

SHORT TERM RENTAL AGREEMENT FOR 2 BEDROOM 2.5 BATH LUXURY CONDOMINIUM AT THE CLIFF. SUITE A-8. SAINT MAARTEN

Arrival Date: ____ / ____ 2010 **Departure Date:** ____ / ____ 2010

PROPERTY INFORMATION: THE CLIFF CONDOMINIUM SUITE A-8 ON CUPECOY BEACH (DIRECT BEACHFRONT - CUPECOY BEACH – SAINT MAARTEN - NETHERLANDS ANTILLES)

Check In Time: 4:00 pm

Check-Out Time 11:00 am

2 bedroom 2.5 bath luxury condominium consisting of 2,000 sq ft (100 m2) direct beachfront at The Cliff in Cupecoy, St Maarten. All rentals require a 4-day/3 night minimum stay. Security deposit is \$500.00 USD* and will be refunded within 7 days of departure. Any damages made to property will be deducted from deposit and/or charged to clients credit card. Mandatory 9% government resort tax** added to bill. *A 50% DEPOSIT IS REQUIRED AT BOOKING***, BALANCE TO BE CHARGED TO CLIENTS CREDIT CARD 45 DAYS PRIOR TO ARRIVAL.*

LOW SEASON LUXURY RENTAL

April 16, 2010 – December 10, 2010

- 4 Day/3 nights Lodging \$499.00 night

HIGH SEASON LUXURY RENTAL

December 11, 2010 – April 15, 2011
(See “Holiday” for Dec 18 – Jan 2 period)

- 4 Day/3 nights Lodging \$799.00 night

“CHRISTMAS / NEW YEAR HOLIDAY”

December 18, 2010 – Jan. 2, 2011

- 4 Day/3 nights Lodging \$899.00 night

TOTAL RENTAL FEE:

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*50% DEPOSIT UPON BOOKING REQUIRED****

50% OF RENTAL CHARGED TO CREDIT CARD TODAY:

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Balance of Rental:

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+ Refundable Security Deposit*

===== **500.00** =====

+ Government Resort Tax 9%**

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BALANCE OF RENTAL TO CREDIT CARD 45 DAYS PRIOR TO ARRIVAL:

===== **USD**

GUEST INFORMATION:

Name: _____

Address: _____

City: _____

State/Country: _____ ZIP: _____

Drivers License/Passport# _____

BEST Contact Phone Number: _____

EMAIL: _____

Contact in Emergency: _____

Contact Emergency Phone Number: _____

NO SMOKING. NO PETS. MAXIMUM OF FOUR (4) OVERNIGHT GUESTS.

Cancellation and no-show policy: No refund will be issued for no-shows and cancellations made less than 45 days prior to reservation date. A 100% refund will be issued for cancellations made 45 days or more prior to reservation date. For confirmed reservations during the Christmas/New Year Holiday period, there will be no refunds. All itinerary and reservation changes must be made directly through www.TheCliffRentals.com. We recommend purchasing travel insurance for all guests.

I hereby authorize Saint Maarten Condo Rentals to charge my credit card for confirmed reservations under the terms and conditions as outlined above through Paypal and/or Payment Processing, Inc.

Credit Card ___ Visa ___ MasterCard ___ AMEX ___ Discover

Card Holder's Name:

Credit Card Number:

Expiration Date:

Telephone: **Fax:**

Passport or Drivers License Number:

E-Mail IMPORTANT!

Credit Card Billing

Address:

Card Holder's Signature: _____

BY SIGNING ABOVE I AGREE THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THIS RENTAL AGREEMENT AND CONSENT TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS AGREEMENT ANY DAMAGES MADE TO THE PROPERTY DURING MY STAY IS MY RESPONSIBILITY AND I AGREE TO PAY FOR SUCH DAMAGES THROUGH MY SECURITY DEPOSIT and/or CHARGE TO MY CREDIT CARD.

THE CLIFF RESORT SUITE A-8. "A FINE, LUXURY and FUN VACATION RENTAL".

Jim Spreitzer
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Cupecoy, St Maarten, N.A.

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www.PortoCupecoyResort.com