



General Terms and Conditions of Villa Rental

CONFIRMING YOUR RESERVATION

By submitting the rental deposit, the Party Leader is stating that all persons occupying the accommodation have accepted these Terms and Conditions of this Rental Agreement. The Party Leader will be responsible for the full cost of the accommodation and other services contracted.

DEPOSIT

All dollar amounts are in US dollars and should be paid in US dollars. A deposit of 25% of the total rental fee is payable to confirm the reservation. Christmas and New Years bookings require 50% deposit. The deposit is due within 7 days of the booking to confirm and guarantee your reservation. Failure to make this payment subjects your reservation to cancellation.

FINAL PAYMENT

Final and total payment on this invoice must be paid not later than 60 days prior to commencement of the rental period. For holiday periods (Christmas, New Year and Easter) we require final payment 90 days prior to commencement of the rental period.

METHOD OF PAYMENT

All payments are made in US dollars and can be forwarded by check, bank transfer, money order, or PAY PAL. There is a 3% credit card fee in addition to the rental fee if using PAY PAL.

CANCELLATION POLICY

Stone Harbour Ltd must receive notice of any villa cancellation in writing by fax or e-mail.

- A cancellation fee of 20% of the total rental value will be charged on all cancellations occurring 60 days or more prior to arrival date.
- In Low Season (May1-December 14), cancellation less than 60 days prior to scheduled arrival date will result in forfeiture of all funds paid. In High Season (December 15 – April 30), if cancellation occurs less than 90 days prior to scheduled arrival.
- There will be no refunds granted for no shows, late arrivals or premature departures, or reduction in the number of persons in your group. Subletting to another party is not permitted. PLEASE SEND YOUR PAYMENTS IN ON TIME TO AVOID CANCELLATION OF YOUR RESERVATION.

CHANGES AND REFUNDS

Stone Harbour Ltd will make every effort to assist you if you need to amend your booking. All amendments must be made in writing through fax or e-mail and in the name of the signatory on the Booking Form. The amendment in the form of a rebooking is subject to a US\$50 administrative charge. The administrative charge is not refundable if you subsequently have to cancel your booking. If the requested amendment is taken as a cancellation, the normal cancellation charges detailed in the Cancellation Policy shall apply. There will be no refunds granted for late arrivals or premature departures.



MAXIMUM OCCUPANCY

Only the persons named in the Booking Form are entitled to stay at the villa without prior arrangement. We ask that clients respect the stated maximum occupancy, eight adults. Children and other adult persons above the eight adult person count must have prior permission. We rent to family groups and responsible adults only. Absolutely no house parties or functions such as weddings are allowed without advanced written permission. If the villa is booked for three bedrooms at a reduced price, the cottage bedroom, which is not included in the booking, will remain locked.

RATES DO NOT INCLUDE

Stone Harbour Villa is provided on an a-la-carte basis and most incidental personal services are not included in the rates quoted. Not included are long distance phone, damage deposit, food or beverages, lodging cancellation protection, transportation other than airport transfer to and from Montego Bay airport (Kingston airport transfer will require a fee), auto rental, rental bedding (in the case of extra cribs, one is provided by the villa without charge), babysitting, sight-seeing tours, activities, baggage handling at airport, sports and water recreation supplies (other than boogie boards and sea kayaks), and any other items or services not specifically listed as included.

HOLIDAY INSURANCE

www.worldtravelcenter.com Circumstances which are unpredictable may force you to change your villa vacation travel plans. We strongly recommend that all our clients take out insurance protection against medical, trip cancellation and other expenses which include an adequate degree of personal and public liability.

DAMAGE DEPOSIT

Stone Harbour Ltd requires a damage deposit of \$500 prior to time of arrival. This deposit is used in the unlikely event of breakage, damage, missing items, etc. All normal utilities are included in your rental price. You hereby agree to pay Stone Harbour Ltd. the replacement costs for all damages to personal property which may occur as a result of your occupancy, excluding normal wear and tear. You as the Guest agree to take all reasonable steps to ensure that your family and other guests in your party adhere to the rules and regulations affecting the villa. Removing any items from the villa is prohibited. A separate personal check of \$500 should be included with your mailed deposit as a security guarantee for the Damage Deposit. If there is no damage, your Damage Deposit check will be returned promptly once you have returned home.

