



Marine Gardens • Hastings • Christ Church • Barbados

[stay@rusticobarbados.com](mailto:stay@rusticobarbados.com)

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## AGREEMENT for Mid-Term Property Rental at Rustico Barbados

AN AGREEMENT made on the date of the invoice BETWEEN the registered company listed on the invoice (hereinafter called “the Landlord”) of the ONE PART and the individual or entity named in the “Customer Info” section of the invoice (hereinafter called “the Tenant”) of the OTHER PART.

### WHEREBY IT IS AGREED as follows:

The Landlord lets and the Tenant takes the property listed on the invoice (hereinafter referred to as “the Premises”) for the term, at the rent, and upon the conditions herein provided.

1. **The Premises** will be provided fully furnished and shall be held by the Tenant from the date indicated on the invoice until the date indicated on the invoice.
2. **The Tenant undertakes during the term of the tenancy to:**
  - a. Pay the rental sum as indicated on the invoice, usually monthly in advance, payable to the Landlord per instructions on the invoice.
  - b. Pay a non-refundable reservation deposit as indicated on the invoice, due immediately. This amount shall be converted to a security deposit upon occupancy.
  - c. Understand that once converted, the security deposit shall be refunded within seven (7) days after termination of this Agreement, subject to settlement of all amounts due and satisfactory condition of the premises. This deposit shall not be used as the last month’s rent.
  - d. Pay a charge of 10% per month on any rent overdue.
  - e. Pay all electricity overages above the included monthly allowance of 17 kWh/day, billed at BBD \$0.80/kWh. Charges may be deducted from the deposit if unpaid. Readings will be taken on arrival, monthly, and before departure.
  - f. Pay all reasonable legal fees incurred due to breach of this Agreement.
  - g. Maintain the property, furniture, and fixtures in tenantable repair, and replace or reimburse the value of any damaged items, excluding reasonable wear and tear.
  - h. Permit the Landlord or authorized agent (e.g., cleaner) to access the property once every 4 weeks, by mutual arrangement, for maintenance and deep cleaning.
  - i. Make no structural changes or painting without written consent.
  - j. Permit access by the Landlord or agent with 24 hours’ notice for maintenance or viewings during the final month of tenancy.
  - k. Not assign, sublet, or share the Premises.
  - l. Insure personal property and effects.

m. Abide by house rules (Appendix B). Breach of these rules constitutes a breach of this Agreement.

n. Not keep pets without written approval via a Pet Addendum. Unauthorized pets will be deemed a breach.

**3. At the end of the tenancy, the Tenant shall:**

a. Return the Premises in the condition it was received, reasonable wear and tear excepted.

b. Acknowledge that the Landlord may re-enter the Premises and terminate the agreement if rent remains unpaid after 14 days or in the event of a material breach.

c. Give one (1) calendar month's written notice to terminate after the first two (2) months of the tenancy. The Landlord may terminate with fourteen (14) days' notice for breach of clauses 2.m or 2.n.

**4. Renewal of tenancy** is solely at the discretion of the Landlord.

**5. If the Premises become uninhabitable** due to damage or destruction, the tenancy shall terminate immediately. The Landlord is not obligated to repair or provide alternate accommodation but will refund any rent paid in advance beyond the termination date.

**The Landlord undertakes to:**

a. Keep the building in good structural condition.

b. Insure the Premises (excluding Tenant's belongings).

c. Provide any listed furnishings and equipment.

d. Perform necessary repairs and cover minor plumbing/electrical maintenance.

e. Provide and pay for water, gas, internet, and electricity (up to the 17 kWh/day limit).

**Liability:**

The Landlord shall not be liable for injury, damage, or loss due to accidents, nor events beyond their control, including but not limited to fire, water, natural disasters, mechanical failure, or utility outages.

**Quiet Enjoyment:**

The Tenant shall, upon payment and observance of this Agreement, enjoy quiet possession of the Premises.

**This Agreement shall be deemed accepted and legally binding upon the Tenant upon remittance of any payment toward the invoice to which this Agreement is linked.**

## Appendix A



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### PAYMENT OPTIONS/DETAILS

**Any fees associated with transfers either by sending or receiving bank (bank service fees, forex etc) are the responsibility of the sender. Tenant/guest is responsible for rental fees, and Landlord responsible for security deposit refund. Any discrepancy will be deducted from or added to security deposit, but not limited to the amount of the deposit.**

For ease of refund, **RESERVATION/SECURITY DEPOSIT** can be paid via:

1. **CASH** (BBD\$ or USD\$)
2. **WiseTransfer via link** (USD\$) <https://wise.com/pay/me/taliam109> ensure "Recipient receives exactly" option is selected.
3. **Paypal** (note: fees are approx 4%)

**RENTAL FEES** can be paid via:

1. **CASH** (BBD\$ or USD\$)
2. **WiseTransfer to Beneficiary below** (USD\$) (recommended, ensure "Recipient receives exactly" amount)
3. **Bank wire** (BBD\$ ONLY), sending USD\$ is possible but intermediary bank information may be required and incur additional fees. We have found this method to incur unexpected forex and service fees of around 10%)
4. **Local online bank transfer**

#### **Beneficiary Information:**

Taljam Ltd  
Cnr. Pine and Belmont Rds, Belleville  
St. Michael, Barbados  
BB11128

#### **Bank Information:**

CIBC FirstCaribbean International Bank  
Wilkey Branch  
Wilkey, St. Michael, Barbados  
Account # 1001220043  
IBAN # 09127-1001220043  
SWIFT CODE FCIBBBBB

**Please note:** we have found that WiseTransfers and bank wires can take upwards of 5 business days to be received. Therefore, we recommend sending them at least a week in advance to allow for delays in processing.

USD\$1= BBD\$2

## Appendix B

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## HOUSE RULES

**Let's get this part out of the way. We require you to follow a few simple rules while staying with us:**

Guests/Visitors are okay... but if you're having anyone over, please make sure you can trust them with your belongings and to follow these rules.

Respect the local noise rules, our neighbours, tenants and guests by being quiet between 10pm-5am.

No smoking indoors (patio is fine, but please make sure your butts are well extinguished in an ashtray before leaving unattended/throwing away).

Same goes for candles/incense/citronella, don't leave them unattended.

Please take out the garbage every couple days to avoid maggots, trust me cleaning them up is no fun. Do not leave food lying around or compost in the garden to keep other critters away. Also, do not feed the pigeons.

Please be mindful when using sunscreen, aloe, insect repellent, makeup, etc as these will stain the linens, towels and upholstery.

Rinse your feet off at an outdoor shower after the beach, not to track loads of sand into the unit.

You can water the real plants as required, please don't water the artificial ones.

Our family has poured our hearts and souls into creating this beautiful space to share with you, please treat it with care <3