

RENTAL AGREEMENTS & POLICIES

Rental Agreements are sent to guests right after their booking.

Reservation Details:

Guests must complete and return the rental agreement within 24 hours of receipt to confirm the reservation.

The agreement includes details such as guest information, arrival and departure dates, and contact information.

Guests can request changes to check-in times, subject to approval, with associated charges for late arrivals.

Late check-out without prior agreement incurs a fee.

The agreement lists the nightly rate, total rent, cleaning fee, taxes, and security deposit.

Guest Information:

All guests staying at the property must be listed in the agreement.

Failure to list all guests may result in penalties and loss of security deposit.

Terms and conditions apply to the listed guests' conduct and responsibilities.

Terms & Conditions:

The reservation is for quiet residential vacation accommodations only; parties and gatherings are prohibited.

The property must be taken as-is, sight unseen.

Owners/Agents retain the right to enter the property with notice.

Quiet hours are enforced, and noise complaints may result in penalties.

Guests must rinse off sand before entering the villa and dispose of trash properly.

Cooking is allowed only in designated areas.

Smoking is prohibited inside the villa.

Guests are responsible for notifying Agents of any damage or issues.

Guests must abide by house rules and not bring pets onto the property.

Use of the sofa as an extra bed incurs a charge.

Guests acknowledge risks associated with adjacent properties, pests, and ocean proximity.

Guests use amenities at their own risk.

Cancellation Policy & Refunds:

Requests for cancellation must be in writing and may incur fees.

Refunds are made only if the property becomes unfit for habitation.

A security deposit is required and returned within 30 days of departure, minus any damages or breaches.

Release of Liability & Indemnification Agreement:

Guests release and indemnify owners and agents from liability for any injuries or damages.

This agreement applies to all claims for injury or damage.

Disputes are subject to arbitration in Honolulu, Hawaii.

Execution:

Guests confirm their agreement by signing the contract and returning it via email.

For full execution of the agreement and confirmation of reservation, guests must return the signed contract and pay at least 50% of the total charges. The balance is due 60 days prior to check-in.