

Casa Bahari Rental Agreement

Booking Confirmation

Dear Guest,

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

The property is located at:

4598 Paradise Isle
Destin, Florida 32541
850-424-7824

Please fill in the following information:

Number of adults (over 18): _____

Number of children (under 18): _____

Pets: _____

| Your deposit of \$ _____ is due immediately.

Rental rate and fees are as follows:

\$ _____ per night x _____ nights = \$ _____

Cleaning fee \$ _____

Sales Tax \$ _____

Less deposit \$(_____)

TOTAL Due \$ _____

The total payment is due on or before _____.

Please sign and return the attached rental agreement. As soon as I receive your full payment, I will provide instructions for entry to the property.

Thanks, and have a great vacation!

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SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between Andrew Entekin (“*Homeowner*”) and _____ (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

4598 Paradise isle, Destin, Florida 32541

The property is furnished and includes some miscellaneous initial items such as bath and hand towels and some minor other details such as irons, ironing boards and a clothes steamer.

2. Rental Party: The rental party shall consist of Guest and the following persons:

3. Maximum Occupancy: The maximum number of guests is limited to **12** persons. An additional charge of **\$100** per person per night for guests in addition to **10** will be assessed.

4. Term of the Lease. The lease begins at _____ p.m. on _____ (the “*Check-in Date*”) and ends at _____ a.m. on _____ (the “*Checkout Date*”).

5. Minimum Stay: This property requires a **3** night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than **3** days, the guest will be charged the **\$750** rate.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner. If access is needed for immediate maintenance items homeowner must have access within 24 hours.

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8. Rental Rate and Fees

- a. Deposit: A deposit of \$_____ is due at least ____ days prior to the Check-In Date.

Option A: The deposit is for security and shall be refunded within 7-10 days of the Checkout Date provided no deductions are made due to:

- i. damage to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning; or
- iii. any other cost incurred by Homeowner due to Guest's stay.

Option B: The deposit is non-refundable and applied toward the rental fees.

If the premises appear excessively dirty or any damage upon Check-in, Guest shall inform Homeowner immediately.

- b. Rental Rate. Payment in full of the following fees shall be due within ____ days of the Check-in Date:

\$ _____ per night x _____ nights = \$ _____	
Cleaning fee	\$ _____
Sales Tax	\$ _____
Less deposit	\$(_____)
TOTAL Due	\$ _____

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the **deposit** will be refunded as follows:

100% if cancelled 30 days prior to the Check-in Date

50% if cancelled less than 30 days but more than 10 days prior to the Check-in Date

0% if cancelled less than 10 days prior to Check-in date

10. Insurance: We encourage all renters to purchase traveler insurance. For information on purchasing damage protection see here - www.propertydamageprotection.com

11. Payment: Acceptable payment methods are personal check or credit card. If you wish to use a credit card, please provide the following information.

Name on credit card: _____ Type: _____

Credit card billing address: _____

City _____ State _____ Zip Code _____

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Credit Card Number _____

Exp date _____ CVV (Security) Code _____

By my signature below, I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

Checks that do not clear the bank will incur a \$50 fee. Checks must clear 14 days prior to arrival.

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The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner

Guest:

_____ *Andrew Entrekin* _____

Name (print) Andrew Entrekin

Name (print): _____

Date: _____

Date: _____

Phone # (during stay):
Will provide 1 week prior to arrival _____

Phone # (during stay):

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Exhibit A

RENTAL RULES

[Revise as applicable for your property]

1. This is a NON SMOKING unit. If the property has been found to be smoked in, a \$1,000.00 fee will be assessed. If guest chooses to smoke outside, all cigarette / cigar butts must be removed off property. If butts are found on or around property, an additional \$500.00 fee will be assessed.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in or on the property is the sole responsibility of Guest.
3. The home is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
4. Keep the property and all furnishings in good order
5. Only use appliances for their intended uses
6. AGE REQUIREMENT – No reservations will be made to students or singles under the age of twenty-five (25). One (1) guardian is required for every four (4) singles under the age of twenty-five. Guardians must accompany their children under the age of twenty-five (25) at all times and be present at the time of check-in. Underage drinking and/or partying are not allowed in any o
7. NO DAILY MAID SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
8. CLEANING FEE – A housekeeping fee will be added to all reservations, regardless of the number of nights booked. This is applied for cleaning and laundry services upon departure. To avoid an extra cleaning charge: wash the dishes and leave the property in a neat and orderly condition. A \$75 garbage removal fee will be assessed if garbage is not removed from the house at time of check-out.
9. ASSESEMENTS – If any keys or entry devices are lost or misplaced, the following fees will be assessed: \$25 per door key, \$75 per electronic fob key, \$75 per community amenity pass and \$75 per garage door opener.
10. NOISE ORDINANCE – Quiet time for all properties is 10:00 P.M. until 7:00 A.M., in conjunction with Florida county ordinances. Please be considerate of your neighbors. Radios, stereos, and all other musical or entertainment devices will be played in compliance with the decibel level. The decibel levels cannot exceed fifty (50) decibels between the hours of 10:00 P.M. and 7:00 A.M. outdoors. Music played inside may not be heard outside of the property with the

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doors and windows closed. At 10:00 P.M., all guests not staying at the property need to depart from the premises.

