

SEA CLIFF RENTAL HOUSE AGREEMENT

Rental agreement and contract

I, _____, hereinafter known as the renter, do hereby agree to rent "SEA CLIFF" located in Eleuthera Island Shores, in Eleuthera Bahamas.

Date of arrival: _____ Date of departure: _____

Telephone number: _____

Address: _____

E-mail address: _____

Number of persons: _____

Adults: _____ / _____ / _____ / _____

_____ / _____ / _____ / _____

Children Name/Age: _____ / _____ / _____ / _____

_____ / _____ / _____ / _____

As a renter, I hereby enclose my payment of 50% of the total rent to hold my reservation. The full balance is due on check in and must be paid in **CASH ONLY**, or by **wire transfer two weeks before arrival**. If I cancel my reservation 60 days before occupancy is due, my deposit will be refunded minus \$100.00 service charge, or for a credit for another date.

This does not apply for the time period December 20 - January 5, Spring break or Easter holidays. Your deposit is non-refundable for those peak periods. I understand there will be no refunds for late arrivals, early check out or "No Shows".

Please make check payable to: C.H. MacConnell
1927 21st Ave
Vero Beach, Florida 32960

You will receive e-mail confirmation upon receipt of deposit and a written confirmation by mail.

As renter, if I make reservations less than 60 days prior to the first day of the rental period, I will wire transfer the full rental payment plus all fees associated with the wire transfer.

As renter, I understand that "Sea Cliff" made all efforts to accurately present the property, but shall not be liable for any inaccuracies in such presentations, or changes in the conditions thereof, or for any temporary defects or shortages / stoppages in supply of electricity, gas water or plumbing, etc., which are beyond their control.

I, the renter, also understand that the rates are based in US dollars and are for accommodations, including utilities with AC, _____ or without AC, _____ (please fill in the blank as to which one applies), and all furnishings and linens.

Damages to the premises, missing or damaged items will be assessed above rental fees. It is understood if the renter is found willfully and knowingly damaging or defacing the property, or allowing it to be done, or breaking local laws, and that the usage of illegal drugs and / or underage and / or excessive alcoholic beverage are absolutely prohibited and will result in my eviction with no refund.

It is important to note that only persons identified on the booking form are permitted to stay at the property. The person named on the rental contract agrees to NOT sub-let, share or assign the property to any persons not authorized by the owner. Please ensure that the owner / caretakers are notified of any changes to the original booking, and have given their approval to those changes. Unauthorized persons staying at "Sea Cliff" will cause you to be evicted from the property without refund. If you plan to have friends, guest or visitors come on the property, or plan to have any kind of entertainment, prior approval must be given by the home owner. NO HOUSE PARTIES.

I am aware that the caretakers of "Sea Cliff" have a right to enter the rental property at any time to respond to a service call for repairs or alterations, investigate disturbances, check occupancy or check for damage.

I am aware that "Sea Cliff" has a NO SMOKING and NO PET POLICY. Smoking is permitted on the deck area or outside the screened in area. PETS can be preapproved by the owners only.

I am aware that I must leave all rental keys and gate openers with the caretakers prior to leaving the property. Lost keys or gate openers will result in fees of up to \$100.00. The gates must remain closed and locked at all times.

The owner / caretaker does not accept liability howsoever caused as a result of the use of the property. Guests are specifically requested not to allow unsupervised children to roam around the property.

Please observe the posted signs such as NO JUMPING OFF THE DECK and the elevation at view point. These are areas that are too high for jumping into the water. If unsure about anything, PLEASE ask your caretaker before attempting to do it.

Please e-mail a copy of this contract to: **Islandann2@aol.com**

Total Amount Enclosed: _____ Check # _____

Renters Signature: _____

Date: _____