

Rustic Pines Rental Agreement

We wish you to have the best vacation possible. We want you to tell your friends and of course come back. Repeat guests are our favorite. They know and appreciate our home and we know our repeat guests. With this in mind, we have developed this Rental Agreement to be as fair, practical and simple as possible.

Reservations and Deposits

- A deposit of 50% is needed to confirm your reservation.
- If you are booking very far in advance, i.e., 6 months or more, we are willing to break up the payments, into 2 payments. This must be requested and coordinated. We still must receive initial deposits within a week.
- Final payment for accommodations is due 60 days prior to arrival. Reservations made less than 60 days prior to arrival will require full payment.
- Upon receipt of final payment, a detailed planning guide including access documents will be provided to you. Our property is truly our second home, and not just the average rental. Therefore, we require a \$400 REFUNDABLE security deposit.
- The deposit will be returned to you about 5-10 days after your stay, based on no excess wear or damages occurring during your stay.
- If deposits are to be returned via Paypal or credit card, a \$20.00 processing fee may apply.

Policies

- Our home has occupancy limits that we need to follow. There are maximum of 8 people allowed to stay at the property. Additional persons will violate our city permit and thus the rental agreement.
- Check in is after 4:00pm and Check out is by 11:00am.
- As we are family and couples oriented, we don't rent to anyone under the age of 25.
- Parties and/or events are not allowed. We are in a quiet neighborhood and we must respect our neighbors who live in the neighborhood year round.
- We are a non-smoking environment. A non-refundable cleaning fee of \$250.00 may be charged to oxidize the house if smoking is detected.
- Like most places with a pool, we have rules for the protection of our guests and pool equipment. Full details on the pool rules can be found below in this agreement or in the Welcome Binder located at our property.
- We don't allow subletting, and we do need to know who all is staying with us.
- Pets are not permitted without prior written approval and payment of an additional security deposit.

Change/Cancellation

Events do happen and we understand. If we can easily make the requested, we will at no cost to you. What this means:

- If you need to change dates, and we can make that change such that it does not negatively affect the property, we will do so.
- We do ask that you also be fair; otherwise we can't do the above. In other words, please don't ask for multiple changes.
- In order to do the above, we need to know of your needs as soon as you do. While text and voice is a great way to alert us, we do need official email written notice.

If we can't do the above, we will follow the industry standard, which is:

Reservation refund where the cancellation notice is received 30+ days prior to the date of arrival will be 100%.

- There is 50% reservation refund where the cancellation notice is received ≤ 14 days prior to arrival.



- Cancellations for Christmas and New Year's will result in the forfeiture of 100% of total charges. Please note that major holidays tend to be booked far and advance, and close to that time, re-bookings tend to NOT happen.
- We can't provide refunds for early check-outs or no shows.

Indemnification: In signing this rental agreement, all parties agree that:

- All individuals are fully responsible for his/her well-being and the well-being of his/her belongings.
- The owner and management company are not responsible for any accidents, illness or loss or damage to personal beings or belongings that may occur.
- The renter and renters' guests shall hereby indemnify and hold harmless the owner and management company against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Tenants expressly recognize that any insurance for property damage or loss which the owner may maintain on the property does not cover the personal property of renter, and that renter should purchase their own insurance for the renter and guests if such coverage is desired.
- The owners and management company(s) are not responsible for inconvenience related to power or other utility outages.
- The hurricane season is from June 1 to November 30 every year. In the event of a hurricane or other acts of god, the owners:
 - At their discretion provide any refunds,
 - Are not responsible for finding alternate lodging for the renter,
 - Are not responsible for renter's financial losses related to transportation or alternate lodging.

We urge you purchase Travel Insurance prior to paying the final balance of your reservation and protect your vacation investment'

POOL RULES

- The pool is meant for everyone's enjoyment, both guests and owners.
- Failure to follow these rules or direction of management will result in termination of pool privileges.
- No running, loud music, roughhousing, inappropriate behavior, or excessive noise around the pool area or in the pool. No Nudity at any age.
- Children under the age of 13 must be accompanied and supervised by a parent or responsible adult at all times.
- Pool Hours are from 8AM – 10PM
- Adults only from 8PM to 10PM
- No life guard on duty-Swim at your own risk.
- Pool is shallow - no jumping or diving is allowed.
- No glass in or around the pool. No food in the pool or on the pool coping
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- Children under the age of 3 must wear water proof diapers.
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- Pool is cleaned and treated on Friday's. Chemically sensitive people should be aware.
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- Do not remove the pool chairs from the pool area or place furniture into the pool
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- Do not remove the robot cleaner head out of the water as damage may occur to pool equipment.
- If you suspect something is not working right with the pool, please notify the hostess or owner immediately.

Thanks for your Corporation!



PLEASE COMPLETE AND SEND TO khealey2011@gmail.com :

Name: _____

Address: _____

City: _____ State: _____

Country: _____ Zip Code: _____

PREFERRED EMAIL: _____

CONTACT PHONE #: _____

Guest Names:

1) _____

2) _____

3) _____

4) _____

5) _____

6) _____

7) _____

8) _____

Are there children in your party? YES/NO - if yes, please indicate their ages:

Date of Arrival: _____

Date of Departure: _____

Number of Nights: _____

Agreed Price Per Night: _____ x _____ of Nights = _____ Base Price

Cleaning fee (250USD\$) = _____

TAX: 13% = _____ Tax

Refundable Security Deposit (400USD\$) = _____

TOTAL =\$ _____

I the undersigned have read the terms and conditions and accept them:

Signature: _____ Date: _____