

# The Flip Flop Beach House Rentals

850-235-0859 or 229-347-4474

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## VACATION RENTAL AGREEMENT EXAMPLE

Name of Guest:	
Address:	
City/State/Zip:	
Home Phone:	
FAX Phone:	
Email Address:	

### Unit's address:

### Rental Dates:

### Check-In / Check-Out Time:

Check-in time is 4:00 pm CST. Check-out time is 10:00 am CST. Prior approval of owner must be secured for any late check-out or early check-in. Otherwise, an extra day's rent will be charged in the amount of \$145 and deducted from the damage deposit.

### Rental Rate:

### Initial Rental Deposit: (Deposit received)

**An initial rental deposit in the amount of \$100 is required when booking a reservation.** A reservation is not guaranteed until receipt of booking deposit and signed registration form.

### Damage Deposit:

A separate damage deposit of \$250 (6+ nights) - \$100 (3-5 night rental), is required when booking a reservation. The deposit check is not deposited. A credit card can be placed on file for the damage deposit. The damage deposit IS NOT applied towards rent, however it is fully refundable within 14 days after departure, provided that:

- No damage was done to the home or its contents (linens included) beyond normal wear & tear;
- All debris, garbage, rubbish and discards were placed in proper outdoor containers;
- Dirty/soiled dishes were placed in dishwasher and cleaned;
- No items were missing from home;
- No pet damage;
- There has been no smoking inside the home;
- The number of guests did not exceed the maximum capacity of the unit;
- Check-out occurred no later than 10:00am CST (unless late check-out approved by owner ; and
- All keys were returned to owner.

Please report IMMEDIATELY upon your arrival any damage in the unit; otherwise it may be deducted from your damage deposit. If damages in excess of the damage deposit must be pursued through an attorney, or if

litigation ensues, you will be responsible for attorney's fees in addition to other damages recovered by the owner.

*NOTE: If expenses are incurred to repair damage, replace missing items, pay for extra cleaning or any other violations of the Vacation Rental Agreement as a result of your stay; we reserve the right to apply the damage deposit to offset these expenses.*

**Balance Amount Due:**

The balance amount of \_\_\_ must be paid and received two weeks prior to your arrival date or the reservation will automatically be cancelled. The owners will contact you on key delivery, after final payment is received.

**Cancellation Policy:**

All reservations canceled thirty (30) days or less prior to your arrival date is subject to a \$100 cancellation fee. **No refunds for holiday reservations.**

CANCELLATIONS OR EARLY DEPARTURES DUE TO INCLEMENT WEATHER DOES NOT WARRANT ANY REFUND OF RENT OR INITIAL RENTAL DEPOSIT, UNLESS A MANDATORY HURRICANE EVACUATION IS EXECUTED. Mandatory evacuation will result in a prorated refund or credit toward future bookings.

**Initial Set-Up:**

An initial complimentary issue of toilet tissue, soap, shampoo, conditioner, garbage bags, dishwashing detergent, laundry detergent and coffee will be furnished. However, any subsequent replacement will be the guest's responsibility.

Clean linens, towels & washcloths are also provided. A full size washer & dryer is available for your use. It is recommended that you bring your own beach towels. We have beach floats, chairs & mats for your convenience.

**Cleaning Fee:**

\$75 Cleanup fee is charged.

**RULES, REGULATIONS AND POLICIES:**

1. NO SMOKING is allowed in the house. If you must smoke, please light up outside and dispose of cigarette butts properly.
2. Owners must be notified if you plan to bring your family pet. **A nonrefundable pet deposit of \$50 is charged.**
3. Renter(s) signing this agreement must be at least 21 YEARS OF AGE OR OLDER. We do not rent to singles under 21 without a legal guardian or chaperon.
4. FALSIFIED RESERVATION: Any reservation obtained under false pretense will be subject to forfeiture of initial rental deposit, damage deposit and/or balance of rental payment. Guest(s) will not be permitted to check in and/or will be evicted upon notification.
5. RESPONSIBLE PARTY: The person(s) registering for the home is responsible for all damages or missing items in the unit and for all damages to the property caused by anyone in the unit. If you are evicted from the property which your are renting for failure to abide by these rules, or for any other reason you WILL NOT be entitled to a refund of the rents and damage deposit paid in advance and you will be responsible for damages to the property caused by you and/or your guests.

6. **PARKING:** Please DO NOT park on the grass area. Additional parking for boats and other vehicles are available adjacent to the property on a vacant lot.
7. **UTILITIES:** No compensation will be given for temporary outage of electricity, gas, water, and cable or telephone service.
8. **OCCUPANCY RESTRICTIONS:** The maximum occupancy of the home is EIGHT (8) people.
9. **NO DAILY MAID SERVICE:** While linens and bath towels are included in the house, daily maid service is not included. Please bring extra towels for your beach use since we do not allow linens, bath towels or other furnishings to be taken out of the house. A washer & dryer are available for your use.
10. **TELEPHONE USE:** Long distance calls are toll restricted. Long distance calls must be placed with a calling card, placed collect, or charged to your home phone.
11. **GARBAGE:** Please place all trash in outside garbage container. Garbage collection runs on Monday and Thursday morning, please roll can to the curb.
12. No towels, clothing, rugs, linens or other objects should be hung outside the home.
13. No climbing on the fences.
14. All maintenance and repairs must be reported to us immediately.
15. Renter(s) shall not violate any city ordinance or state law in, on, or about the premises.
16. **KEYS,** a \$25 lost key or lock out fee will be charged.
17. **Swimming Pool:** Swim at your own risk. You are responsible for yourself and any guests. Do NOT dive into the swimming pool. Do NOT jump off the house into the pool.
18. Please remember there are families that live in this neighborhood, and respect them and their families.
19. Owner reserves the right to cancel any reservation.

**AMENDMENTS:** Alterations to confirmed bookings can be made at the owner's discretion and the client's request. There may be a \$50 change fee applied.

**GUESTS:** Only the person's named on the booking contract form are permitted to stay at the house.

**LIABILITY:** During your stay, neither the owners nor the management company accept any liability whatsoever for death, personal injury, accidents, loss, or damage to persons or personal effects, however caused. Nor do we accept liability for injury or death whatsoever caused as a result of the use of the pool or surrounding areas.

**Total number of adults:** \_\_\_\_\_ **Total number of Children:** \_\_\_\_\_ **Pets:** \_\_\_\_\_ **Breed:** \_\_\_\_\_

**Guest Detail**

<b>First Name</b>	<b>Last Name</b>	<b>Age (if under 21)</b>
<b>1.</b>		
<b>2.</b>		
<b>3.</b>		
<b>4.</b>		
<b>5.</b>		
<b>6.</b>		
<b>7.</b>		
<b>8.</b>		
<b>9.</b>		
<b>10.</b>		