

**Sandy Chic**  
**RENTAL AGREEMENT**

This is a rental agreement between Wren Beach Rentals, property manager, and \_\_\_\_\_, renter(s), regarding **Sandy Chic**, located at 2611 South Ponte Vedra Boulevard (A1A), Ponte Vedra Beach, FL 32082.

**Refundable Reservation/Damage Deposit.** A reservation/damage deposit in the amount of \$500 per week or less is required to secure the rental. Upon arrival, the deposit converts to a damage deposit. Unless otherwise noted, it does not apply toward the rent. It will be deposited. After the house has been inspected, assuming no damages, the deposit will be refunded within 2 weeks of the departure date. **Violation of any of the conditions below will result in the loss of all or part of the deposit!**

- **Damage.** You are responsible for damage to the house, linens, furniture, deck, or grounds.
- **Pets.** If you bring a pet you must have signed a Pet Agreement and paid the fees. You are responsible for any problems caused by your pet.
- **Smoking.** No smoking is allowed inside the house. If you smoke outside, dispose of butts appropriately.
- **Guests.** Only the individuals named below can stay overnight
- **Parties.** No weddings, receptions, or other parties without permission of owners
- **Check in and Out. No early arrivals or late checkouts without permission of owners.**
- **Cleaning.** It is expected that you will treat our property as you would your own. The cleaners are responsible for normal cleaning of the house and deck. Extra cleaning caused by damage, pets, smoking, late check out, parties, or disrespect (beer cans in the yard, food on walls, excessive sand in the house, etc.) will result in loss of all or part of your deposit.
- **Beach Towels.** Beach towels are provided for your use. You are responsible for lost or missing towels.
- **Trash.** Garbage is picked up early Monday mornings. **Please bag ALL trash.** The garbage company will not take trash that is not bagged. If garbage is found unbagged, the cleaners will have to remove it for a \$50 charge.

**Refunds**

Once a reservation is made, refunds are made ONLY if the house becomes uninhabitable OR if the owners are able to re-rent the house for the same period and amount as the original booking. If a portion of the rental time is re-booked, a pro-rata refund will be made. All refunds due to renter-initiated cancellations are subject to a 10% administrative fee.

Hurricane Policy: Refunds will be issued only if the National Weather Service orders a mandatory evacuation in our immediate area (St. Augustine to Jacksonville). When a mandatory evacuation order is given, we will refund (a) any unused portion of rent from a guest currently renting the house; (b) any unused portion of rent from a scheduled renter who wants to arrive after the hurricane order is lifted; or (c) any advance rents collected for a renter scheduled to arrive during the mandatory evacuation period.

If you feel that there is a good chance that you may have to cancel, we encourage you to obtain trip cancellation insurance. Several insurance companies are listed on our web site.

**Cleaning Fees**

The cleaning fee for Sandy Chic is \$200. Prior to checking out, please do these chores to help the cleaners.

\* Start at least one load of laundry (towels, wash cloths, sheets, etc). If you have time to get them in the dryer and another load in the wash, it would be very helpful. You do NOT need to fold any laundry.

\* Put any remaining dirty dishes in the dishwasher and start it.

\*We ask that you do not move furniture around much, as it may damage the floors. However, if you have moved any, please put it back in its original location, so that the cleaners do not have to lift and move any furniture.

\_\_\_\_\_  
Renter signature

\_\_\_\_\_  
Date

**SANDY CHIC GUEST LIST**

Only the individuals listed below can stay in the house over night. Additional names must be disclosed to the owners prior to the arrival date and rates adjusted if necessary. **No more than 8 people (plus baby in crib) can be accommodated.**

<b>Name:</b>	<b>Age (if minor)</b>	<b>Name:</b>	<b>Age (if minor)</b>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**RENTER INFORMATION**

Renter Name \_\_\_\_\_ Street Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ E-Mail \_\_\_\_\_  
 Phone(s): home: \_\_\_\_\_ mobile: \_\_\_\_\_

RENTAL dates: Arrival on \_\_\_\_/\_\_\_\_/\_\_\_\_ no earlier than 4 PM; departure on \_\_\_\_/\_\_\_\_/\_\_\_\_ no later than 10 AM.  
 (Mo/ Day / Year) (Mo/ Day / Year)

**FEES DUE:**

The following is due now in order to reserve the house. \$ \_\_\_\_\_

Fees below are due NOW if within 8 weeks of arrival or on this date (8 weeks prior to arrival): \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Month Day Year

Rent: \$ \_\_\_\_\_; Pet Fee \$ \_\_\_\_\_; Cleaning Fee: \$200; Taxes (10.5% of rent, pet and cleaning fee): \$ \_\_\_\_\_;

Total Due on above date: \$ \_\_\_\_\_

**Indemnification Agreement**

Renter hereby agrees to indemnify, defend, and hold harmless PEANUT PROPERTIES LLC (collectively, the "Owners"), and Wren Beach Rentals (collectively, the "Property Managers") from and against any and all claims, damages, expense (including, attorneys' fees) or liability arising from Renter's actions during the term of this Rental Agreement, the performance of any repair, renovation, or maintenance to the property, or otherwise from the Renter's (or any contractor, agent, employee, invitee or guest of Renter) use or occupancy of the property. This indemnity will include, but not be limited to, claims or liabilities asserted against Owner based upon negligence, strict liability or other liability, however founded, by any third party, and all costs, attorneys' fees, expenses, and liabilities incurred or paid by Owner in the defense of any such claim. Owner may defend any such claim at Renter's expense by counsel selected by Owner. Furthermore, as a material part of the consideration to Owner for the entering into this Rental Agreement, Renter assumes all risk of damage to property or injury to persons in, upon, or about the property arising from any act or omission of Renter, Renter's agents, employees, contractors, licensees, guests and invitees. In the event of termination of this Rental Agreement, Renter agrees that all indemnification provisions of this Rental Agreement shall survive any such termination.

Your signature below indicates that you agree to the rental conditions and fees as delineated in this rental agreement.

Renter Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**PLEASE COMPLETE RENTER INFORMATION, SIGN, AND SEND ONE COPY TO:**  
 David Lombana, 1432 Atlantic Breeze Way, Ponte Vedra Beach, FL 32082  
 Phone: 904-349-0614/email: david@wrenbeachrentals.com  
 Checks should be made payable to: **Wren Beach Rentals**  
**A copy with the manager's signature will be returned to you for your records.**

Manager Signature \_\_\_\_\_ Date: \_\_\_\_\_