



WHITE VILLAS RESORT

— TURKS & CAICOS —

Villa Rental Agreement

This agreement formalizes the lease arrangement between WHITE VILLAS, referred to as the LESSOR, and you, the TENANT, for the villa located at 62 Long Bay Beach Road, Providenciales, Turks and Caicos Islands.

PAYMENTS SCHEDULE - 50% to be paid upon booking and 50% to be paid 60 days prior to arrival. 100% upon reservation if reservation made within 60 days to arrival. Bank transfer preferred.

For bookings during the Christmas and New Year period, specifically from December 19th, 2026 to January 3th, 2027, the balance must be settled 90 days prior to your arrival date.

PAYMENT & CONFIRMATION - The price paid for the villa rental covers the accommodation only and does not include additional services and amenities during your stay (such as; chef service, car rental, housekeeping, activities, massages, etc.). When you reserve and make a payment for any extra services or amenities, you receive a separate confirmation for each item. Bookings are only confirmed once full payment is received. The rental fees include : Turks and Caicos sales tax (12%), hotel tax (10%) and resort fee (5%). As part of our agreement, we kindly remind you that any extra services left unpaid during your stay will be conveniently charged to the credit card on file.

We strive to honor the specific villa confirmed for your reservation, please be aware that we reserve the right to accommodate changes to a villa of equal quality and amenities if necessary.

OCCUPANCY - The number of guests staying at our property must not exceed the amount agreed upon with our reservation department. It is strictly prohibited to invite individuals who are not listed on the original reservation. Failure to comply may result in additional guests being turned away. This policy helps us maintain a safe and enjoyable experience for everyone.

SECURITY DEPOSIT - A \$1000 security deposit is required, however, you will not be charged nor see this amount deducted from your credit card right away. The security deposit for your stay will be charged 48 hours prior to your arrival. After your departure, the deposit will be released back to you within 5-7 business days. This deposit serves as a pre-authorization to which you, as the tenant, agree upon booking.

RULES & POLICIES - White Villas is a family-oriented complex, and we kindly request all guests to adapt their behavior accordingly. To maintain a pleasant environment for all, we strictly prohibit drug consumption on the premises, smoking, vaping, playing loud music, and inviting external guests to the property. Any violation of these rules could lead to immediate termination of property use without any refund. We have implemented this policy to maintain a high level of satisfaction for all our guests and to protect the integrity of our property. We strive to maintain a clean and healthy environment for all our guests, be advised that if we detect the odor of smoke (cigar, cigarette, drugs, vape, etc.) around the villa or in the rental car, there will be an automatic fee of \$1000. This policy ensures a pleasant stay for everyone and helps us preserve the quality of our accommodations. We appreciate your understanding and cooperation in adhering to these guidelines. Check in time is 4:00PM, check out time is 10:00AM.

CAR RENTAL - For your utmost convenience and security, we offer a seamless car rental service with your vehicle ready upon arrival at the airport. Having your own transportation is essential to explore the island fully, as relying on taxis or private services can be both costly and unpredictable. Please arrange your car rentals through us. This not only streamlines your travel plans but also guarantees a seamless and worry-free vacation. Please note that this policy applies to all our villas and extends to all cars entering White Villas properties. Be aware that we cannot be responsible for incidents involving rentals from external providers on our properties.

CANCELLATION POLICY - To ensure peace of mind, please consider securing travel insurance. If you cancel more than 61 days before arrival, your deposit will be refunded minus a \$200 administration fee and a 5% credit card fee. Cancellations within 60 days of arrival, regardless of the reason, are non-refundable. Additionally, we do not accept modifications to reservations within this period.

Cancellation policy for bookings during the Christmas and New Year period, specifically from December 19th, 2026, to January 3th, 2027. Please be advised that any cancellation requests must be made at least 91 days prior to the arrival date to be eligible for a refund, minus a \$200 administration fee and a 5% credit card fee. Cancellations within 90 days of arrival, regardless of the reason, are non-refundable. Additionally, we do not accept modifications to reservations within this period.

Hurricane - As much as we strive to accommodate our guests, we must adhere to an official source of information. Therefore, we base our policy on the NOAA, a science-based federal agency within the US Department of Commerce with regulatory, operational, and information service responsibilities across the US and its territories. In the event of a HURRICANE WARNING (not a hurricane watch) for the island of Providenciales, we will authorize a full credit for a future stay that can be used within the next 12 months. Please note that prices vary throughout the year depending on demand and availability. If the price is higher at the time of rebooking, we will charge the difference. Conversely, no refund will be processed if the new price is lower than the original amount. We highly encourage travelers to purchase travel insurance through their insurance company to safeguard against unforeseen circumstances.

