

Guest Reservation Rental Agreement

SECURITY DEPOSIT: \$100.00 security deposit to be returned within one week of rental, after cleaning and inspection of property.

CANCELLATION POLICY: \$150.00 rental deposit is required at the time of booking, with the final balance DUE 14 days prior to arrival. Cancellations made within 90 days or more prior to reservation arrival date are subject to a full refund minus a \$25.00 cancellation fee. Cancellations less than 90 days prior to arrival are subject to full forfeiture of payment. There are no refunds for early departures. Checks are accepted.

RENTAL TO RESPONSIBLE PARTIES: Must be 25 years or older to rent. A copy of state driver's license or other acceptable ID is required at time of booking. Paradise Retreat does not allow rentals for wedding parties, fraternity parties, and bachelor or bachelorette parties.

CHECK IN/CHECK OUT: Check In: 4:00 P.M. Check Out: 11:00 A.M.

PERSONAL INJURY AND PROPERTY DAMAGE: Guest agrees that Guest is fully responsible and liable for any injury or damage to persons or property as a result of their use of Paradise Retreat property. Guest agrees to indemnify, protect, defend and hold harmless Paradise Retreat for any damages, costs or attorney's fees incurred as a result of any injury or damage from the use of Paradise Retreat property. The Guest agrees Guest is responsible and liable and will pay owner upon request for any damages to Paradise Retreat property caused by Guest's misuse or negligence.

FURNISHINGS: Please take care of the property as you would your own. NO changes or rearrangement may be made to any furnishings on property. Our property is inspected and signed off on by our Housekeeping Supervisor prior to your check in and upon your check out. Any missing items, broken items, smoking, pets, excessive cleaning, soiled/stained towels, or trash removal will be taken out of your security deposit. Paradise Retreat supplies bed linens, bath towels, soap, toilet paper, paper towels, trash bags, and dish detergent. Paradise Retreat offers no extra towels or maid service. Suggested items to bring: beach towels, extra paper goods (toilet paper, paper towels, tissue), extra pillows (if needed), shampoo, sun tan lotion and beach gear. A washer and dryer are available for guests use.

OCCUPANCY LIMITS: Sleeps 4 people. There are 2 queen beds, 1 small single futon. The occupancy limit is 4 people. Please be aware of these limits prior to reserving the property.

OWNER'S STORAGE: This area is locked and off limits to the Guest. If Guest attempts to break into the owner's area Guest will be charged from their security deposit.

PETS/SMOKING: This is a NO PET/NO SMOKING property. Smoking is not allowed indoors, but is allowed outside on the covered patio. No pets are allowed on the property. Violators will be asked to leave if discovered and will forfeit security deposit.

REPAIRS: Please report needed repairs to owners: Dan (cell # 512-395-5700) or Donna (cell # 512-558-2919).

PARKING: Please note the height of parking in the garage. Guest agrees to pay for any damage incurred to property due to oversized vehicles.

NEIGHBORS: Please be respectful of neighbors. No trespassing onto neighbor's property. No playing loud music or having outdoor parties after 10:00 p.m.

CHECK OUT: Before check out please have dishes cleaned and put away, stove and refrigerator left in clean condition, trash emptied into large trash bin outside by garage. **TURN OFF AC/HEAT ON LEAVING.**

SECURITY DEPOSIT FORFEITURE: \$25 charge for extra keys, non-returned keys, postage for anything left behind to be collected and mailed to you. A minimum of \$50 if you leave trash in the house. Trash receptacles have been provided for your use during your stay.

Guest Signature: _____ **Date:** _____

GUEST REGISTRATION INFORMATION

- Name: _____
- Address: _____
- City, State, Zip: _____
- Home Phone: _____ Cell Phone: _____
- Email address: _____
- Number of Guests (occupancy limit is 4 people) _____
- Check In Date: _____ Check Out Date: _____
- Number of Nights: _____
- Rental Deposit (separate check for \$150.00): _____
- Security Deposit (separate check for \$100.00) _____
- Confirmation for your reservation will be emailed (or US Mail, if no email address) upon receipt of your 2 separate checks: \$150 rental deposit and \$100 security deposit.

Book Now

Print out and complete our Guest Reservation Rental Agreement and mail it with the \$100 Security Deposit and \$150 Rental Deposit (separate checks payable to Dan Richards) to us **at the address below:**

Dan & Donna Richards
1920 Flite Acres Road
Wimberley, TX 78676
Cell: 512-395-5700 (Dan)
Cell: 512-558-2919 (Donna)

THANK YOU FOR BEING OUR GUEST