

Rental Property Address

Tel:

For Bookings Contact Agent in United Kingdom:

St Kitts Nevis Rentals

www.stkittsnevis.co.uk

Host Media Centre

21 Savile Mount

Leeds, West Yorkshire, UK

Tel: +44 (0)871 310 8355

Fax: +44 (0)113 200 7071

Email: info@stkittsnevis.co.uk

vacation Rental Agreement

Please Sign and Return to:

St Kitts Nevis Rentals, Host Media Centre, 21 Savile Mount, Leeds, West Yorkshire, UK LS7 3HZ

In consideration of the monies received and mutual promises, contained herein, the Owner of the subject property, hereinafter "Owner", does hereby lease and rent to Tenant the certain property described herein and under the following terms and conditions. Accommodation information, rental rate and other financial data is set forth on this lease.

1. The **TERM** of this lease shall be nights from through , leaving on
2. The accommodation will be ready for occupancy at 1pm on the beginning date of the lease () and must be vacated by noon on the ending date of the lease ().
3. The accommodation is located at : .
4. The **MANAGER** hereinafter "Manager",
5. The **RENT** is GBP as follows
6. **BALANCE DUE:**

Deposit Paid: 50%

Rent Balance: due (2 calendar months prior to arrival)

A £25.00 handling fee will be charged for all returned cheques. A £30 fee for wire transfers will be charged.

7. **CANCELLATIONS:** the person who signed the rental agreement must make any cancellation in writing. Cancellation of accommodation will apply from the date of receipt by the Agent of the written cancellation advice.

The following charges will apply:

If cancellation is 2 calendar months or more before departure - forfeit of deposit.

If cancellation is within 2 calendar months of departure, or if the Agent due to non- payment cancels the booking - 100% of total cost will be forfeited.

We strongly recommend all persons travelling each obtain a personal travel insurance policy that covers them for the event of any cancellation.

8. **UTILITIES:** The Owner will provide water, electric, local telephone usage, propane.

9. **CLEANING:** The accommodation will be cleaned before a tenant's arrival and at the end of each stay (regardless of length). Additional cleanings can be arranged for a fee. Tenants may use the washing machine.

10. **CAR RENTAL:** Some of the roads are pretty rough on Nevis so a four-wheel drive vehicle is well advised. A local driver's license (fee is approx. £12.50) is required and obtainable from the police station or from the car rental agent.

11. **ARRIVAL DETAILS:** Flight details and time of arrival in Nevis should be given to the Agent & Manger so that appropriate arrangements can be made to open the accommodation and either meet the tenant at the house or airport.

12. **RESTRICTIONS:** No smoking.

13. **ACCOMMODATIONS:** One double bed. Bed linens and towels supplied. Tenants must provide paper goods, garbage bags & laundry detergent.

14. **MAXIMUM NUMBER OF OCCUPANTS:** The accommodation is to be occupied by no more than () persons at a maximum, unless prior permission is granted by owner. Additional fee would be charged.

15. **CARE OF PROPERTY:** Tenant is expected to care for the property as if it were their own. In addition, Tenant acknowledges that unless the Manager is notified on day of check-in of any damage or cleaning concerns, then thereafter, all damages or concerns to the property during the occupancy will be Tenants responsibility and must be reported to Manager and paid prior to departure. Tenant must leave the accommodation in a clean condition to include the following: All trash removed from the accommodation (garbage can be deposited in roadside cans marked PHD (Public Health Department)). All empty bottles and cans to be removed. All dishes washed and put away. All doors and windows closed and locked. All keys returned to the Manager. All breakage reported to the Manager. The accommodation must be left the same as you found it. Failure to comply will give the Owner the right to deduct appropriate sums from the security deposit prior to returning the balance to Tenant.

16. **TELEPHONE:** Phone cards can be purchased for long distance calls from the Cable & Wireless office in Charlestown and most of the grocery stores.

