

**VILLA BARTOL
BONAIRE**

villabartol.bonaire@gmail.com

2016 RENTAL AGREEMENT

THIS RENTAL AGREEMENT SERVES AS THE SOLE AGREEMENT BETWEEN THE GUEST AND GREGG BREWER AND KATHY LAWSON (OWNERS) TO RENT THE PREMISES HEREIN DESCRIBED.

UNIT: VILLA BARTOL, PERLA BONERIANO, BONAIRE

GUEST UNDERSTANDS AND AGREES AS FOLLOWS:

1. The accommodations are privately owned and include the owner's furnishings. OWNER shall not be responsible for providing any additional furnishings or equipment not presently available in the unit unless specifically identified in writing from OWNER.
2. In the event of cancellation by GUEST more than 60 days prior to the rental start date, payments received will be refunded. In the event of cancellation less than 60 days but more than 30 days prior to the rental start date, then payments received will be forfeited. In the event the unit is re-rented, then OWNER will refund 80% of the rental fees, however it will not be returned to GUEST until ALL funds from the re-rental are received by OWNER.
3. No refunds will be made due to weather (hurricanes).
4. Departure Maid Service is included in all weekly rates. Rentals of more than one week include cleaning one time per week. Linens are also included. GUEST agrees to empty all trash cans, empty refrigerator, wash dishes, remove all rented linens and place in bundle on bedroom floor, and make up all beds to prepare unit for departure cleaning by housekeeping.
5. Check-in time is 3:00, and check-out time is 11:00 am.
6. OWNER will not be responsible for personal items guests may bring and/or leave in the unit.
7. GUEST will have no more in their party to use and occupy the unit than advertised capacity (4 adults) unless specifically agreed to in advance with the OWNER.

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8. GUEST will indemnify OWNER for any damage to the rental unit, grounds, furnishings, equipment and household items included therein which occur during the GUEST'S period of occupancy, excluding normal wear and tear. GUEST understands that any damages which are discovered to exist, or which occur during GUEST'S occupancy, should be reported at the earliest possible time to OWNER or OWNER'S REPRESENTATIVE.
9. Pets are NOT permitted in the rental unit or on the property of Perla Boneriano. NO exceptions. Pets in the rental unit will result in forfeiture of the entire damage deposit.
10. The swimming pool is for use by all guests and owners of Perla Boneriano, and under NO circumstances should the pool be used for cleaning dive gear or other equipment. Wash basins and outdoor showers are provided at each residence for that purpose.
11. Smoking is strictly forbidden inside the house. Smoking IS permitted on the outside patio. If it is determined that GUESTS have been smoking inside the house, the entire damage deposit will be forfeited. It is the responsibility of the GUEST to ensure any visitors they might invite to the property do no smoke inside the house.
12. GUEST will be provided one electronic access device to operate the drive through gates for the property. Lost or damaged access devices will incur a penalty fee of \$100.
13. One or more closets and storerooms may be locked for OWNER'S private storage and is not included in this rental.
14. Even the best equipment, appliances, air conditioners, and televisions, occasionally malfunction. OWNER cannot guarantee them to perform 100% of the time. However, OWNER does guarantee to correct any problems as soon as possible.
15. OWNER shall not be liable for damage or injury to GUEST or to any other person, or to any property occurring on the premises, or any part of thereof, and GUEST agrees to hold OWNER harmless for any claims from damage, no matter how caused. OWNER will not be held responsible for acts of theft or vandalism, or other damages to GUEST'S personal property. GUEST should exercise caution and diligence by locking doors and windows when the property is not occupied and by storing all valuables in the safes provided in each guest bedroom in the unit.

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16. OWNER may request OWNER'S REPRESENTATIVE to act as an agent for OWNER for identification of violations of articles 9, 10, and 11.

17. If GUEST or any member of his/her party violates any of the conditions or agreements in this contract, OWNER may terminate this contract and enter the premises by force or by legal proceeding.

Guest's Signature

Date

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HELPFUL HINTS AND TIPS

1. You have access to wireless internet while staying at Villa Bartol. Each unit has its own access, so please do not share the code with any other guests or visitors to Perla Boneriano. You will find the wireless internet name and password on the bottom of the router in the living room of Bartol. The router is located on the book case just inside the front door. Please turn the router over and locate the address and password.
2. Cushions for the outdoor furniture are found in the storage bin just inside the front door. Feel free to use the cushions inside or outside. However, please put the cushions away upon departure.
3. When you leave Bartol, please lock ALL doors AND windows, including the bathroom window.
4. Please use the safes provided in each bedroom to store all of your valuables, including laptop computers and cameras. The safes are large enough to hold both. You choose your own four digit code for use during your stay. Simply enter the code and hit "CLOSE" or "LOCK" or "A". To open the safe, re-enter your four digit code. Do not forget your code!
5. When you are not home or when the windows and doors are open, please turn off the air conditioner units. In the evening, please turn off the living room unit in favor of the bedroom units for sleeping.
6. You will have a key for the walk through gate (next to the office) as well as an electronic opener for the gate to drive into the complex. Please do not dive with the electronic opener! Replacements are costly, so we must charge a fee for damaged or lost openers.
7. If you have any questions or concerns, please contact us by email (villabartol.bonaire@gmail.com) or talk to Roy, our property manager who lives on the island.