COMPLAINTS and MAINTENANCE

Stone Harbour, Ltd makes every effort to keep the villa and its inventory in good working order. If there is a maintenance problem, we will strive to repair the problem as soon as possible after being notified. The property and the description stated on the website is accurate and in good faith. No refund or rate adjustment shall be made for unforeseen mechanical failures such as the supply of electricity, telephone service, water, pool filtration system, hot tub, air-conditioning, television or cable service, appliances etc.



Although Stone Harbour keeps its wi-fi internet service up to date, please note that internet service on the island will on occasion be disrupted. Stone Harbour Ltd is not responsible for this disruption, but every effort will be made to assist guests in finding an internet service that does work in the event of an emergency.

It is the guest's obligation to report any problems or damage to the villa immediately to us.

RESPONSIBILITY STATEMENT

Stone Harbour Ltd undertakes all reasonable measures to ensure that the villa is reputable and of a high standard. Stone Harbour Ltd has taken all reasonable measures to ensure that information provided on the website is correct and accurate.

Stone Harbour Ltd emphasizes that you accept all bookings subject to limitations of liability, and assumes no responsibility for property loss, damage or injury to any person arising out of private tour, accident or death or otherwise resulting directly or indirectly from acts of God, dangers incident to the sea, fire, acts of the Government or other authorities, de jure or de facto, wars whether declared or not, hostilities, civil disturbances, strikes, riots, thefts, pilferage, epidemics, quarantines, customs regulations, delays or cancellation or changes in itinerary or schedule, or from acts or omissions of any kind or in any way related to the accommodation or transportation due to any other cause beyond the control of Stone Harbour Ltd.

Stone Harbour Ltd has no control over independent parties offering services or tours and therefore accepts no liability for any acts or omissions by them or their servants or agents.

In the event of any dispute, Stone Harbour Ltd is not responsible for a client's legal fees and associated costs arising from any legal actions.

GUEST'S RESPONSIBILITIES

It is the responsibility of the guests to take good care of the property, its contents, including, but not limited, to soft furnishings, furniture, linens, towels, gardens, plants, crockery, cutlery, CD's, audio cassettes, books, glassware and ornaments. Any damage caused by you and members of your party will be recovered by the Damage Deposit. Only those persons named in the Booking Form are entitled to stay at the villa without prior arrangement. If the villa is booked on a reduced price tariff, which includes the use of a limited number of the available bedrooms, the cottage bedroom which is not included in the booking will remain locked. The number of persons staying at the property must not exceed the number of sleeping places indicated in this website, except in the case of infants under 3 years old. The villa guests must not create unreasonable disturbance to neighbors, particularly during the hours between midnight and 7am. In the event of unreasonable behavior by you or members of your party, you may be asked to vacate the villa without refund of monies paid. You are prohibited from organizing and holding any major party events at your villa beyond normal entertaining unless prior permission has been obtained. It is the responsibility of the villa guests not to leave any items of value lying around at the villa. Safes are provided.



PASSPORT, VISAS AND HEALTH REQUIREMENTS

It is your responsibility to ensure that you are in possession of all necessary travel and health documents (including Passports and Visas (where applicable) before departure. You must pay all costs incurred in obtaining such documentation.

ACCEPTANCE OF THE TERMS AND CONDITIONS

Your sending payment in response to this invoice constitutes your acceptance and agreement to these terms, conditions, limitations and restrictions as printed above. Each guest on the booking form accepts the terms and conditions contained herein. If you have any problems or questions with any of the preceding, please be sure to e-mail or phone us BEFORE you send us your rental deposit monies.

Thank you for reading the villa rental terms and conditions.