

## ***Rental Rules Agreement/ Contract***

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1. This is a vacation rental. Please respect the level of cleanliness we observe, as it is our nature to cater to families and young children.
2. Your occupancy is slated to begin on \_\_\_\_\_ and conclude on \_\_\_\_\_  
\_\_\_\_\_
3. You are the guest of an owner, not the hotel and as such, you will enjoy all the facilities of the resort, not including the services of reception, housekeeping or any complimentary features we have not informed you of.
4. We gladly welcome any visitors you may have with you while you stay with us, but ask that you keep noise at a level to not inconvenience your neighbors. You also accept full responsibility for your guests and their actions while they are on the property.
5. As most hotel fires are as a result of smoking. All units have been deemed **NON SMOKING**. If you must, please use the balcony with the doors closed. Should you smoke within the suite; a deep cleaning fee will be assessed as outlined by the Ocho Rios Carpet & Cleaning Company Ltd.
6. Pets are not permitted in rental units under any conditions.
7. No one is permitted to sleep in the sofas, couches or settees and no other forms of bedding shall be constructed without written permission from the owner/manager.
8. There shall be **ABSOLUTELY NO** laundering of clothes, (washing, drying or airing) within the units. There will also be no hanging of clothes on the balconies. Exceptions will only be made for beach towels.
9. To minimize utility wastage, we have allocated J\$15,000 per Two Bedroom and J\$10,000.00 per One Bedroom Suite to cover electricity charges. In light of this, you will be responsible for all charges billed by the utility company in excess of this allocation.
10. A deposit of US\$300 is required to mitigate any damages which may occur and becomes refundable on departure after a room check has been done and on the basis that:
  - o No damage is done to the unit or its contents, beyond normal ware and tear.
  - o No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - o All debris, rubbish and discards are placed in dumpster.
  - o All keys are left on the coffee table and unit is left locked.
  - o All charges incurred during the stay are paid prior to departure.
  - o No linens are lost or damaged.
  - o NO Early check-in or late check-out.
  - o The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by the resort.

The Crane Ridge – Private suites managed by CONDO MANAGERS  
17 DaCosta Drive, Ocho Rios, St. Ann Jamaica W.I. Tel: 876-437-7000.  
Toll Free: 1-888-400-0702

11. **PAYMENT** - An advance payment equal to US\$106.00 at the time of booking to confirm your reservation. This advance payment will be applied towards the unit rental charges.
12. **CANCELLATIONS** -Cancellations or changes that result in a shortened stay will result in an increased rate based on a nightly calculation. Cancellation or early departure does not warrant any refund of rent or deposit.
13. **The BALANCE ON ACCOMMODATIONS** is due on arrival.
14. **MONTHLY RESERVATION CANCELLATIONS** - Monthly renters must cancel within 30 days of arrival. The rates will then be calculated based on a nightly or weekly rate depending on time of departure.
15. **MAXIMUM OCCUPANCY**- The maximum number of guests per condominium is limited to six (6) persons per Two Bedroom and four (4) persons per One Bedroom. Any additional guests not on reservation will be charge of J\$1,800.00 per person nightly for additional guests will be assessed.
16. **THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY.**  
Longer minimum stays are required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.
17. **INCLUSIVE FEES** - Rates include a once weekly cleaning and linen-towel setup on arrival. Amenity fees are included in the rental rate.
18. **NO DAILY MAID SERVICE** - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate, however is available at an additional rate. We do not permit towels or linens to be taken from the units.
19. **ROOM INVENTORY** - All contents are under inventory, missing, broken or damaged assets will be billed to primary occupant accordingly.
20. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.
21. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.
22. **HURRICANE OR STORM POLICY** - No refunds will be given unless:

1. The National Weather Service orders mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
2. A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence, of a vacationing guest.

The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:

- o Any unused portion of rent from a guest currently registered.
- o Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane warning is lifted.

Guest to initial: \_\_\_\_\_

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- o Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

23.

**CHILDREN POLICY** - Children should be supervised at all times and parents/guardians take full responsibility for their actions and safety at all times. Young children, especially those who are still potty training should wear diapers, especially when occupying beds and upholstered furniture.

24.

Special care especially for and by children should be taken around:

- o Steps
- o Outlets
- o Pool
- o Balconies
- o Hot water
- o Stoves

25.

Due to the nature of our business, circumstances beyond our control may disrupt "normal" operations. These include but are not limited to:

- a. Acts of God (natural disasters)
- b. Utility Disruption
- c. Unforeseen service disruptions
- d. Strike

We are hereby indemnified against any disruptions in service and hereby advise that occupants take the necessary steps ensure their comfort while with us. Our duty is to provide accommodations, the agreed services and reasonable assistance.

Primary Guest's Name: \_\_\_\_\_

Signature: \_\_\_\_\_

DATE: \_\_\_\_\_

NAMES OF OCCUPANTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Overseer's Name: BRIAN C. GORDON

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

Amendments:

Guest to initial: \_\_\_\_\_