

Sunny Beach Time Vacation Rental Agreement

Property location: 915 Kahla Drive, Crystal Beach, Texas 77650

Guest Information:

Name: _____

Address: _____

Phone: _____ Email: _____

Number of Guests: _____ Ages: _____

RV Hookup (behind house): Requesting use of this? _____ For how many people? _____

1. Term

This agreement is for a term beginning _____ (“arrival date”) and ending _____ (“departure date”). **Check in is 11:00a.m. Check out is 1:00p.m.**

We may be able to allow early check-in, or late check-out, but ONLY IF it fits within our rental and cleaning service schedules. If no advance approval, the standard check-in and check-out times apply, and checking out late may affect your deposit.

2. Property

This vacation rental property is located at 915 Kahla, Crystal Beach, TX 77650.

3 Occupancy limit

The maximum number of guests allowed at this property is 11 people (including visitors). Occupancy limit is restricted due to use of Septic Tank on property.

4 Rental Amount, Payment, and Deposit

Term Rental Amount: \$ _____ Damage Deposit: \$300.00

One half total rent is due within 7 days of booking unless otherwise agreed upon. **The remaining balance of rent, and the damage deposit, are due within 14 days of arrival.** If not received 14 days prior to arrival, the reservation may be cancelled without notice, unless other arrangements have been agreed upon.

Check, Money orders, & PayPal accepted. Credit cards accepted over the phone.

Any damaged or missing items will be deducted from damage deposit. If damage exceeds deposit, you will be billed. Leaving house dirty will result in a deduction from damage deposit since it will create extra work/time for cleaning staff. While we attempt to make any necessary repairs quickly and efficiently, there is no refund for appliance failure, utility failure, or other circumstances beyond our control.

Disclaimer: Terms, rates, and amenities are subject to change without notice.

5. Losses:

This home is privately owned. The owners and/or property managers are not responsible for any accidents, injuries or illness that occurs while on the premises. The owners/property managers are not responsible for the loss of personal belongings of the guests. By accepting this reservation, guests assume the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

6. Cancellations

Unless other agreements are made, confirmed rentals that are cancelled more than 14 days

from arrival date are subject to a cancellation/handling fee of \$100. There will be NO cancellation refund within 2 weeks (14 days) of rental date, unless owner is able to re-rent property under the same terms and conditions of this agreement for the term reserved (A \$100 cancellation/handling fee will still apply). **Travel Insurance is recommended.** (Cancellation Exception – see weather regarding hurricanes and evacuations). Late arrival and/or Early departure do not warrant a partial refund.

7. Weather

No refunds for bad weather. **Travel insurance is recommended.** Hurricanes are the exception and will be handled on a case by case basis, as we reserve the right to ask you to vacate the property. In case of mandatory evacuation, we expect and require you to vacate property immediately without any delay. We may also require this with a voluntary evacuation. Safety First.

8. Power Outages and/or equipment failure.

No refunds for power outages, TV or internet outages, or equipment failure of anything on the property. We strive to keep everything in working order for our renters/guests, but occasionally equipment may fail.

9. Clean-up on departure: (Trash Pickup : Tues/Fridays – Have Trash out by 7am)

Please leave the cabin as close as possible to the condition you found it on arrival.

Please lock all windows and doors before vacating property.

10. Septic System

The house operates on a septic system. The septic system is very efficient but will clog up if anything but toilet paper is flushed. DO NOT flush cigarette butts, feminine products, or anything other than toilet paper. Do NOT put Coffee Grounds or anything in the sink drains. There are NO garbage disposals in sinks.

11. Pets:

No pets are allowed in or on the property.

12. Smoking and Vaping:

Smoking and/or Vaping are strictly forbidden inside the house. Smoking and Vaping are only allowed outside. Please dispose of butts properly.

13. Perfume, Cologne, and other fragrances.

Do not Spray or Apply Perfume or Cologne inside the house. Please use outside areas for this. Freshly applied fragrances can attach to objects and linger. This is simply an effort to make the home allergy-free for guests who may be sensitive to fragrances.

14. Falsified Reservation:

Rentals are for family groups only. No proms, graduations, parties. Must be 25 years or older to rent. Rates based on the house sleeping capacity. There are to be no more persons than stated sleeping capacity unless previously agreed upon by the owner. Doing so may result in forfeit of deposit & cancellation of reservation with no refunds. Any reservation obtained under false pretense will be subject to immediate eviction of all, along with forfeiture of advance payment, deposit, and/or rental money. No refunds will be given.

Liability Waiver

Sunny Beach Time Vacation Rental

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Rental Dates: _____ **to** _____

Section 1 – General Conditions

Lessee assumes responsibility for his/her guests brought onto the property, and for the care and safekeeping of all property brought onto this premises, and to any injury to persons or damage to property occurring as a result of Lessee's use of property. Lessee agrees to indemnify and hold harmless the owner and/or property managers of Sunny Beach Time Vacation Rental against any claims arising out of or relating to this agreement.

I _____ (Lessee) have read and understand the conditions set forth in this document. I am aware that I may be held responsible for any additional damages in excess of my deposit.

Section 2 – Personal Injury and Personal Property Liability Waiver

I am aware that the owner and/or property managers of Sunny Beach Time Vacation Rental will not be liable for any personal injury sustained on the property or for any loss of personal belongings of Lessee or his/her guest during the rental period.

X _____ **Date** _____