

## RENTAL AGREEMENT

By signing all responsible parties booking a rental, of the villa located on Moraine Cay, Abaco Bahamas, understand and agree to the following...

1. Moraine Cay is a deserted tropical island that the operators have chosen to maintain in a spartan style, so generators are not droning in the background, to operate large appliances like air conditioners. Our villa is dependent on ocean breezes, for cooling, through generous openings in the walls. As can be seen in the website photos the villa is located very close to our SE facing beach (predominating breeze), and even closer to our NW facing beach, with the Villa nestled between the back-to-back beaches.
2. Refrigeration and cooking are fueled by propane gas. Since we are off-grid, limited electricity generated on Moraine Cay is 12v DC, which powers lighting and water pumping. Small inverters convert 12v DC to 120 AC to operate the CD & DVD players, and are also able to charge cell phone batteries, operate small laptops, and other minimal uses of 120 volts. Sorry, but we cannot be held responsible for damage claimed by our guests, to appliances or computers they choose to bring to the Cay. For this reason we highly recommend that you bring your own inverter, with a cigarette lighter styled plug, for items like computers. These are available most everywhere, and can be purchased at WalMart for \$30 to \$50. Make sure the rated wattage of the inverter is well in excess of the requirement of the appliance you intend to use. You may already own one that you use in your car. Our typical guests, generally look forward specifically to escape their digital lives, and in the evenings prefer activities they don't generally engage in at home such as playing games, or simply catching up with friends they are traveling with. If your kids are addicted to electronic media this is likely not the place to bring them on vacation.
3. Check with your cell phone company in advance to make sure your plan includes the Bahamas. Presently we have no internet access, **or even a water heater.** We do have a VHF to reach Ronnie, by day, in Foxtown.
4. At times when climatological conditions are extremely unfavorable to production of electricity, or in the event of any system breakdown, guests may be moved to Millie's Guest House in Foxtown Abaco. We have not, to date, needed to send any of our guests there. However, in the event of a move to Foxtown, all parties understand that two motel rooms, each with a queen bed downstairs and a twin bed in the loft, will be considered equivalent to the villa, since our rates are based on two couples. If more than two rooms are required in Foxtown, displaced Moraine Cay guests, will be expected to pay for them.
5. If you plan to travel by private vessel, and the weather precludes you from leaving Florida, you have the option of flying over and renting a boat from Ronald's Rentals in Foxtown, so we will not be held responsible for your inability to show up for your rental dates. In the event of a no-show, the 50% deposit will be forfeited and all parties agree that will constitute payment in full, for the booked dates. However if a named storm, at any time within the week prior to, or within one week after, your booked dates, was located within 300 miles of Moraine Cay, and at any time while within that proximity was tracked by the National Weather Service, to travel within 100 miles of Moraine Cay, your 50% deposit will be refunded. Prospective renters are responsible for, the collecting and presentation of information regarding the storm, to receive a refund.
6. Moraine Cay Villas will not be held responsible for any damages whatsoever, perceived by renting parties, including loss of airfare, loss of vacation time, cost of meals, or any other loss that renters believe they have suffered, for any reason whatsoever, whether through accident or negligence of Moraine Cay Villas or our representatives. Renting parties agree that no compensation beyond the actual amount of rent paid for the villa, will be sought by the renting parties, in any event, for any reason or reasons whatsoever.

We the undersigned representatives, of each and every family, that is booking this stay on Moraine Cay, do hereby attest that we are 26 years of age or older, and do hereby also attest that we understand, and agree to abide by, the above stated terms.

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Please include the signature, and copy of the driver's license, of each representative, of each family, that plans to stay.