

# *The Stone House on the Beach* Rental Agreement

Christiansted, VI

PLEASE PRINT and SIGN. Make deposit at [www.aidchild.org/how\\_to\\_give.htm](http://www.aidchild.org/how_to_give.htm).

Fax signed contract to: 1.340.772.3041.

RENTER NAME:

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RENTER ADDRESS: (Include City, State, Zip)

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RENTER HOME PHONE; BUSINESS PHONE; FAX NUMBER; E-MAIL ADDRESS:

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RESERVED DATES:

IN: \_\_\_\_\_ OUT: \_\_\_\_\_

NUMBER OF ADULTS \_\_\_\_\_; CHILDREN \_\_\_\_\_ (Changes to these numbers must be approved in writing, please.)

TOTAL AMOUNT OF RENTAL FEE (NOT INCLUDING SECURITY DEPOSIT): \_\_\_\_\_.

1. AGREEMENT: Nathaniel Dunigan and the Renter agree as follows: Above Renter is an adult and will be an occupant of the unit during the entire reserved period. Other occupants will be family members, friends or responsible adults. Use of the premises will be denied to persons not falling within the foregoing categories, and as a result they would have to vacate the property immediately without any refund. No keys will be issued to anyone who is not an adult.

1a. RESERVATION DEPOSIT: In order to hold the property for the Renter, and to confirm the reservation, the Renter must pay a deposit equal to fifty percent (50%) of the entire rental fee. In the event that the Renter cancels the reservation, the deposit will be retained by Dunigan unless Dunigan is able to confirm another renter for the same period at the same price in which case eighty percent (80%) of the deposit will be refunded to the Renter.

1b. FINAL PAYMENT: Final payment of the rent is due no less than thirty (30) days prior to your check-in date. Final payment for Thanksgiving, Christmas and New Year's weeks must be received forty-five (45) days prior to check-in. If a reservation is made within thirty (30) days before check-in, all payments are due within three days of the request. No personal checks will be accepted for the balance due on payments made within thirty (30) days of check-in.

2. SECURITY DEPOSIT: Like hotels place a hold on the credit cards of their guests, Dunigan requires a security deposit. The security deposit is equal to the amount of one week's rent.

The security deposit is due ten (10) days prior to arrival in the form of a credit card payment or a money order. Renter's security deposit is fully refundable within six (6) days of termination of occupancy (minus a 3% PayPal processing fee) provided that real and personal property are in the same condition as when occupancy commenced and all terms of this agreement are met. Renter is liable for all replacements and repairs that are outside what is considered normal wear and tear. In the event of said replacement and repairs, receipts will be provided to the Renter.

3. CHECK-IN: Check-in time is 4:00 PM. We are pleased to offer early check-in times whenever possible with prior approval.

4. CHECK-OUT: Check-out time is 12:00 PM. Late check-outs will be accommodated with prior approval whenever possible.

5. CLEANING FEES: The property will be inspected, sanitized and cleaned after your departure. Your rental payment provides for four hours of normal cleaning so that you can enjoy your vacation up to the last moment. **YOU ARE REQUIRED** to leave the property in the same general condition that you received it by making sure dishes are in the dishwasher, and garbage is removed to nearest collector under the large front tree, and that the home is generally picked up and ready to be vacuumed, dusted and sanitized. If additional cleaning is required, or rearranging of furniture that has been moved, appropriate charges will be passed on to you by being deducted from your security deposit at the rate of \$25 per hour.

6. WHAT WE SUPPLY: The property is equipped and set up as a fully furnished property that will include comforters and duvets, linens, blankets, pillows, towels, as well as a fully equipped kitchen, TV, furnishings, and outdoor furniture. **THERE WILL BE EXTRA CHARGES TO YOUR SECURITY DEPOSIT FOR REPLACING THESE ITEMS IF FOUND TO BE damaged or missing.**

7. RENTERS LIABILITY: Renter agrees to accept liability for any damages caused to the property (other than normal wear and tear) by Renter or Renter's guests, including, but not limited to, landscaping, misuse of appliances, and/or equipment furnished. If damages are in excess of the security deposit being held, Renter agrees to reimburse Nathaniel Dunigan for costs incurred to repair/replace damaged items.

8. SLEEPING CAPACITY/DISTURBANCES: Renters and all other occupants will be required to vacate the premises and forfeit the rental fee and security deposit for any of the following: A. Occupancy exceeding the sleeping capacity stated on the reservation confirmation. B. Using the premises for any illegal activity including, but not limited to, the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age. C. Causing damage to the premises rented or to any of the neighboring properties. D. Any other acts which interfere with our neighbors' right to quiet enjoyment of their property.

9. HOLD HARMLESS: Nathaniel Dunigan does not assume any liability for loss, damage or injury to persons or their personal property. Neither does Dunigan accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity or plumbing, nor for any loss or damage caused by weather conditions, natural

disasters, acts of God, or other reasons beyond Dunigan's control.

Please kindly remember that you are renting a private home. We humbly request that you treat it with great respect and care.

Renter SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_