

TENANT VACATION RENTAL AGREEMENT (the "Agreement")

PROPERTY NAME ("Premises")

ADDRESS

Santa Rosa Beach, FL 32459

Please Complete, Sign, and Return with payment

Tenant Name & Address:

Four horizontal lines for tenant name and address.

Cell Telephone:

Email Address:

Reserved Dates: Arrive:

Depart:

Rental Rate: \$

Length of stay: ___ nights

11.5% Sales Tax \$

Heat Pool (\$40/nt or \$250/wk) \$ _____

Sub-Total \$

CSA Travel Insurance: \$ _____ (See "Cancellations" section on Pg. 2 for more info) (Optional)

Total Cost: \$

AGREEMENT: Karen Bennett, the Owner, and Tenant agree as follows: Above Tenant is at least twenty-five (25) years of age (an "adult"), unless specifically agreed by the Owner, and will be an occupant of the house during the entire reserved dates. In addition to Tenant, other authorized occupants may be family members or friends of Tenant. Use of the premises will be denied to persons not falling within the foregoing categories. Should any unauthorized persons occupy or use the premises, Tenant shall vacate the premises immediately without any refund. No key will be issued to anyone who is not an adult.

RESERVATIONS may be placed up to two (2) years in advance, but are subject to the rates in effect for the year said reservations are placed.

ADVANCE RENT DEPOSIT is required within ten (10) days of you placing your initial reservation. The rent deposit is \$ _____, which is 50% of the total rental rate, plus \$ _____ for the CSA Travel Insurance, which totals \$ _____ for the total deposit amount. Rent balance is due in full at least twenty-one (21) days preceding Tenant check-in. We accept money orders, business, personal or cashier's checks, VISA, MasterCard or Discover for payment.

SECURITY/DAMAGE DEPOSIT is \$1000.00. This amount should be paid by last payment. If paying by credit card, your card will only be HELD in case needed for damages. The security/damage deposit will be fully refunded within two (2) weeks of your departure, provided all rules and regulations stated herein were observed.

ENTRY BY OWNER- Owner or owner's agents may enter the premises under the following circumstances: in case of an emergency; to make any necessary or agreed upon repairs, alterations, or improvements; supply necessary or agreed upon services or show the premises to prospective purchasers,

renters or contractors. Owner will provide Tenant with at least 24 hours notice of Owner's intent to enter except in the case of an emergency.

RULES AND REGULATIONS

1. Tenant agrees to leave the premises and its contents in the same condition, neat and tidy, as Tenant found the premises to be upon arrival, normal wear and tear expected.
2. All dirty dishes and such should be placed and started in the dishwasher upon departure. All garbage should be removed and placed in outside receptacle.
3. Furnishings are not to be removed from the premises for use outside on in other properties.
4. "No Pets" policy must be observed. Pets are **NOT allowed ANYWHERE on the premises.**
5. Smoking is **NOT** allowed inside the premises. Please smoke outside and dispose of all cigarette butts appropriately.
6. Reservations are not made by, or for a minor, defined as any person under the age of twenty-five (25), unless agreed upon by Owner.
7. Tenant and any guest of tenant shall obey all of the laws of the state of Florida as well as local laws, at all times while they are on the premises. Failure to abide by the laws of Florida, or the above rules may cause Tenant to be asked to vacate the premises and forfeit all rents and security/damage deposits.

SLEEPING CAPACITY/DISTRUBANCES- Tenant and all other occupants will be required to vacate the premises and forfeit the rental fee and security deposit for any of the following: Occupancy exceeding the sleeping capacity of _____ people without specific permission, using the premises for any illegal activity, causing damage to the premises rented or to any of the neighboring properties, and any other acts which interferes with neighbors' right to quiet enjoyment of their premises.

HOLD HARMLESS: Karen Bennett, the Owner, does not assume any liability for loss, damage or injury to persons or their personal property. Neither does owner accept liability for any inconveniences, damage, loss or injury arising from any temporary defects or stoppage in supply of water, gas, cable service, electricity or plumbing, as well as due to weather conditions, natural disasters, acts of God, or other reasons beyond its control.

POOL AND DECK: Tenant hereby acknowledges that the premises they have reserved includes a pool and the undersigned agrees and acknowledges that the pool and deck can be dangerous areas, that the deck can be slippery when wet, and that injury may occur to anyone who is not careful. With full knowledge of the above facts and warnings, the undersigned Tenant accepts and assumes all risks involved to Tenant and all of Tenant's guests in or related to the use of the pool and deck areas.

CANCELLATIONS: Cancellations must be made a minimum of 90 days prior to arrival date to receive a refund of 90% of the rental rate. We offer CSA Travel Insurance <http://www.vacationrentalinsurance.com> to protect you from risks associated with trip cancellation, trip interruption or Travel Delay. Travel Insurance has been added to this agreement. If you do not wish to purchase travel insurance, please sign below and deduct this travel insurance plan cost from your initial deposit due:

I do NOT want Travel Insurance and Understand the risks associated with this decision:

_____ Guest Signature

CHECK-IN TIME: Check-in time is 3:00 p.m. (Central time) and every effort will be made to have the premises ready on time.

CHECK-OUT TIME: Check-out time is promptly at 10:00 a.m., so that we may prepare for our next arrival. Check-out includes tenant and guests, vehicles, luggage and all of Tenant's belongings. There is a penalty for checking out later than the 10:00am Central time.

MAINTENANCE: Please report any maintenance needs for the premises to the owner and we will respond as quickly as possible. Refunds will not be made for maintenance issues including, but not limited to, heating and air conditioning, appliances, televisions, and stereos.

LINENS/TOWELS: Linens and towels are furnished by the owner. Any lost or damaged linens will be deducted from your deposit.

PARKING: Parking at the premises shall be confined to the immediate area of the house. At no time shall vehicles interfere with other premises in the area.

TELEPHONE: Telephones are provided but they have a long distance calling block. All long distance calls must be charged to a credit calling card, collect or third party.

LOST ITEMS: Owner will not be responsible for acts of theft or vandalism or other damages to the guest's personal property or items left in the house. Every effort will be made to return any left items, but we assume no responsibility for such items.

ADDITIONAL TERMS AND CONDITIONS: The undersigned Tenant, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner from any and all liabilities, claims, demands and causes of action by reason of any injury, loss of damage by whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result, or in connection with the occupancy of the premises and agrees to hold Owner free and harmless of any claim or suite arising there from. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover reasonable attorney's fees and costs. Owner reserves the right to terminate this Agreement provided a reasonable notice is given to Tenant.

MAILING ADDRESS: This signed agreement should be mailed to: **Karen Bennett, 51 S. Andalusia Avenue, Seagrave Beach, FL 32459.** Reservations will be held for ten (10) days. If signed rental agreement and payment are not received within the ten (10) day period, said reservation will be cancelled.

Please remember that you are renting a private home. Please treat it with the same respect you would like shown to your own home.

Tenant Signature _____ Date _____

Owner Signature _____ Date _____

If paying your deposit by Visa, MasterCard or Discover credit card, please complete the following information:

Card number: _____

Expiration Date: _____

Exact name as listed on card: _____

Billing address for card: _____

3 digit security code number: _____

(located on back of card)