

Rental Policies

2006 Seasons	<i>Regular Season</i>	1/08/06 - 12/15/06
	<i>Christmas Season</i>	12/16/06 - 1/7/07
Minimum Stay	<i>Condominiums Homes Christmas Season</i>	Minimum stay in condominiums is 3 nights Minimum stay in homes is 5 nights Minimum stay for most properties is 7 nights
Reservation Deposit	<i>All Seasons:</i> For stays up to 14 nights, 2 nights deposit is due at time of booking. For stays of 15+ nights and groups of 4 or more units, 1/3 of total owed (less tax & security deposit) is due at time of booking.	
Full Payment	<i>Christmas Season:</i> Full payment is due 60 days prior to arrival. <i>All Other Seasons:</i> For stays up to 14 nights, full payment is due 30 days prior to arrival. For stays of 15+ nights and groups of 4 or more units, full payment is due 60 days prior to arrival.	
Security Deposit	<i>All Seasons:</i> A one night refundable security deposit is required in addition to the full payment. Security deposits for private homes may vary, but will not be less than a one-night rental. The deposit will be refunded within 14 days of departure subject to inspection. In case of damage, a written description of the reason for retention will be furnished.	
Taxes	11.416% tax is due on the total room amount, excluding security deposit.	
Credit Cards	We accept Visa, Discover and MasterCard.	
Cancellation Fees	<i>Christmas Season:</i> Cancellation 61+ days prior to arrival are subject to a \$50 booking fee. Cancellation 0-60 days prior to arrival are subject to full forfeiture.* <i>All Other Seasons:</i> Stays of 3-14 nights: Cancellation 31+ days prior to arrival are subject to a \$50 booking fee. Cancellation 0-30 days prior to arrival forfeit 50% of full payment (less security deposit) or minimum stay for that season, whichever is greater unless the room is re-rented. If re-rented, the refund is the same as "Full forfeiture" policy. Stays of 15+ nights or groups of 4 or more units: Cancellation 61+ days prior to arrival are subject to a \$50.00 booking fee. Cancellation 0-60 days prior to arrival are subject to the same fees as stays of 3-14 nights. * Full Forfeiture: Refunds on any forfeiture will be issued to the extent of the dollar value the unit(s) is re-rented during the same dates as the canceled reservation.	
No Shows/Early Departures	Subject to full forfeiture.	
Check-in Time	After 2:00 PM. Please call 808-885-4944 from the airport for instructions.	
Check-out Time	11:00 AM or earlier.	
Maid Service	Varies by property and reservation type.	
Rollaway	\$10.00 per night + tax	

Nightly Rates: Vista Waikoloa

2006 Rates (1/8 - 12/15/06)	Standard Rate	3-4 Nights	5-6 Nights	7-10 Nights	11-14 Nights	15-21 Nights	22+ Nights
	\$260	\$234	\$221	\$208	\$195	\$182	\$169

Nightly Rates: The Fairway Villas

2006 Rates (1/8 - 12/15/06)	Standard Nightly Rate	3-4 Nights	5-6 Nights	7-10 Nights	11-14 Nights	15-21 Nights	22+ Nights
	\$275	\$248	\$234	\$220	\$206	\$193	\$179