

SOUTHERN VIEWS RENTALS

BOOKING TERMS AND CONDITIONS

This RENTAL AGREEMENT made as of the date below stated by and between the Landlord and Tenant:

1. Landlord hereby rents and Tenant hereby takes the Premises and grounds appurtenant thereto together with the fixtures, fittings, furniture, and effects on the Premises from the Commencement Date at 3:00 pm until the Termination Date at 11:00 am.
2. Tenant shall pay the Rent to Landlord in accordance with the payment selected.
3. Rent payments shall be made through wire transfer to USA HSBC or HSBC Bermuda
4. The Security Deposit of \$250 will be held and returned 7 days post check out or sooner.
5. Tenant agrees to keep the Premises in good condition with no smoking or tobacco use permitted indoors or outdoors on the Premises. Tenant shall deliver up the Premises at Termination Date in the same condition as it was delivered to Tenant on Commencement Date with fair wear and tear and damage by insured perils excepted. Tenant shall be responsible for any loss or damage caused by Tenant's or Tenant's guest's negligence.
6. Utilities shall be provided and paid for by Landlord. Utility charges are extremely high and we would ask that you turn AC's and lights off when leaving the home. Ac will cool or warm the home quickly on returning fro excursion/outing.
7. Tenant shall not assign or sublet this Rental Agreement or sell, dispose of or remove any of the furniture or existing household effects on the Premises.
8. Tenant agrees not to permit more than occupants booked to occupy the Premises. Any entertainment event, party or another social gathering at the Premises must be confirmed in advance with the Landlord. The tenant has no intention of conducting such activity while in possession of the Premises.
9. Tenant permits Landlord or Landlord's representative to enter upon the Premises on reasonable notice to inspect the condition of furniture, fixtures, and effects or to make necessary repairs thereto.

- 10.** Tenant agrees to give immediate notice to the landlord of any damage or loss to the Premises howsoever arising.
- 11.** Tenant agrees to effect at Tenant's expense all repairs to the plumbing and electrical equipment and fixtures on the Premises which are necessary as a result of any negligent act or omission of Tenant or Tenant's family or invitees during the tenancy.
- 12.** Tenant agrees to hold Landlord harmless from any claim arising out of loss or damage to Tenant's property except if due to Landlord's negligence or intentional act .
- 13.** Tenant agrees not to bring any animal onto the Premises without Landlord's written consent.
- 14.** Tenant agrees not to cause the Premises to become unclean or damaged from cigarettes, pipe, cigar, or other tobacco products, heating appliances or otherwise cause infestation with fleas, roaches or vermin. Tenant understands that a \$250 charge to the Security Deposit will result in steam cleaning if tobacco products are consumed on the Premises.
- 15.** Tenant shall not remove, cut, chop or prune any bulb, perennial, tree or shrub.
- 16.** Tenant agrees to hold Landlord harmless from any claim arising from accident or injury to Tenant or Tenant's family or invitees during Tenant's use and occupancy of the Premises except for the negligence of the Landlord.
- 17.** Tenant agrees not to create a nuisance or cause damage to the landlord or other properties in the neighborhood.
- 18.** Tenant agrees to keep the Premises tidy and package all garbage for disposal. Garbage disposal shall be at Landlord's cost.
- 19.** A landlord agrees to be responsible to supply toilet paper, paper towels, and tissues, bath toiletries, and dish soap.
- 20.** Tenant agrees not to make a claim for occasional outages or loss of services that are not the fault of Landlord.
- 21.** Tenant agrees that Rent payments will not be refunded due to negative weather or Tenant's emergencies or other commitments.
- 22.** Tenant agrees that open water including the pool at the Premises can be dangerous and Tenant fully accepts the risks of open water involved.

- 23.** Tenant agrees not to bring firearms or fireworks to the Premises.
- 24.** Tenant agrees to use the Premises for legal purposes only and that any illegal use shall be grounds for early termination of this Rental Agreement with no refund of rents or deposits. Tenant agrees that illegal drugs such as marijuana and cocaine shall not be brought to nor consumed on the Premises.
- 25.** Tenant agrees to become familiar with and exercise safe use of, the operation of the gas grill and BBQ on the Premises. Tenant agrees to turn off the gas grill and BBQ on the Premises when it is not in use.
- 26.** Tenant agrees to inform Landlord of any fire extinguisher that becomes less than fully charged and to use the same only for emergencies.
- 27.** Tenant shall be responsible for Tenant's own security while occupying the Premises and shall utilize existing door and window locks to secure the Premises.
- 28.** Tenant agrees not to request a refund of rent for TV or internet outages or poor service.
- 29.** A landlord agrees to keep the exterior and swimming pool of the Premises in good order and condition and to pay the cost of such upkeep.
- 30.** A landlord agrees to hold Tenant harmless from any and all claims for damage to the Premises caused by fire, theft, adverse weather or windstorm or other causes beyond the Tenant's control unless such damage is caused by Tenant's negligence.
- 31.** Landlord shall permit Tenant to quietly enjoy the Premises without interruption.
- 32.** Landlord represents that it has the legal right and entitlement to rent the Premises to Tenant under local law.
- 33.** A landlord agrees to pay all taxes on the Premises and on the Rent Amount, if any.
- 34.** This clause not applicable to this renter
- 35.** A landlord agrees to deliver the Premises in a clean, habitable condition with all appliances and air conditioning in working order.
- 36.** A landlord agrees that Tenant may cancel this Rental Agreement on the basis of one month notice before Commencement Date.

37. A landlord agrees to provide Tenant with contact particulars including telephone and email information for emergency service providers of the Premises in the event Landlord is unable to be reached in an emergency (e.g., plumbing leak, electrical failure).
38. Landlord's email address is kimaburns13@gmail.com.
39. Tenant agrees to leave Premises on Termination Date in neat and tidy order, with garbage tied off and dishwasher, loaded and started.

This Rental Agreement shall be governed by the laws of Bermuda.