



Caribbean Villas of St John
 89 Mussey Road Suite 103
 Scarborough, ME 04074
 800 338-0987
 Fax: 207 510-6308

A completed Guest Contract is required on all rentals & both pages must be completed & returned.

Guest Name:
Number of Adults:
Children Under 4yo:

Arrival Date:
Departure Date:

If you purchased your airline tickets, please complete the flight questions below.

Arrival Time: _____ **Airline:** _____ **Flight Number:** _____

Departure Time: _____ **Airline:** _____ **Flight Number:** _____

If arriving earlier, where will you be staying? _____
 If reserving a jeep on your own, please let us know the jeep rental company. _____

Bed Configuration: The loft has four twin beds, and one of the two downstairs bedrooms has two twin beds. Please indicate how you want the beds configured here (kings or twins). If this space is left blank, the beds will remain as they were from the previous stay. A \$100 fee will be charged to your damage deposit if you request a bed change upon or after arrival.

Loft: _____

Lower Bedroom: _____

Short-Term Rental Agreement for Sapphire Breeze

This Short-Term Rental Agreement is made by and between Caribbean Villas of St John and _____ as set forth on the signature page of this agreement. For good & valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

Cable/Internet/Phone/Electricity: In the USVI, these services are frequently interrupted. Please report any outages to the St John Office. There will be no refunds for these interruptions. We do not guarantee internet quality or speed.

Check-In & Check-Out: Check-In Time is 4:00 pm and forward. Check-out time is 10:00 am. ***We appreciate your patience if housekeeping is still prepping the villa when you check-in.*

Complimentary Check-in: There is one complimentary check-in per party (transportation not included) up until the 7 pm boat. **8 pm or later, arrivals will incur a \$50 fee. This needs to be prepaid, or it will be charged towards your damage deposit.**

Drones: Drones are not allowed to be flown from the villas and/or surrounding areas on St. John.

Garbage Removal: Guests are responsible for the removal of all trash from their vacation rental. A \$125 fee will be charged to your damage deposit if the rental agent is required to remove the trash left behind. There are dumpsters located on the side of the roads for guests to use. If you are not renting a vehicle, it is the taxi driver's discretion if they will allow your bags of trash in their vehicle

Lost Keys: A \$175 fee per key will be charged to the guest's security deposit if a villa key, safe key, or gate key is lost or misplaced.

Maintenance/Complaints: No refunds will be considered unless the problem has been reported during your stay at the villa. There are no refunds for malfunctioning hot tubs.

Personal Effects: The Villa Owner, manager & rental agent is not responsible for the Guest's personal belongings that are lost, stolen, or left behind. There is a \$25 - \$75 retrieval fee plus the cost of shipping to return items, depending on the villa location.

Smoking/Drugs: Smoking is not allowed in or on property grounds or rental vehicles. No illegal drug use or possession is allowed in/on any property. Guests will be fined up to \$200 for smoking violations.

Substitution: Caribbean Villas of St John reserves the right to substitute comparable or better accommodations without liability should the villa reserved be sold, out of order, double booked, or be deemed substandard by us for any reason. If comparable accommodations are not acceptable to the guest, the guest may receive a complete refund of all pro-rated rent and hotel tax/service charges paid for the original villa.



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Trip Cancellation Insurance: If you do not have a source for cancellation insurance, there is a website with suggestions and reviews - Consumer Advocates - Trip Cancellation Insurance. <https://www.consumersadvocate.org/travel-insurance/best-travel-insurance> Please verify all terms and conditions of coverage with the trip cancellation insurance company. The guests are responsible for covering themselves if they need to cancel or change their vacation plans.

Villa Occupancy: The maximum occupancy is limited to the number of guests booked & paid for at the villa. No weddings, functions, parties, meetings, or receptions are allowed without written permission. Violations will result in immediate eviction & forfeiture of all funds.

Villa Security: A safe is provided for you to use to protect your belongings. There is a \$35 charge per visit for maintenance to come to the villa to open due to operator error. Keep all doors, windows & sliders locked, especially at night & when you are not home.

____ **Please Initial. Cancellation Policy:** All payments/reservations for Sapphire Breeze are refundable if canceled before 60 days prior to arrival.

____ **Please Initial. Hurricane and/or Storm Policy:** There will be no refunds given for acts of God or force majeure, such as hurricanes, tropical storms, etc., on St. John, USVI. This policy applies to current and all future guests who have reservations to travel or are on St. John. We highly recommend trip cancellation insurance. If insurance is not purchased and St. John is impacted by an act of God or force majeure, no refunds will be offered. There will be no exceptions to this policy.

____ **Please Initial. Liability Release:** The guest agrees to indemnify and hold the owner, manager, and rental agent harmless from any and all claims or causes of actions arising from the rental and occupancy of the residence by the Guest or invitees. Owner, Manager, and rental agent assume no responsibility for insurance; the residence is locked and secured, and the guest's belongings are secured in the safes; and the Guest further acknowledges they will exercise extreme caution regarding the pools, decks, railings, walkways, staircases, shoreline, driveway and courtyard, road, and all adults will constantly supervise children in and around these areas. This property is privately owned, and the Owner and Property Manager reserve the right to refuse service to anyone at their discretion.

A damage deposit is required for all rental villas/condos. VRBO will hold your damage deposit, but we require a Visa or MasterCard to be on file. The required damage deposit will be given at the time your reservation is made. **This is NOT for your villa payment, and we will only charge your card should damages exceed \$500.**

I, _____, have read the above & accept the conditions of the cancellation policy, procedures, rental policy & liability releases stated above, in addition to the Caribbean Villas Reservation/Terms & Conditions Policies set forth on our website - www.caribbeanvilla.com.

Guest Name: _____ Date: _____

Visa/MasterCard# (no debit cards) _____

Exp. Date _____ CVV: _____ Zip Code: _____

Signature: _____ Cell Phone: _____