

GUEST VACATION RENTAL AGREEMENT (the “agreement” aka “Terms and Conditions”)

The owner of Nine Island Vista, as Owner, and Guest (also referred to as “you”) agree as follows: Guest is at least Thirty (30) years of age (an “adult”) and will be an occupant of the Property during the entire reserved dates. In addition to Guest, other authorized occupants may be family members or friends of Guest. Guest is the individual submitting payment and understands that by clicking “book now”, he or she is binding himself or herself as well all authorized occupants and any person submitting payment for the reservation to the terms and conditions of this Agreement. Use of the Property will be denied to persons not falling within the foregoing categories. Should any unauthorized persons occupy or use the Property, Guest shall vacate the Property immediately without any refund. No key will be issued to anyone who is not an adult.

ADVANCE RENT DEPOSIT is required when placing your initial reservation. The rent deposit is equal to fifty percent (50%) of the total rental fee which includes a two hundred fifty dollar (\$250) cleaning fee and a twelve point five percent tax on the total (12.5%). A two hundred fifty dollar (\$250) dollar security deposit is also due prior to check-in. Rent balance is due in full at least thirty (30) days preceding Guest check-in. Payment may be made by card, apple-pay, ach direct debit, and bank transfer via Stripe as it is set-up on the webpage ‘nineislandvista.com/availability’ Owner reserves the right to automatically cancel a reservation if Advance Rent Deposit is not paid within three (3) days of the date the reservation is made OR if full payment is not received at least 30 days prior to the arrival date..

SECURITY DEPOSIT REQUIREMENTS: Owner requires the Guest to pay a two hundred fifty dollar (\$250.00) security deposit. If no incident arises and no damage is incurred to the property or no complaint is issued within fourteen (14) days of termination of stay, this amount is to be returned to Guest. The Property will be carefully inspected upon Guest's departure. Within fourteen (14) days of departure, the security deposit will be refunded to the Guest's account LESS expenses for any damages. Damages and fees for which security deposit funds may be withheld include, but are not limited to: damages; missing Property items; unpaid fees, charges, or taxes; unreturned/missing keys or Property passes (if applicable); excessive cleaning requirements; damage attributable to pets, damage attributable to use of tobacco or tobacco products; long distance or per charge telephone calls; cable television, pay-per-view or internet download charges incurred by the Guest; any and all other damages to the Property, common areas, or appurtenant areas caused by the Guest, their guest(s), or invitees. By entering into this Agreement, you accept responsibility for any such damages and authorize Owner to withhold such damages from the security deposit amount without any further approval from you.

HOUSEKEEPING: The Property will be cleaned to Owner’s quality standards prior to your arrival and after your departure. A one-time housekeeping fee of two hundred fifty dollars (\$250.00) applies to each reservation

CANCELLATIONS: Cancellations will be allowed up to seven (7) days prior to the beginning date of the reservation. Cancellation fourteen(14) days or more prior to check-in will receive a one

hundred percent (100%) refund. Cancellation between seven (7) and fourteen (14) days will receive a fifty percent (50%) refund. Cancellation within six (6) days or less prior check-in will receive no refund.

FIREARMS: Absolutely no firearms of any kind are allowed on the Property. Guest will immediately lose his rental rights and be subject to immediate eviction with no refunds of all rental monies if a firearm is discovered on the Property. Guest understands and acknowledges that any firearm found on the Property or left in the Property will be removed by the appropriate authorities, not by Owner.

PETS: No pets on the premises.

RULES AND REGULATIONS • Guest agrees to leave the Property and its contents in the same orderly condition as Guest found the Property to be upon check-in, normal wear and tear excepted.

LIMITATION OF LIABILITY: the Owner assume any liability for loss, damage or injury to persons or their personal property while staying at the Property, nor for any inconveniences, damage, loss or injury arising from any temporary defects or stoppage in supply of water, gas, cable service, electricity, internet service or plumbing during your stay, nor weather conditions, natural disasters, acts of God, construction nuisances or other reasons beyond our control. Guest is not entitled to a refund relating to any such disturbances or interference nor entitled to be moved to another property.

EVENTS / PARTIES: Weddings, wedding receptions, catered events, cocktail parties, bridal showers and other nonfamily group events may not be held on the Property without prior approval of Owner.

MAINTENANCE: Please immediately report any maintenance needs for the Property to the Owner, and we will respond as quickly as possible. Refunds will not be made for maintenance issues, including, but not limited to, heating and air conditioning, appliances and electronics, or for outages of electricity, gas, water, cable, internet, or telephone service. **LINENS/AMENITIES:** Bed, bath & kitchen linens are furnished by Owner. Beach towels are NOT provided. An initial, one-time supply of amenities to include trash bags, paper towels, dishwashing liquid, dishwasher detergent, toilet tissue, bath soap, conditioning shampoo and lotion is provided. Any other items needed are the responsibility of the Guest. **PARKING** at the Property is limited and is home specific. No boats, jet skis, trailers, motorcycles or RVs are permitted.

USE OF PERSONAL DATA AND PRIVATE INFORMATION: Your privacy—and the protection of your private information, such as your email address, credit card information, bank account information, physical address, and name—is important to us. All transactions go through Stripe so we will never see your bank account information or card number. The only data we see is the data you input on the form which we use to approve your application and/or contact you. We will never send or list your email or personal contact information- ever.

House Rules:

Pets are not allowed. Events are not allowed. Smoking, vaping, e-cigarettes are not allowed. Check in time is after 3 pm, checkout time is 11:00 am. The max number of guests is 6. The person making the reservation has to be at-least thirty (30) years of age. One (1) parking spot is provided with this rental, and we ask that you use only one parking spot. Another rule- please do not hang beach towels over the deck railing (Home owner's association rule.) Thank you for your interest in our property, and we wish you a very pleasant stay.

Note: By clicking "book now", engaging in correspondence, and clicking that you have read this terms of service and privacy policy you are accepting all the rules laid out within this document.

Once again, thank you for your interest in Nine Island Vista.