"Tradewinds", Townhouse #3
Mullins Bay, Mullins,
St. Peter,
Barbados

Contacts: Ian & Sinead Steel
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Name	
Address	
Contact Number	
E-mail Address	
Booking Date	
Arrival Time & Date	
Airline & Flight Number	
Departure Date	
Number of Nights	
Names of party	1. 2. 3. 4. 5. 6. 7. 8.

Signed: Date:
Tenant

Signed: Date:
Nutmeg Properties Inc

GENERAL TERMS:
The signing of the booking form confirms acceptance of the terms and conditions (see below).

RENTAL PERIOD AND OCCUPANCY:
The rental period starts from 3:00 p.m. local time on the day of arrival until 12 noon local time on the day of departure as stated on booking form. Early arrivals or late departures may be possible by prior arrangement only. The accommodation may only be occupied by the persons named on the booking form. The booking includes a housekeeping service every 4 days. Extra housekeeping can be arranged for an additional fee.

COMMUNAL AND THIRD-PARTY FACILITIES
Tradewinds includes a private swimming pool and other facilities situated within the rented property, which are managed on behalf of the Owner. Guests may also ordinarily have access to certain communal or third-party facilities, including a larger communal swimming pool. These facilities are independently owned, operated and maintained by third parties and do not form part of the property under the Owner's direct management or control. Access to such facilities is subject to the relevant operator's rules, opening arrangements, maintenance requirements and availability. Temporary restrictions or closures may occur, including for scheduled maintenance, emergency repairs, health and safety reasons or other circumstances outside the Owner's reasonable control. The Owner does not control the operation, maintenance or reopening dates of these facilities and cannot guarantee uninterrupted access throughout a guest's stay. Where the Owner becomes aware of a material closure or restriction before arrival, reasonable efforts will be made to notify affected guests promptly. Where a material interruption occurs during a stay, the Owner will consider reasonable alternative arrangements or an appropriate remedy, taking account of the circumstances. Nothing in this clause excludes or restricts any rights or remedies that cannot lawfully be excluded under applicable consumer protection legislation.

RENTAL PAYMENT:
A 10% non-refundable deposit is required at the time of booking to confirm and hold the reservation. A further 40% of the rental cost must be paid 60 days prior to the date of arrival and the final 50% should be paid 30 days prior to arrival. Note that a payment is considered as paid once the funds reach our designated accounts. If payments are not received, your reservation may be cancelled and your deposit forfeited. No reservation is confirmed until the booking deposit is paid. Bank details will be supplied on receipt of the signed booking form.

DAMAGE DEPOSIT:
A security damage deposit of GBP 500.00 is required for all reservations. This deposit will be used to cover any loss or damage to the property in excess of normal wear and tear during the period of rental. If the property is left reasonably clean and undamaged the deposit will be returned in full within 7 days of departure. If the property is not left in a suitable condition, it may be necessary to charge the security deposit for costs to cover extra cleaning, damage or repairs. Please note that the property is non smoking. Any smoking on the property will incur additional cleaning charges.

LIABILITY AND EVENTS OUTSIDE THE OWNERS CONTROL:
The Owner will exercise reasonable care in providing the accommodation and facilities under the Owner's management and control. The Owner is not responsible for events outside the Owner's reasonable control, including disruption to public utilities, travel arrangements, adverse weather, industrial disputes or the operation of independently managed third-party facilities, except to the extent that applicable law imposes responsibility on the Owner. Where such events materially affect the accommodation or facilities expressly included in the booking, the Owner will take reasonable steps to inform guests, consider practicable alternatives and assess any appropriate remedy. Guests are responsible for exercising reasonable care when using the accommodation and its facilities. Children must be appropriately supervised by a responsible adult when using swimming pools. Guests are strongly encouraged to obtain suitable travel insurance covering cancellation, travel disruption, medical expenses and personal belongings. Nothing in this agreement excludes or restricts liability for death or personal injury arising from negligence, fraud, misrepresentation or any other liability that cannot lawfully be excluded or restricted.

PROPERTY MANAGEMENT AND THIRD-PARTY OPERATORS:
Tradewinds is managed locally by Barbados Villa Services, which is responsible for coordinating housekeeping, maintenance and guest assistance in relation to the rented property. Barbados Villa Services does not own, operate, maintain or control communal swimming pools, spa facilities, beach clubs or other independently managed facilities. Such facilities are subject to the rules and operational decisions of their respective owners and operators. Guests should report any interruption or restriction to the property manager or Owner as soon as reasonably practicable so that assistance or available alternatives can be considered.

CANCELLATION:
All cancellations must be received in writing and confirmed. In the event that a client cancels a reservation, or the Owners and/or Managing Agent have to cancel a reservation due to non-payment of the balances due, the following policies will apply:
Cancellation at least 60 days prior to the arrival date: Full refund less the non-refundable deposit
Cancellation at least 30 days prior to arrival date: 50% of the amount paid
Cancellation less than 30 days prior to arrival, no shows or short stays: No refund

We will refund 100% of monies paid should either the UK government or government of Barbados close borders or advise against travel to or from Barbados.

GOVERNING LAW:
All reservations of the accommodation and the use and occupancy of such accommodation shall be governed by the laws of Barbados. All disputes between Owners and/or Managing Agents and renters shall be subject to the jurisdiction and laws of Barbados. The Management Company acts on behalf of the Owners. Nothing in this clause is intended to deprive guests of any mandatory consumer protections that apply to their booking notwithstanding the choice of Barbados law or jurisdiction.