

LITTLE BAY TOWNHOUSE BOOKING CONFIRMATION

Dear Guest,

Thank you for choosing Little Bay Townhouse for your vacation. We hope that you have a pleasant stay.

The property is located at:

Little Bay Country Club
17 Sunset Circle
Unit #110 Negril, Jamaica
Hanover Parish

Your confirmation is as follows:

Check-in date: Month DD, YYYY after 1pm EST
Check-out date: Month DD, YYYY by 12pm EST

Number of adults: _____

Number of children: _____

Your deposit of \$--- _____ is due immediately.

Rental rate and fees are as follows:

\$ _____ per night x _____ nights = \$ _____

Cleaning fee \$ _____

Sales Tax \$ _____

Less deposit \$(_____)

TOTAL DUE \$ _____ Due on or before _____

Please sign and return the attached rental agreement. As soon as I receive your full payment, I will send you more information and instructions for entry to the property. Please visit our website at [Beaches or Bleachers Website](#) or check out some of our favorite places at our [Jamaica Insider Guide](#) and contact us with any other questions you may have. Thanks and have a great vacation!

Amanda Elliott - Property Manager :: Email beachesorbleachers@gmail.com :: Phone (563) 607.7778
Tom & Susan Langan - Owners :: Email beachesorbleachers@gmail.com :: Phone (563) 506.0992

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (“the agreement”) is made by and between Tom and Susan Langan (“*Homeowner*”) and _____ (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

Little Bay Country Club
17 Sunset Circle
Unit #110 Negril, Jamaica
Hanover Parish

The property is furnished and includes _____ [list appliances and other provided items like linens, towels, etc.]

2. Rental Party: The rental party shall consist of Guest and the following persons:

1. ___
2. ___
3. ___
4. ___

3. Maximum Occupancy: The maximum number of guests is limited to 4 persons. An additional charge of \$150.00 per person per night for guests in addition to the total payment will be assessed.

4. Term of the Lease. The lease begins at 1:00 p.m. on _____ (the “*Check-in Date*”) and ends at 12:00 p.m. on _____ (the “*Checkout Date*”).

5. Minimum Stay: This property requires a 3 night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 3 days, the guest will be charged the \$350.00 per night rate.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner and property manager access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner..

8. Rental Rate and Fees

a. Deposit: A deposit of 50% of total is due at booking. The deposit is non-refundable and will be applied toward the rental fees.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

b. Rental Rate. Payment in full of the following fees shall be due within 30 days of the Check-in Date:

\$ _____ per night x _____ nights =	\$ _____
15% discount (if applicable)	\$ _____
Cleaning fee	\$ _____
Sales Tax	\$ _____
Less deposit	\$ (_____)
TOTAL Due	\$ _____

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

100% if cancelled 60 days prior to the Check-in Date

50% if cancelled 30 days prior to the Check-in Date

10. Insurance: We encourage all renters to purchase traveler insurance. We suggest using [Travel Insurance](#) or [Travelex](#) as both are highly rated and reviewed.

11. Payment: Acceptable payment methods are (personal check, credit card, or PayPal). If you wish to use a credit card, please provide the following information.

Name on credit card: _____ Type: _____

Credit card billing address: _____

City _____ State _____ Zip Code _____

Credit Card Number _____

Exp date _____ CVV (Security) Code _____

By my signature below, I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner:

Guest:

Name (print): _____
Thomas D. Langan OR
Susan R. Langan OR
Amanda M. Elliott

Name (print): _____

Date: _____

Date: _____

Phone # (during stay):

Phone # (during stay):

Tom & Susan Langan - Phone (563) 506.0992
Amanda Elliott -Phone (563) 607.7778

Exhibit A

RENTAL RULES

1. Smoking is allowed outside only. Please use ashtrays and receptacles for butts and ashes.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
3. Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood quiet hours are from 10:00 p.m. – 8:00 a.m. Any disturbance resulting in police action, neighborhood complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination of your stay with all monies paid forfeited.
4. All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
5. Owner attempts to properly maintain the vacation rental. The vacationer agrees to immediately notify the owner of any maintenance problem, so that the situation can be remedied as soon as possible. Owner is not responsible for any inconveniences that may occur for which he has no control. This includes, but is not limited to: power outages, adverse weather conditions, mandatory evacuation, construction, mechanical failure such as pool, hot tubs, television, etc. No refunds will be given for occurrences beyond the owner's control. Owner shall not be held liable for any injuries that may occur to Vacationers or their guests as a result of the acts of said Vacationers and guests. Owner is not responsible for any theft or damage to vacationer's belongings during their stay at the vacation rental.
6. Keep the property and all furnishings in good order
7. Only use appliances for their intended uses
8. Pets are NOT allowed.
9. Parking: Parking is limited to 2 vehicle(s). Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.
10. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate although one can be provided at additional charge. We do not permit bath towels or linens to be taken from the units.
11. Garbage: Any garbage must be stowed in the proper garbage or recycling receptacle, located on deck. Garbage is picked up on Monday, Wednesday, and Friday afternoons. Please place at the curb in front of house. There are community trash bins located near the clubhouse as well as near the tennis courts.
12. Storms: If there is a storm or hurricane, no refunds will be given unless:
 - The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or

- A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.

- The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:

- § Any unused portion of rent from a guest currently registered;

- § Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and

- § Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

Please Note - Failure to adhere to these rules will be considered sufficient cause for immediate termination of your stay and all monies paid will be forfeited.