

Rental Agreement
Tropic Garden & Tropic Dunes Vacation Rentals
Mexico Beach Florida

SECURITY/DAMAGE DEPOSIT

A deposit of _____ is required to hold your reservation. We must receive a personal check, US Postal Service Money Order for the deposit within 7 days of initial booking. **PayPal online Payment is also available and preferred for security & immediate payment.** Once it is received, your dates are officially reserved and can be viewed on the Official website www.beachscnt.com.

The balance of the rental payment is due 30 days prior to check-in. The booking will be cancelled and deposit forfeited for non payment.

Upon your arrival, the _____ deposit converts to a damage deposit. If the following provisions are met, your deposit will be mailed to you within 10 days of your departure. The unit should be left as it was found. (Leave beds unmade and towels hung inside to dry.)

There should be:

- * No damage to the unit or its contents
- * No linens or household items missing.
- * No early check-in or late checkout (unless written permission from owner is granted by email)

PAYMENT

We accept payments by personal check(allow 2 weeks to clear) or Postal Money Order.

PayPal online payment. (Required for last minute specials or check-in)

CANCELLATIONS

If you cancel more than 60 days before check-in your deposit will be returned in full.

If you cancel less than 60 days before check-in, you will forfeit your deposit.

If you cancel less than 30 days before check-in, you forfeit full payment.

The first day of the rental, there will be no refunds for any reason

No credit will be given for shortened stays due to late arrival or early departure for any reason.

No cancellations due to weather. With the exception of mandatory hurricane evacuation.

RENTAL AGREEMENT

Upon receiving your security deposit, copy of drivers' license and a signed and dated copy of the Rental Agreement, a rental confirmation will be emailed to you. (Or postal if requested in writing) Once we receive full payment we will email or postal mail you the code to access the keys to the unit within one week of check-in.

HOUSEKEEPING

When you arrive, the unit will be clean and set up with linens and as a courtesy we have included the following list of initial supplies to accommodate the appropriate amount of guest.

- * Bath towels, hand towels, wash cloths
- * Dish soap, hand soap, initial supply of Paper towels & toilet paper.

We do not supply additional supplies but they can be purchased locally.

Please do not smoke in the unit. You are permitted to smoke outdoors and on the porches. Please dispose of the butts properly and not thrown into the yard or driveway spaces or flushed down toilet. Extinguish with water and dispose of them into the outside garbage cans only.

Entertainment & Televisions

There are games, books, DVD's and videos for our guest, however some games have small pieces or parts and are not suitable for young children, toddlers, and infants because of small parts. Some books and some videos may not be appropriate for their viewing. There are some with an R rating.

There are no adult pornographic videos, but nevertheless, you should supervise your child's viewing and we are not responsible for anything you might consider inappropriate. Please supervise your children regarding cable TV shows, computer usage, books and videos.

Check-in time is no earlier than 4 pm CT. There is only a 5 hour window to completely clean, disinfect and set up for the next guests. Please respect this work schedule and do not arrive early.

Check-out time is no later than 10 am CT the day you are scheduled to leave. We must be able to enter the home at 10 am. If you do not vacate the premises on time, you may be charged for one additional night's stay.

Check-out procedure:

Prior to checkout, all dishes should be washed and put away. Beds may be left unmade and sheets and pillowcases left on. Towels should be hung inside to dry.

Set the thermostat to 80 degrees in the summer months, and 60 degrees during the winter months. Make sure all doors and windows are locked and shut.

We cannot be liable or responsible for personal items left behind, lost or stolen.

If you leave an item after checking out and wish to have it returned, call us as soon as possible and we will arrange for shipment if it is found. We will inform you of shipping costs and with our approval, deduct it from your deposit refund to cover the expense.

Sewage System: Please remember not to flush anything other than toilet paper down the toilet. The drainage system could become clogged and you will be responsible for any plumbing problems caused by flushing inappropriate objects down the toilet. This can also cause flooding and unsanitary conditions that you would be responsible for through your deposit or further cost should the repair be more than the deposit.