17. **HURRICANES:** and other inclement weather is always a possibility. In the unlikely event that we should experience a hurricane this season, there are several things you should know:

WE DO NOT ALLOW TENANTS TO REMAIN IN OUR ACCOMMODATION DURING HURRICANES!

If The National Weather Service predictions indicate a hurricane is headed towards Nevis and there is enough warning time you need to make every effort to fly out of Nevis before the storm arrives. Delaying your departure plans may trap you on the island when no space is available on departing flights and after the storm you can expect to wait several days before normal airline travel is restored. If leaving Nevis is not possible, then immediate evacuation to a storm shelter on Nevis is required. Tenant agrees to comply with the Accommodation Hurricane Policy, instructions from the Manager and/or Owner and any advisory statement from any local emergency authorities.

Hurricane Policy

- a. The Tenant and any occupants of the accommodation must leave accommodation during a hurricane.
- b. The Tenant will not hold the Manager or Owner responsible for damage to their belongings and any injuries to themselves, resulting from a hurricane.
- c. No refund of rent will be made in the event that a tenant must vacate the premises during a hurricane. However, credit (on a pro-rata basis) will be given for any unused days at the accommodation that may be used towards the rent on a subsequent trip.
- d. If a hurricane delays a tenant's arrival and there is no conflict with a following booking, the tenant may extend their stay the amount of days lost at the beginning of the trip.
- e. If a tenant cancels their stay at the accommodation due to an impending hurricane, no refund will be given, but credit for re-booking will be allowed.
- f. Purchase of travel insurance is advised. Purchase of Medivac insurance is also advised as medical care in Nevis is not great – especially in an emergency situation.

18. **LOCKED AREAS** for which Tenant is not provided a key, such as owners personal storage areas, are exempt from this lease agreement and are off limits to the Tenant. Forced entry into these areas is cause for immediate termination and Tenant will be charged for damage and/or missing items.

19. **IN THE EVENT** that the Owner is unable to deliver said property to Tenant under this lease agreement prior to occupancy because of fire or eminent domain, Tenant hereby agrees that Owner's sole liability as a result of these conditions is a full refund of all consideration previously tendered by Tenant. In addition, Pursuant to the terms of this lease, Tenant expressly acknowledges that in no event shall Owner be held liable for any consequential or secondary damages, including but not limited to, any expenses incurred as a result of moving for any damage, destruction or loss.

20. **LOST, STOLEN OR ABANDONED ARTICLES.** Neither Manager nor Owner shall have any responsibility for lost, stolen or abandoned items. There will be a minimum £12.50 fee plus shipping for any returned items.

21. **INDEMNITY.** The Tenant agrees to release and indemnify the Owner from and against all liability, should anyone be injured upon the premises during the term of the lease, resulting from natural causes or any cause whatsoever.

22. **ACKNOWLEDGMENT.** Tenant acknowledges they have reviewed and understand the terms of this lease and agree to be bound thereby

23. The following people will occupy the premises (please note if children under 18):

_____	_____
_____	_____
_____	_____

If there is more than one (1) Tenant. Tenants acknowledge that the following person is the one who the Owner may deal with:

THIS IS A VACATION RENTAL AGREEMENT. THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS AGREEMENT ARE DEFINED BY LAW AND INCLUDE UNIQUE PROVISIONS PERMITTING THE DISBURSEMENT OF RENT PRIOR TO TENANCY AND EXPEDITED EVICTION OF TENANTS. YOUR SIGNATURE ON THIS AGREEMENT, OR PAYMENT OF MONEY OR TAKING POSSESSION OF THE PROPERTY AFTER RECEIPT OF THE AGREEMENT, IS EVIDENCE OF YOUR ACCEPTANCE OF THE AGREEMENT AND YOUR INTENT TO LEASE THIS PROPERTY FOR A VACATION RENTAL.

(Please Print):

TENANT(S) NAME:	SIGNATURE:
ADDRESS:	DATE:
CITY/STATE:	ZIP:
COUNTRY:	
Email:	Home Telephone:
OWNER CONFIRMATION SIGNATURE:	
	DATE: / /