



Gaia's Pearl, LLC Rental Agreement

PARTIES, DATES, BEDROOMS & OCCUPANCY: This rental agreement is between Gaia's Pearl, LLC and client name Checking in XXXXX - Checkout XXXXX (XX nights) for XXXXX bedrooms for maximum of XXXX people.

INVOICE AMOUNT: House Rental, \$XXXXX; post checkout cleaning fee, \$700; damage protection insurance with Gaia's Pearl as named insured, \$59; USVI hospitality tax, \$XXXXX; Total \$XXXXX.

CONFIRMATION If you find anything unacceptable with this agreement, the check in/out procedures or the invoice, email info@stjohnpearl.com immediately. Upon receipt of the signed contract **and** your deposit, we will block your dates. Please email the signed contract to info@stjohnpearl.com.

INITIAL RESERVATION PAYMENT: 50% of total invoice at time of booking. Initial Reservation Payment can be made in several ways, the quickest and most secure is by wire. We can accept payments with PayPal or Credit Card with an additional 4% charge. Payment in full at time of reservation is required if arrival occurs within 30 days. Wire instructions are at the bottom of this document and attached to the confirmation email. For reservations outside of nine months from arrival date, the initial reservation payment is to be paid for in two installments; one-quarter of total invoice at time of booking, and one-quarter of total invoice four months prior to check in.

FINAL PAYMENT (balance due) is required to be paid in full 30 days prior to check in (XXXXX). Payment can be made in several ways, the quickest and most secure is via wire. We can accept payments with PayPal or Credit Card with an additional 4% charge.

DATE CHANGES GPLLC will try to accommodate changes to the reservation dates. If the new dates are at a different pricing level adjustments will be made accordingly. If the date changes result in less than stated minimum days required see cancellations and refunds below.

CANCELLATIONS AND REFUNDS We highly recommend you purchase [travel insurance](#) to cover circumstances that cause you to cancel your travel plans.

- ***There are no refunds of deposits for reservations that fall from Thanksgiving week and the end of April.***
- For dates between May 1 and Thanksgiving week Ninety-five percent (95%) refund of deposit is issued for cancellations **outside** of 90 days,
- Fifty percent (50%) refund of deposit for cancellations that are made 89-61 days prior to check-in.
- No refunds of deposit will be issued for cancellations made within 60 days of arrival.
- In the event of a hurricane, dates may be changed with all payments already made applied to the new reservation, at the rate for the new dates.
- In the event of a Covid incident that prohibits travel into the USVI, dates may be changed with all payments already made applied to the new reservation, at the rate for the new dates.
- NO REFUNDS are issued for late arrivals or early departure for any reason.

MANAGEMENT Gaia's Pearl is privately owned and GPLLC has a contractual relationship with property managers who are employed by us to act as our agents. We treat all owners & guests honestly, fairly and in good faith. GPLLC reserves the right to refund payments, refuse rental, or to discontinue occupancy should the terms of the rental agreement be broken. We reserve the right to enter the premises at any time for any reason. GPLLC will prosecute to the fullest extent of the law any renters or guests that steal or purposely damage the property.

RISK. By renting a property you are assuming all risk of and liability for any damage done to person or property, agents, employees, guests or visitors occasioned by the present or future condition of the premises both latent and manifest. A \$500 security deposit will be charged to the credit card of record 1 day prior to arrival and returned to renter 2 days after departure. In the event damages occur during your occupancy you agree to authorize GPLLC to charge the cost of



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such damages to the credit card of record. You also agree to be responsible for and reimburse the property owner for any applicable costs and attorney's fees incurred for collection of damage. **Neither GPLLC nor the owner** will be responsible for accidents or injury to guest or loss of money or valuables of any kind.

RENTAL OCCUPANCY AND COMPLIANCE The listed number indicates the maximum number of occupants allowed in a property at any one time. All rules and regulations at each property must be strictly observed. Only responsible adults of legal contractual age may contract for rental. The minimum age is 25. Legal renter named on the rental agreement must occupy property during dates listed on the agreement. Violations of rental occupancy restrictions, or City, State or Federal laws are grounds for IMMEDIATE EVICTION AND FORFEITURE OF RENT. Renters will be responsible for any fines levied to the property owners for the renters' non compliance.

MAINTENANCE could occur while you are renting. Report all maintenance or damage issues to info@stjohnpearl.com or if it is an emergency call 406-235-0440. Every effort will be made to correct the situation; however, no refunds or rate adjustments will be made for any type of systems, appliances or furnishings failures or damage.

THE FINE PRINT Rates, descriptions and availability are subject to change WITHOUT NOTICE. No refunds will be issued for changes made by individual property owners or unavailable amenities. You will receive a refund of your Initial Reservation Payment and prepaid funds should the property become unavailable for any reason. You will never receive more than you paid.

Keys and safes Each bedroom has its own key and we recommend you lock the doors when leaving the villa. You will be given one key for each room occupied. **In the event a key is lost, Gaia's Pearl will ask that you pay \$25. In the event a guest is in need of assistance to open a safe for which they have forgotten the code, and a special trip needs to be made to the villa, the guest will be charged a \$25 service fee for a site visit to unlock the safe.** Immediate payment will be made directly to the property manager either via cash, or an electronic payment agreed upon by the guest and property manager."

Pets are not allowed. A pet found on the premises is cause for eviction, forfeiture of rent and a fine of \$500 dollars.

Smoking is prohibited. If GPLLC determines that smoking has occurred, it is cause for eviction and forfeiture of rent and a fine of \$500 dollars.

There are to be no breakables in or near the pool. If GPLLC determines that a glass or other breakable materials have fallen in the pool this is cause for eviction and forfeiture of rent and a fine of \$500 dollars.

There are to be no wet swimsuits or towels on any of the interior furniture. If GPLLC determines that wet swimsuits have been worn while sitting on interior furniture, or wet towels have been placed on any interior furniture, it is cause for a fine of \$500 dollars.

Acknowledged and agreed to on this ___ day of _____, 20__

By _____ AKA Renter

Received and acknowledged by lessor _____



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Instructions for direct payments from your bank to Gaia's Pearl, LLC

Name of Bank: PNC Bank, 999 HIGH HOUSE RD CARY, NC 27513

Bank routing number to be used for ACH direct deposit: 054000030

Bank Account Number: 5533396872

Name on Account: Chris Baker & Dan D. Jackson

If you choose to do a wire transfer, the account number is the same, but the routing number to be used is 043000096

For international travelers you will also need the SWIFT code, PNCCUS33

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