

**VILLA BARTOL
BONAIRE, CARIBBEAN NETHERLANDS**

villabartol.bonaire@gmail.com

2025 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. Cancellation Policy for Long Term Rentals (greater than two week rental): In the event of cancellation by GUEST less than or equal to 60 days prior to the rental start date, there will be 0% refund. If cancellation occurs 61 to 90 days prior to rental start date, the deposit will be refunded at 50% of the deposit paid. If cancellation occurs greater than 90 days prior to rental start date, the deposit will be refunded at 100%.
3. Cancellation Policy for Short Term Rentals (less than two week rental): In the event of cancellation by GUEST less than or equal to 30 days prior to the rental start date, there will be 0% refund. If cancellation occurs more than 30 days prior to rental start date, the deposit will be refunded at 100%.
4. No refunds will be made due to weather (hurricanes).
5. Departure Cleaning Service is not included in the quoted rate but is shown as an add-on cost. Linens are also included in the rental rate. Short term rentals are entitled to clean linens each week. Upon departure, GUEST agrees to empty all trash cans, empty refrigerator, wash dishes, remove all rented linens and place in bundle on bedroom floor. Cleaning services for long term rentals will be negotiated between GUEST and OWNER.
6. Check-in time is 3:00 pm (1500), and check-out time is 11:00 am (1100). Other times may be approved depending on the availability of Villa Bartol.
7. OWNER will not be responsible for personal items guests may bring and/or leave in the unit.

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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. If pets are discovered in the unit the guests will immediately be required to vacate the property and charged for a deep clean of the unit. No refunds will be made on any remaining days.
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 villa for that purpose.
11. Smoking is strictly forbidden inside Villa Bartol. Smoking IS permitted on the outside patio. If it is determined that GUESTS have been smoking inside the villa, GUEST will be assessed a fee of \$500 for deep cleaning the unit and furniture. It is the responsibility of the GUEST to ensure any visitors they might invite to the property do not smoke inside the villa.
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 to replace the device.
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.
16. 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.

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17. There is a safe in each bedroom that is operated by the GUEST who uses their own password. In the event that the Guest forgets the password and requires the property manager make a special visit to open the safe, there will be a \$100 charge.
18. OWNER may request OWNER'S REPRESENTATIVE to act as an agent for OWNER for identification of violations of articles 9, 10, and 11.
19. 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 wall just inside the front door on the right. 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.
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". To open the safe, re-enter your four digit code. If you forget your code and require a service person to come open the safe, you will be charged for the service call as provided in the rental agreement.
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. The replacement cost is \$100 which must be paid prior to receiving a second unit.
7. If you have any questions or concerns, please contact us by email (villabartol.bonaire@gmail.com) or talk to our property manager.