

Ocean Cliff House Vacation Rental Agreement

THIS AGREEMENT made this _____ day of _____ 200() between Buell A. Miller, ("Owner"), 105 Middle Rd, Cumberland, ME 04021 and _____ (collectively called "GUEST") of Ocean Cliff House, Long Island, Bahamas.

WITNESSETH

It is hereby agreed that Guest shall rent on a short-term basis from the Owner the property known as Ocean Cliff House, located in Stella Maris Estates, Long Island, Bahamas, Arrival Date _____, 200() to Departure Date _____ 200() for the rental amount paid in advance by check, as shown below:

1. To Hold the Reservation, send deposit of \$1000 with signed contract.
2. Due Two Months [60 days] Before Arrival, Balance of first of rent due \$ _____

The total rental amount _____, plus ?% tax; equals \$ _____

DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of \$1000 is required. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within thirty (30) days of departure, provided the following provisions are met.

- a. No damage is done to property or its contents, beyond normal wear and tear.
- b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- c. All debris, rubbish and discards are placed in trash can, and soiled dishes are placed in the dishwasher.
- d. All keys are left on the kitchen counter.
- e. No linens are lost or damaged.
- f. The renter is not evicted by the owner, representative of the owner, caretaker or local law enforcement.

PAYMENT – The total amount due is required 60 days before arrival. The advance payment will be applied toward the room rent. Payment shall be made by bank check. Made payable to: Buell Miller and mailed to 105 Middle Rd, Cumberland, ME.

CANCELLATION: You may cancel your reservation up to 60 days prior to your arrival. Cancellations that are made more than sixty (60) days prior to the arrival date are subject to a \$100 cancellation fee. Cancellations or changes that result in a shortened stay, or that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure

does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately.

OCCUPANCY TERMS- The maximum number of guests is limited to six (6) persons. This property requires a seven (7) night minimum stay. A 15% discount is offered for rental of additional consecutive weeks. No pets are allowed under any circumstances. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.

NO DAILY MAID SERVICE – While linens and bath towels are included in the rental property, daily maid service is not included in the rental rate.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

HURRICANE OR STORM POLICY – HURRICANE OR STORM POLICY: No refunds will be given, we highly recommend you purchase travel insurance.

TRAVEL INSURANCE: We highly recommend your purchase travel insurance. If you wish to purchase travel insurance, go to www.InsureMyTrip.com for details and to purchase or go through your travel agent.

PLEASE COMPLETE THE FOLLOWING INFORMATION; Guest name (s) and addresses of where you live. (please print)

E-mail Addresses _____

Phone & Cell Number _____

Number of Guests _____.

The number of people occupying Ocean Cliff House shall be no more than six {6}.

TRANSPORTATION TO LONG ISLAND, BAHAMAS: Air service is available from Nassau, Bahamas, and Fort Lauderdale, FL, at your own expense through Stella Maris Resort Charter Service, Bahamas Air, Pineapple Air and Southern Air. It is recommended that you arrive at Stella Maris Airport as it is the closest to the property and your car rental will be available there. Taxis are available from other Long Island airports for a considerable additional expense.

CAR RENTAL SERVICE: A car rental may be arranged through two local rental agencies or Stella Maris. Your car will be ready for you at the Stella Maris Airport upon your arrival and shall be returned there upon your departure. Please indicate your arrival and departure information.

Airline or Flight Service: _____ Arrival Date/Time _____.
Departure Date/Time: _____

Owner shall provide all utilities, furnishings, towels, basic (dishwasher, bathing soap and laundry soap) bathroom and kitchen supplies. A washing machine and clothesline are available for guest use at the house. Guest agrees to leave house in the same condition as found. A cleaning service will wash and replace linen, sweep and wash floors and clean bathrooms and kitchen upon your departure. Local caretaker Glenn Adderly may be contacted during your stay to respond to any Guest inquiries. Trash service is provided regularly.

The number of Guests shall not exceed the number of Guests on this rental agreement. If more people are found to occupy premises than on the rental agreement, Guest agrees to forfeit their deposit and pay for the additional people. Missing items, damage to premises and excessive cleanup will be charged to you. Guest agrees to pay for any damage made.

Owner assumes no liability for property loss or damage, nor liability for accidents or injury on the premises. Guest is responsible for room and for his/her/their guests during occupancy of Ocean Cliff House.

ZERO TOLERANCE: Guest and the members of his party shall not use or permit to be brought into Ocean Cliff House any illegal controlled substances, firearms, or items hazardous to persons or property. In addition, smoking on premises is not allowed. It is a non-smoking guest house.

USE OF THE PREMISES: Ocean Cliff House is located in a residential neighborhood. Guest shall be quiet and peacefully enjoy the premises so as not to disturb surrounding neighboring properties and to avoid loss of security deposit.

ACCEPTED AND AGREED TO

Dated:

Buell A. Miller, Owner

Dated:

(Guests)