



Office Use Only

1st _____
Security/Mgr/Cldr _____
2nd _____
Welcome _____
SSPd _____
HskPd _____

CALYPSO CONDO (C-2) AT GENTLE WINDS RENTAL CONTRACT
St. Croix, US Virgin Islands

Barbara Flanagan, known as OWNER of the "Premises" located at 9003 Gentle Winds, Unit C-2, Christiansted, St. Croix, VI 00820 and (your name) _____ known as TENANT, agree as follows:

1. OWNER rents to TENANT and TENANT hires from OWNER, the Premises and the furniture, appliances and fixtures and use of telephone for local calls (340-772-3539.) The occupancy shall be for (number) _____ nights commencing on (day of week) _____, (month and day) _____, (year) _____ at 4:00 P.M. and terminating on (month and day) _____ at 10:00 A.M.
2. Tenant agrees to limit the occupancy of the Premises during the term of this Rental Agreement to (number) _____ persons, including children, with the exception of non-residential guests.
3. The agreed total rental is (amount) \$ _____ plus \$200 cleaning fee, plus 12.5% hotel tax \$ _____ for a total of (amount) \$ _____.
4. A deposit of fifty percent of the rent is due immediately to hold the reservation. (amount) \$ _____. Reservations will automatically be cancelled if deposit not received within ten days. (Checks should be made out to Barbara Flanagan and mailed to 1702 Sanchez Road, Gardnerville, NV 89410)
5. The balance of rent due must be paid in full at least 60 days prior to arrival by (date) _____.
6. All cancellations and any request for changes to your reservation (such as date changes or changes in the number of persons) must be made IN WRITING.
7. Reservations may be rebooked for another date without penalty up to 90 days in advance. Reservations may be cancelled up to 60 days in advance with a twenty percent penalty (20%) levied. Cancellations made less than 60 days prior to arrival are subject to forfeiture of the entire payment. However, if your cancelled dates are rebooked to another guest, 80 per cent (80%) of your rental monies will be returned to tenant for the nights rebooked and 20% will be retained by owner as full liquidated damages. If the cancelled dates are not rebooked, 80% of the deposit may be applied to a future booking, with the exception of reservations cancelled for major holidays such as Christmas, Easter and Presidents' Weekend, but is not refundable under any circumstances.
8. TENANT agrees to quit the Premises at the time and in the manner specified in Paragraphs 1 and 2 above as appropriate and to leave said Premises and its contents in the same condition as they were found, normal wear and tear excepted. A \$50 charge is made for each key not returned.
9. We request a credit card number be provided in advance for the SECURITY DEPOSIT. There will be no charges or holds placed against the credit card you provide to us provided there is no breakage, damage, missing items, no additional cleaning for villa left abnormally dirty, long-distance calls charged to the villa's telephone, and no other charges (e.g. pay-per-view) incurred before, during or after your stay still outstanding. You hereby agree to pay Owner the cleaning or replacement costs for all damages to personal property or to the real estate, which may occur as a result of your occupancy, excluding normal wear and tear.
10. It is Tenant's obligation to report any problems or damage to the villa immediately to the manager who will strive to repair the problem as soon as possible after being notified. However, no refund or rate adjustment shall be made for unforeseen mechanical failures such as the supply of electricity, telephone service, internet service, water, pool filtrations systems, air conditioning, television or cable service, appliances, etc.
11. We rent to families and responsible adults only. Absolutely no house parties or functions such as weddings are allowed without previous WRITTEN approval. Tenants shall be sufficiently quiet and peaceful, so as not to disturb other residents of the complex, particularly after 10 PM.
12. TENANT shall not let or sublet all or any part of the Premises, nor assign this agreement or any interest in it.
13. ADDITIONAL TERMS AND CONDITIONS:
No Pets, No Smoking, No children under 12 in the pool unsupervised
14. The undersigned TENANT acknowledges having read the foregoing prior to execution and having received a copy thereof.

15. This agreement becomes binding upon receipt of your rental deposit. Your sending payment constitutes your acceptance and agreement to the terms, conditions, limitations, and restrictions listed within this contract. If there are problems or questions regarding the preceding, be sure to contact us BEFORE sending rental deposit.
16. If action be filed to enforce the terms hereof, the laws of the Virgin Islands shall apply and the prevailing party shall be entitled to recover, in addition to any other sums, the costs of suit, including reasonable attorney's fees.
17. Guests: Names of **Adults** :

Children:

Time, airline and date of arrival:

Time, airline and date of departure:

TENANT _____

Signature

TENANT _____

Print

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PHONE _____

CELL _____

EMAIL _____

Signed this _____ day of _____, 20

OWNER: Barbara Flanagan, 1702 Sanchez Road, Gardnerville, NV 89410
 Home:: 775 782-3057 Cell: 775 721-9131 Email: bflanagan1702@gmail.com

Signed by Barbara Flanagan

CREDIT CARD AUTHORIZATION FOR DAMAGE DEPOSIT – VISA OR MASTER CARD ONLY

Name:

Credit Card Number:

Billing Address: city, state and zip

Expiration Date: _____ CVV (security number on the back): _____

Signature: _____

Date: _____

NO CREDIT CARD CHARGE WILL OCCUR IF NO COSTS ARE INCURRED.

This authorization is good starting on day of arrival and 45 days beyond date of departure. A written copy of any and all charges incurred will be provided upon request as well as photos.