TENANT OBLIGATIONS - We encourage mindful air conditioning use by metering it per usage, ensuring doors and windows remain closed while cooling. Each villa is equipped with separate A/C systems for targeted cooling, and a generous \$200 USD weekly allowance covers typical nighttime use, avoiding extra costs. Should usage exceed this amount, charges at the current market rate will apply.

Tenant is responsible for ensuring that all furnishings, appliances and house contents are maintained in good condition, that the premises are kept clean and sanitary, and that all garbage is placed in the waste containers that are provided. The Property must always be secured when left unattended. Physical damage to any part of the Property or its content will be the responsibility of the Tenant. If there are any additional costs incurred during the Tenant's stay, including unreported damages, related costs will be charged to the Tenant's credit card (documentation of said charges will be sent to the Tenant).

These possible additional charges are:

1. Any damage over and above normal wear and tear;
2. Excessive cleaning at departure;
3. Late departure, if not confirmed in writing;
4. Sewer blockage;
5. Water damage resulting from doors or windows being left open;
6. Damage to linens and towels;
7. Loss of keys.

These additional charges can result from the Tenant's behavior or any person / company used by the Tenant.

The tenant acknowledges that any water sport or other activity, in the ocean or in the pool, can be inherently dangerous and that anyone entering the water must take adequate precautions to look out for their own safety. Whether the Tenant is on the Lessor's boat or stand-up-paddle boards, or any other floating device owned or not by the Lessor, wearing a life vest is highly recommended. The Lessor can't be held responsible for any accident or incident as the use of these floating devices is at the Tenant's own risk. The Tenant also acknowledges that the proper supervision of children is his sole responsibility and that the Lessor expressly disclaims that the premises and its adjuncts thereto are suited or otherwise designed for children. Tenant is instructed never to permit children to swim or play in the ocean or the pool without adult supervision. In the event that the Tenant decides to take a boat excursion during their stay, he agrees to forever discharge and release White Villas and Good Life Water Sports (White Villas boating company), its employees and owner from any and all responsibility or liability for any injury or damage which could occur while participating in this activity. Please be advised that engaging in activities such as snorkeling, tubing, waterskiing, wakeboarding, and similar excursions is done entirely at the guest's own risk, it's crucial to prioritize safety and understand the inherent risks involved. We encourage you to take all necessary precautions and consider your abilities and conditions before participating.

It is understood and agreed upon that the Tenant assumes complete responsibility for the conduct and actions of all his guests throughout the stay. This responsibility ensures that all guests make appropriate use of White Villas properties and facilities, maintaining the comfort and enjoyment of the space for everyone involved.

LESSOR OBLIGATIONS - If Lessor must cancel this agreement for any reason other than non-payment of the terms of the Rental Lease, including but not limited to acts of God, fire not caused by Tenant, errors or omissions, the Tenant is to be accommodated at an equal property, as mutually agreed, at no additional cost, or given a full refund of the rental amount. The Lessor agrees to make immediate efforts to correct any issues upon notification. No refunds or rate adjustments will be made due to air conditioning, TVs, appliances, BBQ, internet, pool or any other malfunction. Construction, renovations or repairs could occur at nearby or adjoining properties. Lessor will try to suppress any related disturbance. The Lessor agrees to provide necessary linens, beach towels, kitchen equipment, TVs, dishwasher, washer/dryer, as well as a cleaning service before the rental period. Starter size amenities are only provided upon arrival and include soap, toilet paper, paper towel, sponge and dish soap.

It is understood and expressly agreed that White Villas is providing a residential vacation villa rental as described above and disclaims any responsibility for any acts or omissions by third persons or other legal entities for the provision of any services, goods, or other products which may be provided during this Rental Agreement. The Lessor and its representatives have no responsibility nor liability whatsoever for any referrals or recommendations made. These recommendations are for information purposes only and are in no way intended as a guarantee or warranty as to the fitness or suitability of the goods and services offered. The Tenant agrees that all personal property brought into the villa by his party and visitors shall be the sole risk of the Tenant with regard to any theft, damage or other loss, and that the Lessor and its representatives shall not be responsible or liable for any reason.

We reserve the right to cancel the reservation for any reason we deem relevant, and in the event of any such cancellation we will refund the full amount initially charged; however, you expressly waive and acknowledge that no additional claims, damages, or compensation of any kind will be provided or payable by us, including without limitation any losses, costs, or expenses arising from the cancellation (whether due to rebooking another property, paying more elsewhere, flight cancellations, or any related travel or third-party costs). This contract is governed by the laws of the Turks and Caicos Islands and subject to the exclusive jurisdiction of the courts of Turks and Caicos.

~ I fully agree with the conditions mentioned.