

TERMS AND CONDITIONS FOR VILLA RENTALS

Absolute Paradise Vacation Rentals

When you make a reservation, you will receive a Vacation Rental Confirmation and Invoice from us requesting your deposit on the villa you have booked. This Vacation Rental Confirmation becomes a binding agreement when you accept the confirmation and authorize your credit card to be charged for the three night deposit. It states the terms and conditions concerning this villa rental between you (the "Guest") and Absolute Paradise LLC, d/b/a Absolute Paradise Vacation Rentals. Your authorizing payment in response to this invoice constitutes your acceptance and agreement to these terms, conditions, limitations and restrictions as printed below. If you have any problems or questions with any of the following, please be sure to phone us for discussion and explanation.

OUR PAYMENT AND CANCELLATION POLICIES: Upon confirmation that your requested property is available and upon receipt in our office of this signed agreement (Fax # 866-452-3181), a deposit equal to three night's stay is due and will be charged to confirm your stay. The remaining balance is due at least 30 days prior to your arrival. Any request by the customer for cancellations or any requests for changes to your services (such as date changes or changes in the number of persons) must be made IN WRITING. If you cancel more than 30 days prior to your arrival date, you will be charged a 20 per cent penalty of your total amount due, and this penalty will be retained by Company as its agreed liquidated damages. If you cancel within 30 days of your arrival date, customer agrees that the Company may retain 100 per cent of customer's payment collected as liquidated damages.

TRAVEL INSURANCE: We highly recommend travel insurance! For a free, no-obligation quote for travel insurance, go to www.insuremytrip.com. If you must change or cancel any portion of the services you have already booked, please notify us IN WRITING. No-shows, late arrivals, a reduction in number of persons in your group after your arrival, and early departures after your arrival are non-refundable. Guests who abandon their villa without permission from Absolute Paradise Vacation Rentals agree they have no rights to compensation.

DAMAGE DEPOSITS: Damage deposits are fully refundable within 45 to 60 days of your departure, provided there is no breakage, damage, missing items, no additional cleaning for villas left abnormally dirty, long-distance calls charged to the villa's telephone, and no other charges incurred before, during or after your stay, still outstanding. All normal utilities (except for long distance phone calls or careless or extremely excessive use of your villa's water supply) are included in your rental price. You hereby agree to pay Absolute Paradise Vacation Rentals on behalf of the owner of your villa 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. Locked pantries and closets are reserved for the use of the villa owner and are not included in this rental. 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 your villa. All villas are privately owned, so decor, colors and inventories will of course vary. All villas are fully furnished, including an ample supply of bed linens and towels for Guests' use. Rearranging the furniture or removing any items from the villa is prohibited.

LIABILITY: Absolute Paradise, LLC., d/b/a Absolute Paradise Vacation Rentals is acting hereunder as agent for accommodations, and assumes no liability for property loss or damages, nor liability for injury, accidents, delay, or irregularity which may be occasioned either by reason of defect in any vehicle or the acts of any company or persons engaged in conveying passengers to or from their villa. Transportation (airlines, ferries, charter vessels, rental cars and taxis) is supplied by providers who operate independently of Absolute Paradise Vacation Rentals. We assume no responsibility, therefore, for any loss, injury, or damage to person or property because of the acts of those providers. Furthermore, Guest is responsible for his villa during occupancy, must lock villa's windows and doors securely at all times when not on the premises, and must exercise care in securing all personal property. All Absolute Paradise Vacation Rentals are privately owned. The villa owner and Absolute Paradise Vacation Rentals reserve the right to refuse service or rentals to anyone at their complete discretion.

NO PETS: Pets of any kind are NOT allowed in or on the villa's premises without specific written permission from Absolute Paradise Vacation Rentals (granted prior to arrival). A pet or evidence of a pet found on premises will cause immediate eviction, and forfeiture of Guest's entire rent and deposit.

COMPLAINTS AND MAINTENANCE: Absolute Paradise Vacation Rentals makes every effort to insure that all villas and their inventories are in good working order. In case of a maintenance problem, please contact us as soon as possible. We will strive to have the problem remedied 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 filtration systems, hot tubs, air conditioning, television or cable service, appliances, etc. It is the Guest's obligation to report any problems or damage to their villa IMMEDIATELY to us.

CHECK-IN and CHECK-OUT TIMES: Generally check in time is 3 pm and check out is strictly 11 am. Failure to check out of your villa at 11 am sharp may result in an additional penalty being charged to Guest. Please see your Vacation Rental Confirmation for your villa's exact times. Check-in and check-out times are strictly enforced at our villas. If you would like a later check-out time, you are required to check with our office to see if another group is arriving the day you leave. If not, you might be able to stay on later into the afternoon at no charge, but you are required to get prior permission to stay later than the published check-out time.

ENTRY INTO VILLA: Absolute Paradise Vacation Rentals or its staff may enter your villa to perform any repairs as necessary. If your villa is on the market for sale, we reserve the right to allow the villa to be shown, but only by advance appointment made with Guests. We will make every effort to schedule such brief showings at a time convenient to you, to respect your privacy, and not interrupt your stay.

DRUGS AND HAZARDOUS MATERIALS: Guest and members of his party shall not use or permit to be brought into any villa any illegal substances, flammable fluids (e.g., gasoline, kerosene, naphtha or benzene), or other explosives or articles deemed hazardous to life, limb or property.

CAPACITY OF VILLAS: The total number of persons allowed in the villa at any one time is restricted to the number of persons scheduled and paid for, based on two persons per bedroom. Should a group misrepresent themselves, they will be required to pay for all excess persons immediately, or shall vacate the villa without refund.

QUIET ENJOYMENT AND PARTIES: Absolute Paradise Vacation Rentals wishes to maintain a family atmosphere for the quiet enjoyment of Guests. We rent to family groups and responsible adults only; absolutely NO house parties or large functions such as weddings are allowed without advance WRITTEN permission from Absolute Paradise Vacation Rentals. Guests shall be sufficiently quiet and peaceful, so as not to disturb other residents of the neighborhood, particularly after 10 pm at night. If Guest is found to have had any sort of group gathering for more persons than officially scheduled and paid for at the villa, without advance written permission, Guest is subject to forfeiture of the entire villa security deposit to the villa's owner, at the joint discretion of Absolute Paradise Vacation Rentals and the villa's owner.

RATES AND PRINTING ERRORS: The information pertaining to each villa in Absolute Paradise Vacation Rentals' catalog and rate sheet was correct at press time, and our web site is constantly updated. Absolute Paradise Vacation Rentals is not responsible for printing errors or inadvertent omissions. All rates and villa details are subject to change without prior notice. In any dispute arising out of this rent agreement, the laws of the United States Virgin Islands shall apply and the prevailing party shall recover its costs, expenses and reasonable attorneys' fees.

This Vacation Rental Confirmation becomes a binding agreement when you sign and fax it back to us and authorize us to charge you for your rental deposit, and constitutes your acceptance and agreement to these terms, conditions, limitations and restrictions as printed above. If you have any problems or questions with any of the preceding, please BE SURE to email or phone us BEFORE you authorize your rental deposit monies. Thank you, and enjoy your stay!

I agree to the above terms and authorize Absolute Paradise Vacation Rentals to charge my credit card for the three night rental deposit for my chosen villa.

Name of Chosen Property

Signature

Date

Printed Name Clearly

Address, city, state, country, zip code

Home Phone Number

Cell Phone Number