

Emerald Shores Estate Booking Agreement

TO HOLD THE BOOKING

We require a deposit of 50% within a week of booking, payable to Mullarkey Realty, LLC. , and mailed to 86-80 188th St., Hollis, NY 11423. The balance is due at least sixty (60) days before your arrival, or the full amount can be paid in one payment if you wish. There is also a 12% government tax on all rentals. The tax can be split between the deposit and final payment or paid with your final payment.

Cancellations more than three (3) months before the arrival date will be subject to a 25% administration fee. There will be no refunds for cancellations made less than three (3) months from the scheduled arrival date. In the event of a hurricane or similar, we will honor the rescheduling of your booking within 18 months, subject to availability. Renter acknowledges that trip cancellation insurance has been recommended.

The usual check-out time is 11:00 am on the day of departure (unless otherwise stated) and the check-in time is 3:00 pm.

Neither the Manager nor the Owner, Denis Mullarkey/Mullarkey Realty LLC, are liable for any accidents, injuries or illnesses sustained by renters or their guests. (We recommend that all renters obtain their own insurance.) Renters shall be responsible for taking care to ensure that all furnishings, appliances, and house contents are maintained in good condition, that the premises are kept in a clean and sanitary manner, and that all refuse is securely bagged and placed in the waste containers provided. The Property must always be secured prior to being left unattended. Physical damage to any part of the Property or its contents will be the responsibility of the Renter. All disputes shall be settled under the Laws of Turks and Caicos Islands. The Property Manager shall be responsible for the Airport greeting, house orientation, maid services, and general care of rental home tenants during the rental.

Renters hereby accept full responsibility for all long distance telephone charges made by them during their tenancy. Such charges are to be paid before Renter leaves the Islands. Credit cards may be used to access lines which are barred from international dialing and Internet service. All Renters are asked to sign a Statement of Liability form upon arrival to cover any of the above noted where necessary.

ELECTRICITY

Rather than raise rentals rates for everyone to make up for the abusers of free electricity, we are now passing along the cost of electricity to the Renter. The prime Renter must pay for the entire electricity used in their unit or units. The Property Manager will show you your meter(s), and you both shall witness the readings before and after the rental term. The cost of the usage will be given to the Renter before their departure. Payment may be made in cash or by credit card. If a credit card is used, we must have the card on file when final rental payment is made, and there may be a small additional TCI bank charge. Average weekly charges have ranged from \$96.00 to \$299.99 per week depending on the unit and how much you consume.

CREDENTIALS

Mullarkey Realty, LLC, is based in Queens, New York, USA. EI# 75-3059897. Mr. Mullarkey has been operating real estate properties since 1972. Emerald Shores Estate and Whitby Beach Villa, in the Turks and Caicos Islands, are some of the properties run by Mr. Mullarkey. Emerald Shores Estate (Business Licensing Ordinance #9426) was issued by the Turks and Caicos Government in February 2005.

Print Name: I, _____ agree to the above terms of this contract.

Signed: _____ Dates: _____
Renter

Signed: _____ Dates: _____
Owner

Please send two (2) originals of this form so that we can send you back your copy with two (2) original signatures on it.

emeraldshorestci@aol.com