



Villa Name: _____

Guest Name: _____

Arrival Date: _____

Contact Number: _____

Departure Date: _____

Number of Guests: _____

Short-Term Rental Agreement

This Short-Term Rental Agreement ("Agreement") is made by Caribbean Villas of St. John, acting solely as the Property Manager on behalf of the Property Owner (collectively, "Manager"), and the Guest listed on the reservation confirmation. Caribbean Villas of St. John acts exclusively as agent for the Property Owner and assumes no liability for matters relating to the ownership, condition, design, furnishings, or suitability of the property.

By signing this Agreement, Guest acknowledges they have read, understood, and agreed to the following terms.

1. Reservation & Authorized Occupancy: Occupancy is strictly limited to the number of guests listed on the reservation. Unauthorized overnight guests, events, parties, weddings, commercial activities, or gatherings are not permitted without prior written approval. Failure to comply may result in immediate termination of the stay without refund.

2. Check-In & Departure: Self check-in allows you to arrive at your convenience. Arrival instructions will be sent prior to your stay. To ensure every guest enjoys a perfectly prepared home, early arrivals and late departures are only available when confirmed in writing.

Check-in: 4:00 PM

Check-out: 10:00 AM

3. Condition of Property & Guest Responsibilities: Each villa is privately owned and professionally prepared prior to arrival. Guest agrees to:

- Maintain the property in a clean and respectful manner
- Report concerns promptly so we may address them
- Supervise children at all times
- Secure doors and windows when away

Guest is financially responsible for damage beyond normal wear caused by themselves or their invitees. Manager reserves a reasonable opportunity to resolve any reported issue. Refunds or credits cannot be considered for matters not reported during the stay.

4. Respect for Home & Neighborhood: We ask all guests to enjoy the villa responsibly while respecting neighboring homes. Quiet hours are observed between 10:00 PM and 8:00 AM. Excessive noise or disturbances may result in fines or eviction. Furniture and décor have been thoughtfully selected for the home — please do not rearrange or remove items.

5. Utilities, Internet & Island Infrastructure: Internet, television, water, and electrical services are provided for guest comfort. As St. John is a small island, occasional interruptions may occur due to weather, provider limitations, or infrastructure conditions beyond our control. While we act quickly to report outages, service

restoration timelines are determined by third-party providers. No refunds or rate adjustments will be issued for temporary interruptions. Guests requiring uninterrupted connectivity are encouraged to travel with a mobile hotspot.

6. Power Interruptions: Island-wide outages occasionally occur. During a power interruption, please refrain from using water to help ensure proper system restart once service is restored. No refunds will be issued for utility disruptions outside the Manager's control.

7. Safety Acknowledgment: Guest understands that tropical destinations naturally include environmental conditions such as uneven terrain, wildlife, insects, weather events, ocean conditions, and vegetation. Pools, decks, walkways, driveways, and shoreline areas require attentive supervision. Adults are responsible for the safety of all minors.

8. Lost Keys, Lockouts & Security: Lost keys may require lock replacement to protect the home. Lockouts requiring staff assistance may incur a service fee.

- Standard key: \$175

A safe is provided for your convenience. A \$50 fee applies if maintenance assistance is required due to user error.

9. Personal Belongings: Neither the Owner nor Manager is responsible for lost, stolen, or unattended personal items. Left-behind belongings can be returned for a \$25–\$75 handling fee plus shipping costs.

10. Trash Removal: Please dispose of trash prior to departure using designated roadside dumpsters located throughout the island. Excessive trash left at the property may result in a \$125 removal fee.

11. Smoking, Illegal Activity & Drones: Smoking is not permitted anywhere on the property. Illegal drug use or possession is strictly prohibited. Drone use requires prior written approval and must comply with local regulations. Violations may result in fines, additional cleaning charges, or eviction.

12. Construction & Island Conditions: Nearby construction, roadwork, environmental noise, insects, wildlife, and similar island conditions are outside the Manager's control. These do not qualify for refunds or relocation.

13. Substitution of Accommodations: Should the reserved villa become unavailable due to sale, maintenance, double booking, force majeure, or other unforeseen circumstances, Manager reserves the right to provide comparable or superior accommodations. Substituted homes may differ in décor, layout, view, or amenities but will be comparable in size and sleeping capacity. If the alternative is declined, Guest may elect to receive a full refund.

14. Travel Insurance (Strongly Recommended): We highly recommend purchasing travel insurance to protect your investment against unforeseen events such as illness, weather disruptions, transportation delays, or government actions. Caribbean Villas of St. John is not responsible for refunds outside the stated cancellation terms.

15. Cancellation Policy: Reservations cancelled 60 days or more prior to arrival are fully refundable. Reservations cancelled within 60 days of arrival are non-refundable and non-changeable. We are unable to make exceptions outside this policy.

16. Force Majeure: Travel insurance is strongly encouraged. No refunds will be issued for events beyond the control of the Owner or Manager, including but not limited to:

- Hurricanes or severe weather
- Natural disasters
- Pandemics
- Government orders or travel restrictions
- Transportation interruptions
- Labor strikes
- Infrastructure failures

17. Payment Authorization & Damage Protection: By signing this Agreement, Guest authorizes Caribbean Villas of St. John to charge the credit card on file for:

- Reservation payments
- Convenience fees
- Excess cleaning
- Unauthorized occupancy
- Damage beyond normal wear
- Missing items
- Policy violations
- Applicable service fees

18. Chargebacks & Payment Disputes: Guest agrees not to initiate credit card chargebacks for services properly rendered under this Agreement. This signed document may be provided to financial institutions as evidence of authorization.

19. Liability Release & Indemnification: Guest agrees to indemnify and hold harmless the Owner, Manager, and rental agents from any claims, injuries, damages, or losses arising from occupancy or use of the property. Guest assumes all risks associated with the stay. The property is privately owned, and service may be refused in accordance with applicable laws.

20. Legal Protections:

- **Right to Cure:** Manager must be given a reasonable opportunity to resolve any issue.
- **Attorney Fees:** The prevailing party in any legal action may recover reasonable attorney fees where permitted by law.
- **Entire Agreement:** This document supersedes prior communications and represents the complete agreement between the parties.

If any provision is deemed unenforceable, the remaining terms shall remain in effect.

Acknowledgment

By signing below, Guest confirms they have read and agreed to this Agreement and the Caribbean Villas Reservation Terms & Conditions available at: www.caribbeanvilla.com

Guest Signature: _____ Date: _____