

Booking Confirmation

17 Sept 2011

Dear Guest

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

The villa is located at:

*Bayside 1B Villa Joya
West Bay Beach
Roatan, Honduras*

Your confirmation is as follows:

Check-in date: ____ after 3pm EST (we will work with early arrivals)

Check-out date: _____ by 10am EST (please work with us ~ have bedrooms and baths cleared)

Number of people including children: _

Your payment schedule is as follows (based on ____ per week:

\$ ____ (Total) = ____ (rental rate) + ____ (refundable security deposit)

\$ ____ Due 30 Sept 2011

\$ ____ Due 5 Dec 2011

\$ ____ Due 5 Jan 2012

Please sign and return the rental rules outlined below.

Thanks, we look forward to your visit!

Linda Kay



Invoice

Linda Kay

Email: Linda@tropicalislandvilla.com
Website: <http://www.tropicalislandvilla.com>
859 756 4780 (Home)
834 271 5887 (Homeowner's Cell)
011-504-9922-5638 (Roatan Rental Manager Cell)

Reservation Information

Date: 10 Sept 2011

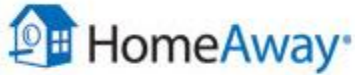
Check-In Date: _____ after 3pm CST (we will work with early arrivals)
Checkout Date: _____ by 10am CST (Baths & Bedrooms cleared please)
Number of Guests: __

Property Address:
Bayside 1B Villa Joya
West Bay Beach
Roatan, Honduras

Payments

Security Deposit	\$ _____
Rental Rate	\$ _____
Total Payment DUE:	\$ _____
Security Deposit due 9/30/11	\$ _____
Rental fee due 12/5/11	\$ _____
Rental fee due 1/5/12	\$ _____

Initial _____



Rental Rules*

ADDRESS: Bayside 1B, West Bay Beach, Roatan Honduras

CHECK-IN TIME is AFTER 3 P.M. CST AND CHECKOUT is 10 A.M. CST. NO Early Check-in or late checkout.

This is a NON SMOKING home.

PETS - are not permitted in Bayside 1 B (Villa Joya) rental unit under any conditions.

DAMAGE/RESERVATION DEPOSIT - A reservation/security deposit of \$300 is required. This must be received within five (5) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (7) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in dumpster, and soiled dishes are cleaned.
- Set of keys are left on the kitchen table; set of keys left in lockbox and unit is left locked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- NO early check-in or late checkout.
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by My Community.

Emergency fees: There will be a deduction taken from the security deposit for trips required of the rental manager caused by the guests and not due to a problem of the accommodation. For example: getting locked out due to loss of keys. (Additional deductions will be taken for the replacement of the lock).

Day trips: \$10

Night trips: \$25

PAYMENT – An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the rent. Please make payments via credit card or personal checks payable to [Linda MacDonald.] The advance payment is not a damage deposit. The BALANCE OF RENT is due thirty (30) days before your arrival date.

CANCELLATIONS - that are made more than sixty (60) days prior to the arrival date are subject to a 5% cancellation fee or \$50, whichever is greater. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance rental fee payment but not the reservation/security deposit. Cancellation or early departure does not warrant any refund of rent.

MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

Initial _____



MAXIMUM OCCUPANCY – The maximum number of guests is limited to eight (8) persons in Bayside 2B; four (4) persons in Bayside 1B; 6 (six) persons in Palmetto Bay Plantation A9. Having more than the maximum number of guests without prior approval will result in loss of the security deposit.

INCLUSIVE FEES – Rates include a one-time linen & towel setup. Amenity fees are included in the rental rate.

NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. However, a housekeeper and cook may be available at an additional rate. We do not permit bath towels linens or any of the houses equipment except the phone and flashlights to be taken from the units, but we provide extra beach towels for your use. Please return them to the house

A cleaning charge of \$50.00 will be deducted from the security deposit if excessive amounts of linens and dishes are left for housekeeping.

RATE CHANGES – Rates subject to change without notice. Once the booking is made the rate is fixed.

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.

WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

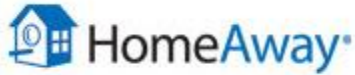
PARKING – is limited to two (2) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

WATER AND SEPTIC – These homes are on wells and septic systems. The mineral content in the water is high. During a drought, the well water may have an odor. The septic system is very effective; however, it will clog up if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to two hundred dollars (\$200).

Airport Transport – Is at the expense of the traveler. Owner and rental manager will attempt to assist with arrangement for transport via directions and scheduling with a transport service but is not responsible for the service.

Feral dogs and cats – These animals create problems by getting into the trash and elimination of native species. While renting this property those in your group agree to not feed any dogs or cats other than those stated in the rental agreement on and near the property being rented.

Initial _____



Amenities provided at Villa Joya (Bayside 1B):

Ocean Front /water's edge	secluded beach	Cell phone w/time	3G or wifi available
Backup Generator	Ceiling AD w/remotes	safe	Fresh water pool
2 bed 2 bath	Tub w/shower	Gas grill	TV/DVD/movies
Full size stove & fridge	Microwave,	Coffee maker	Hair dryer
Lots of linens & towers	Beach towels	Filtered drinking water	caretaker
Manager nearby	4 guest maximum	Washer/dryer	Deck furniture
Beach chairs	iron	blender & mixer	private beach access

Electrical & Appliance service – We make every effort to have all the appliances available and in working order. If it isn't you may contact one of the Roatan based managers and he will take care of it as soon as possible. Sometimes parts and replacements are not as readily available on an island. Electrical or mechanical failure of appliances does not constitute cause for cancelation but will be considered with all fairness.

HURRICANE OR STORM POLICY – No refunds will be given unless:

- The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
- A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.
- The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - Any unused portion of rent from a guest currently registered;
 - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
 - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

TRAVEL and Vacation Rental INSURANCE – We highly recommend all guests purchase travel insurance. If you wish to purchase travel insurance, go to www.insuremytrip.com or <http://guarantee.homeaway.com/> for details and to purchase. Personally, I like <http://www.worldnomads.com/>

All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

By Signing Below, I agree to all terms and conditions of this agreement.

Sign _____ Date _____