

THIS IS A VACATION RENTAL AGREEMENT. THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS AGREEMENT ARE DEFINED BY LAW AND INCLUDE UNIQUE PROVISIONS PERMITTING THE DISBURSEMENT OF RENT PRIOR TO TENANCY AND EXPEDITED EVICTION OF TENANTS. YOUR SIGNATURE ON THIS AGREEMENT, OR PAYMENT OF MONEY OR TAKING POSSESSION OF THE PROPERTY AFTER RECEIPT OF THE AGREEMENT, IS EVIDENCE OF YOUR ACCEPTANCE OF THE AGREEMENT AND YOUR INTENT TO USE THIS PROPERTY FOR A VACATION RENTAL.

This signed agreement and the advance rent payment (1/2 of full payment) as stated above is due at reservation (if paid by money order/cashier check within 4 days and if made by wire transfer within 2 days) of this request or your reservation will be cancelled and the time period made available to any interested guest.

*Please note Both Gibney Garden and Beach Cottage are intended for only 2 Adults, all Adult Guests names who are staying at the Villa must be on the Rental Agreement. In the event there are additional Adults occupying the Villa there must be prior notice and will incur an additional \$100.00 fee per night, per Adult, Any additional Guests who do not obey this policy will not be permitted to stay. Only Gibney Beach Guests are allowed and permitted on the property.

*Please feel free to purchase travelers insurance at your own expense, in the event of a natural disaster such as hurricanes there will be no refunds made through Gibney Beach Villas.

In the event that you must cancel, change dates or switch properties, please note that **we cannot refund any rental payment.** Once your reservation is confirmed, any cancellations, date or property changes will be subject to our cancellation policies. Our cancellation policies are as follows: in the event that there is a medical emergency, illness or death in the family (with supporting documentation) we will be more than willing to change dates for the season you have booked. Thus, if you have booked during high season you will be welcome to re-schedule your trip upon availability during high season and the same applies for low season, within a 12-month period of original reservation. Balance is due 60 days prior to arrivals. In the event of a cancellation prior to this final payment, and if the dates of occupancy can successfully be rebooked to a new guest, we will gladly refund your deposit amount less 20%. There will be no money returned after final payment has been made and thus, **we again recommend purchasing travelers insurance through a third-party company if you think you may need to cancel for any reason, COVID-19 included.**

Renters Signature

Date