

## **SHORT TERM RENTAL AGREEMENT**

This Rental Agreement (“*Agreement*”) is a legally binding agreement made and entered into as of the date last set forth on the signature page of this Agreement by and between B&B Associates, Ltd. (“*Homeowner*”, “*We*”, “*Us*”) and [*GUEST NAME*] (“*Guest*”), pursuant to which the Guest has agreed to rent the Property for the duration of the Rental Term. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree:

1. Villa Grand Piton (“*Property*”) is located in Soufriere, Saint Lucia, off the Anse Chastanet Hotel Road. The Property consists of furnished living and dining areas, three furnished bedrooms and bathrooms with linens, entertainment room, kitchen with appliances, swimming pool and gazebo.
2. The Rental Term begins at 4:00 p.m. on *Check-In Date* and ends at 11:00 a.m. on *Check-Out Date*.
3. The [*Number of guests*]-person Rental Party consists of [*Name of each guest*]. Guest may increase the size of the Rental Party to six at no cost by informing Homeowner prior to Check-In Date **[bookings at the two-person rate are not entitled to increase the Rental Party size without additional cost]**. We will deny lodging to any person that has not been paid for or that would exceed our maximum of six overnight guests.
4. Guest agrees to be held financially responsible for actions of the entire Rental Party. Guest shall cause all members of the Rental Party and anyone else Guest permits on the property to abide by the Agreement and the Rental Rules (Exhibit A) at all times while at the property.
5. Guest agrees to abide by all government-mandated Covid protocols in effect during the Rental Term.
6. If any event happens which renders Homeowner unable to provide accommodation to any guests, Homeowner shall notify Guest promptly and cancel the contract with a full refund of the rental fees paid to Homeowner. Homeowner’s liability is limited to monies paid under this contract.
7. Guest must be present during the entire Rental Term. We have the right to require proof of identity for any guest, such proof being a government-issued driver’s license or passport.
8. No member of the Rental Party may invite any person onto the Property without prior written permission from the Homeowner. Unauthorized guests will be escorted off the Property, and repeated violations may result in removal from the Property of any or all members of the Rental Party with no refund for the remaining Rental Term.
9. Smoking is not allowed anywhere on the property except at the designated smoking area. Trash from smoking (e.g., butts) may not be brought into the villa. The first violation shall result in a warning. Repeated violations may result in removal from the Property of any or all members of the Rental Party with no refund for the remaining Rental Term.
10. No illegal or commercial activities may be conducted on the Property.
11. Homeowner has advertised the property in good faith and shall strive to ensure the operation of all amenities advertised. Homeowner will make commercially reasonable efforts to correct reported issues quickly but shall not be held financially responsible for the failure of any amenities to work.
12. Damages: Guest is responsible for damages to the Property that are above and beyond normal wear and tear caused by any member of the Rental Party or person invited onto the Property by a member of the Rental party, whether authorized or not. For the purposes of this contract, Damages also includes outstanding charges for Other Services, penalties, and unpaid Extra-Person Fees.



## Exhibit A

### RENTAL RULES

1. Smoking (including the use of e-cigarettes, vaping pens, or other similar devices) is not allowed anywhere on the property. Do not bring cigarette butts into the villa for disposal.
2. No mosquito coils, candles or other items that are designed to be ignited are allowed inside.
3. No glass around the pool. If you break glass in the pool, you are liable for the cost of draining and refilling the pool. The cost will be approximately \$1000 US (we have to purchase water in small truckloads, and it is extremely expensive). Use the unbreakable plastic glasses or stainless-steel mugs outside.
4. No diving in the pool as the pool is only six feet deep.
5. Our housekeeper/property manager will meet you upon arrival and show you around the villa. If you have an issue with the villa then, let her know right away.
6. If there is an issue with anything during your stay, please let one of the staff or us know immediately. We work best with guests who are good communicators! If you are not comfortable telling our staff the problem or they are not solving it to your satisfaction, call, text or email us and we will address your concern.
7. You may take the following items off-property: beach towels/blankets/umbrellas/chairs; snorkel gear; sun hats; sunglasses; coolers; thermoses; binoculars, umbrellas and rain jackets. Please return the items to the villa.
8. Please be careful with our belongings and property and let us know if you lose, break or damage something.
9. Use appliances only for their intended use and use them correctly. If you have any doubt on how to use an appliance, check the villa book with the manuals or ask a staff member. We've left printed directions for many of the appliances.
10. Store all food in sealed containers and do not leave spills or dirty dishes around the house. The villa is not sealed, and pests (such as ants) can find food within a few hours. If you do not wash your dishes, place them in the dishwasher and close it.
11. Housekeeping shall be allowed access to the villa no later than 10 AM on the Check-Out Date.
12. Neighborhood quiet hours are 10 PM to 8 AM. The area around the villa is quiet and peaceful. No loud parties or music played at excessive volumes. Our staff has the right to turn your music down if we receive complaints about the noise.
13. Turn off the air-conditioners when you are not in the bedrooms. The air conditioners cannot cool the room down since the house is open-air and were positioned to blow cool air on the beds to make sleeping more comfortable. During the day, our staff has the right to enter the villa to turn off air conditioners, fans, lights, etc., that are not in use.
14. Toilets: Flush only toilet paper and human waste. Do not flush feminine products at any time.