or older.

The **Damage deposit** will be returned to the Renter within 3 days after checkout **provided that the following provisions are met:**

- No damage is done to the property or its furnishings
- A general cleanup and tidying of the property is done after the event (*if hosting an event*)
- There are no items missing from the property.
- All keys are returned.
- There are no violations of this agreement.
- In the event of any property lost or damage caused by the Renter or guest, the Renter will refund the Host the full replacement cost of the property damaged or lost.

This agreement is a short-term apartment and/or event rental contract and differs in Barbados law from that of a residential lease. The Host or representative has the right to enter the property with reasonable notice or attend the event for the protection, inspection, or maintenance of the property, and/or enforcement of this agreement up to but not limited to full eviction and forfeiture of all amounts paid including damage deposit.

The Renter acknowledges that in the event of any enforcement action up to but not limited to eviction, all amounts paid including the full damage deposit will be forfeited.

## TERMS AND CONDITIONS

**VIOLATION OF ANY OF THE FOLLOWING TERMS AND CONDITIONS WILL RESULT IN EVICTION AND ALL AMOUNTS PAID INCLUDING THE FULL DAMAGE DEPOSIT WILL BE FORFEITED.**

The Renter must be 18 years of age to rent this property. By signing this agreement in person or agreeing to it online or by making an initial deposit, the Renter acknowledge being 18 years of age or older. Proof of age with valid ID is required at check-in. Any falsification of age will result in immediate eviction and all amounts paid including damage deposit will be forfeited.

By signing this agreement in person or agreeing to it online, the Renter accepts responsible for the conduct of all persons the Renter invites or allow to remain on the property during your stay with us. The property has a registered guest maximum occupancy of 6 persons inclusive of a maximum of 4 adults at any given point in time, day or night including interior, exterior, grounds, driveways, backyard and pool. Exceeding this occupancy limit or falsifying occupancy is strictly prohibited. Violation of the Occupancy Limit will result in immediate eviction and all amounts paid including damage deposit will be forfeited.

House parties and social events, including dinners and family reunions and/or ANY activity that would involve non-Registered Guest being on property, are strictly prohibited without written authorization from the Host. Any violation will result in immediate eviction and all amounts paid including damage deposit will be forfeited.

Subleasing the property is strictly prohibited.

As the responsible party signing or agreeing to this agreement in person or online, the Renter accepts responsibility for the conduct of all persons invited or allowed to remain on the property during the time of your reservation.

Any guest(s) engaging in or arrested for any illegal activity including the possession of illegal substances is strictly prohibited anywhere in or on the property. The Guest(s) will be subject to immediate eviction and all amounts paid including damage deposit will be forfeited.

The Renter must comply with all noise ordinances. Music & noise levels must be kept below 70db. *(a normal conversation is ~60db, a vacuum cleaner is ~70db i.e. about twice as loud as perceived by the human ear)*

No loud sound (above 70db) is allowed after 9:00 pm or before 9:00 am and no amplified sound at any time unless authorized in writing from the Host.

Fireworks are prohibited by local law, both on private and public property.

No pets are allowed without specific written permission.

**HOUSEKEEPING AND OTHER MATTERS** When the Renter arrive, the property will be clean and set up with linens, cutlery, cooking utensils, cups, glasses, and remotes for TV. A/C, fans & lights.

We have included the following supplies to accommodate the appropriate number of guests:

- Bath towels, hand towels, wash cloths. Beach towels are not provided, please do not take bath towels to the beach.
- Kitchen towel/cloths & washing sponges
- Initial supply of dishwashing soap, hand soap, body soap and toilet paper

This is a non-smoking property. If smoking is detected inside the property, the full damage deposit will be forfeited.

Lock the green gate in the perimeter wall when leave and entering the property. The Host is not liable or responsible for personal items lost or left behind. If the Renter leave an item behind and wish to have it returned, call us as soon as possible and if found, we will arrange for shipment/collection.

The gym, BBQ grill, swimming pool and/or whirlpool are provided for the enjoyment of registered adult guests. Keep children away from these areas unless there is constant adult supervision. **Additionally, the pool, whirlpool and its deck and patio areas, are to be used by registered guest only, unless otherwise authorized by the Host in writing.**

The Renter must respect nature and take care to guard themselves and their guests as appropriate. The Host is not responsible for accidents and/or injuries.

**CHECK-IN** Check-in time is 4 p.m. local time. Please respect this time as in many cases the property has been rented the night before and we require time to prepare for your stay.

**CHECKOUT** Check out time is 12 p.m. local time. Prior to checkout, all used dishes should be washed. Make sure all doors and windows are closed/shut. Please empty the refrigerator completely. Take out the kitchen garbage in its' bag, and place it the garbage can outside the property gate.

PLEASE READ ANY INSTRUCTIONS OR RULES ON OUR WWW.JACKSONBREEZY.COM WEBSITE OR AS SOON AS YOU ENTER THE PROPERTY. **IF YOU ENCOUNTER ANY PROBLEMS PLEASE CONTACT THE HOST**

**CANCELLATION POLICY** 100% of paid prepayments/deposits refundable when canceled 60 days before check-in or event date. 0% refundable if cancelled after. No refunds will be granted for cancellations due to weather unless there is a mandatory evacuation of the island.

*Force Majeure.* There may be circumstances beyond our control and contemplation, in which the property might not be available for your booking. Examples of these include (but are not limited to) extended power or other utility outage (lasting more than one day), severe weather, destruction of or severe damage to the property. In the event of *Force Majeure*, we will do our best to make alternative arrangements for the Renter where possible. If we cannot, or if the alternative arrangements are not acceptable to the Renter, then we will refund all monies paid. This will be the full extent of our liability to the Renter in such circumstances, and we will not be responsible for any other costs connected with any such cancellation,

I UNDERSTAND AND AGREE THAT THE HOST OF THE PROPERTY WILL NOT BE LIABLE FOR ANY PROPERTY DAMAGE, BODILY INJURY OR DEATH TO RENTER, FAMILY OR GUESTS OF RENTER, FROM OR DUE TO ANY CAUSE OR ACTION, ARISING DURING THE OCCUPANCY OF THE SAID PROPERTY INCLUDING BUT NOT LIMITED TO USE OF SWIMMING POOL, GYN, WHIRLPOOL, BBQ BY TENANT, FAMILY OR GUESTS.

By signing this agreement and/or by checking in after this agreement was sent to your email address above, the Renter agree to all terms and conditions.

Renters signature: \_\_\_\_\_ Date: \_\_\_\_\_