11. **POOL POLICY** – Diving or jumping into the pool or hot tub may result in head, neck, or spinal injuries. The renter accepts all risk of the pool or hot tub and specifically agrees that no minor will swim unaccompanied by an adult. Community or condominium pools or hot tubs are not controlled or maintained by Homeowner, and cannot be held responsible for any inconvenience resulting from the pool or hot tub. Pools and hot tubs have electrical/mechanical components. These components can sometimes malfunction. Homeowner, or its Vendors, cannot be held responsible for any malfunctioning pool or hot tub. Please inform us as soon as possible if your pool or hot tub is not working properly. No compensation will be given for a malfunctioning heater. Homeowner will do everything in its power to rectify any problems with malfunctioning equipment as quickly as possible. A fee is required to heat private pools and or spas.
12. **LIABILITY WAIVER:** a) Owners and Managers of this property are not liable for loss, damage of property, injury to me or my guests during my stay on the premises. b) I hereby release, waive, discharge and covenant not to sue the owners of this property, its officers, staff, agents, or employees for any liability, claim and or cause of action arising out of or related to any loss, damage or injury, including death that may be sustained by me or to any property belonging to me arising out of use of the house or property. c) Indemnification: Guest & their party agrees to indemnify and hold harmless Homeowner and its employees or agents, from and against all claims, suits, damages, costs, losses and expenses arising from injury to any person or property occurring on or about the Property
13. **FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental
14. money, and the party will result in immediate eviction.
15. Pets are NOT allowed unless prior agreement is in writing. PETS are permitted only with prior approval and the Pet Addendum must be completed.
16. **PARKING** – Parking is limited to 3 vehicle(s). Vehicles are to be parked in designated parking areas only. Parking on the main road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner. Parking is allowed in the driveway and on the pine straw side of the long driveway right before the grass area on the south side (house side) of the road. Please make sure to have all but 2-3 feet of the car parked off the side of the road to allow the other homes guest access.
17. **Hot Tub (if heat fee paid)** : No children under the age of 18 permitted in hot tub at any time without adult supervision. When using the hot tub, remember there is a certain health risk associated with this facility. Use at your own risk. Our housekeepers sanitize, refill and replenish chemicals in all tubs prior to your arrival; therefore, it may not be warm until later that evening. **[DO NOT STAND ON THE HOT TUB COVERS.** Hot tub covers are for insulation purposes and are not designed to support a person or persons. They will break and you may be charged for replacement.] Remember when not using the hot tub, leave cover on so hot tub will stay warm.

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18. Fireplace: The fireplace is a non-vented propane gas log fired firebox. Please do not throw any paper or other combustible materials in the fireplace. Fireplaces are turned off from Feb 25th through Nov 15th, they are not operational during this time of the year.
19. Sewer: DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the sewer system, you could be charged damages of up to \$750.
20. Storms: If there is a hurricane, no refunds will be given unless the state or local authorities order mandatory evacuations and a "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" in the area of residence of a vacationing guest the day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund: Any unused portion of rent from a guest currently registered; Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

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21. PET ADDENDUM

It is hereby agreed by and between Andrew Entrekin (*Homeowner*) and _____ (*Guest*) that homeowner will allow guest to have the following described pet and no others in the vacation home upon and subject to the terms and conditions of the rental agreement and this addendum.

The permission granted herein shall be limited to a certain pet as described below:

Type of Pet: _____ Name: _____
Color: _____ Weight: _____
Age: _____ Sex: _____

Guest hereby agrees to comply the following:

1. Guest to pay additional pet fee in the amount of \$200 per week. Guest agrees to pay an additional 500\$ refundable deposit towards any damages or excessive smells or stains.
 2. All pets must comply with the following specifications (documentation from an accredited veterinarian must be provided by Guest upon request):
 - a. May not exceed **35 lbs.**
 - b. Must be at least **2 year(s) of age or older.**
 - c. Must be spayed or neutered.
 - d. Must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended.
 3. All pets must be leashed at all times.
 4. Guest is responsible for cleaning up any/all pet refuse.
 5. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees.
 6. All pets are to be treated with a topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets.
 7. Pet must not cause damage to premises or furnishings. If damages are caused, the cost of the damage may be deducted from security deposit.
 8. Guest should prevent pets from producing excessive noise at a level that disturbs neighbors.
 9. Pet will not be left unattended for an undue length of time, either indoors or out. Pet will not be left unattended on balcony, patio, or porch.
 10. Homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.
- The Guest shall be solely responsible for the pet while on the property.

Sign _____ Date _____

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Rental Agreement Checklist

Booking Information

- Property Address
- Phone Number at Vacation Home
- # of Guests Booked
- Guests Name(s)
- Check-In Time, Date & Day of Week
- Checkout Time, Date & Day of Week
- Rate Change Provisions

Payment Instructions

- Security Deposit Amount
- Total Bill
- Cleaning Fee
- Sales Tax
- Payment Schedule Including Dates
- Balance Due Date
- Payment Methods Accepted
- Address to Mail Checks
- Returned Check Fee
- Instructions for Paying by CC
- Cancellation Policy

Credit Card Authorization

- Name on Card
- Billing Address
- Credit Card Number
- Type of Card
- Expiration Date
- Reiterate Cancellation/Refund Policy
- Signature with Date

Rental Rules

- Smoking Policy
- Pet Policy
- Rental Restrictions (Age, Noise, etc.)
- Maximum Occupancy
- Minimum Stays

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Post-Stay Information

- Housekeeping Procedure
- Checkout Policy (Keys, Cleaning, etc.)
- Penalty for Late Checkout
- Deposit Refund Policy (incl. deadline)

Other

- Written Exceptions Clause (if renter wishes to alter anything outlined in rental agreement)
- Parking Information
- Inclement Weather Policy
- Use of/Access to Community Amenities
- Homeowner Contact Info