ADDITIONAL TERMS

You must be 21 years of age to rent this unit and provide proof of age, if requested by management's agent.

Renters who exceed the agreed upon occupancy limit and falsify occupancy information at the time of reservation are subject to eviction.

House parties are strictly prohibited and grounds for immediate eviction.

Illegal substances are strictly prohibited and grounds for immediate eviction.

If a personal check is returned to us for non-sufficient funds, you will be charged the amount levied by the bank for NSF charges plus a \$50 handling fee.

Any exceptions to the rules and regulations as written here, must be approved in writing in advance by the owner.

Haynes A Weatherby.

Rates, terms and conditions are subject to change without notice.

Force majeure. There may be circumstances beyond our control and contemplation, in which the property might not be available for your booking. Examples of these include (but are not limited to) destruction of or severe damage to the property. In the event of *Force Majeure*, we will do our best to make alternative arrangements for you where possible. If we cannot, or if the alternative arrangements are not acceptable to you, then we will refund all monies paid. This will be the full extent of our liability to you in such circumstances, and we will not be responsible for any other costs connected with any such cancellation, howsoever arising.

I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS. ICERTIFY THAT I AM AT LEAST 21 YEARS OF AGE AND THAT I WILL BE HELD RESPONSIBLE FOR THE CARE OF THIS PROPERTY BEING RENTED UNDER MY NAME. I ACCEPT FULL RESPONSIBILITY FOR DAMAGES OR EXTRA CLEANING CHARGES, SHOULD THEY BE DISCOVERED DURING OR AFTER DEPARTURE.

Please mail this agreement with deposit and/or payment in full to:

Haynes A Weatherby
P. O. Box 4155
Canton, GA 30114

Please email in questions regarding this agreement so there will be a written record of any special stipulations made.

Email: haynes7766@yahoo.com

MAXIMUM NUMBER OF OCCUPANTS; The unit is to be occupied by no more than six (6) persons maximum. Unless otherwise approved by the Property Managers.

Payment Method

Personal Check (Allow 2 weeks to clear)

Postal Money Order

PayPal (preferred for security & promptness)

Name		
Address		
Phones		
Check in Date		
Check-out Date		
Deposit	Due with this agreement	
Rent		
Pet Fee (\$100)	All pets must be approved in advance	
<u>TOTAL</u>	<u>TOTAL PAID WITH THIS AGREEMENT</u>	
<u>BALANCE</u> <u>DUE</u>		

The Tenant agrees to the following payment conditions:

1. I (we) the undersigned, renting _____ in Mexico Beach Florida for vacation or recreation purposes, agree to the following.
2. I (we) are responsible for full payment for the entire rental period: a _____ Deposit being due with the return of this Agreement, and the Balance of the rent being due 30 days prior to occupancy. Payments must be made by personal check or postal money order.
3. Reservation is not confirmed until the Rental Agreement has been returned and the Deposit Cleared.
4. Failure to make payments when due will result in cancellation of this Agreement.
5. If I (we) cancel our reservation after it has been confirmed, the Owner may re-book reservation. If the reservation is re-booked at the same rate, I (we) will be refunded 90% of the Total funds paid. **If the reservation cannot be re-booked I (we) understand that the moneys paid cannot be returned.** The rental calendar may be checked online to verify if the unit was re-booked.

6. If I (we) do not personally inspect the premises prior to signing this Agreement, I (we) agree to accept the rental

property upon arrival, provided it meets the basic description as listed on the rental website. In Addition, I (we) agree that we will not be entitled to a refund of rent money, nor relocation to another property, and will have no claim or recourse against the Owner, Property Management, etc.

7. I (we) our guest and visitors, agree not to smoke in the unit and any outside smoking waste will be disposed of properly and not thrown on the ground or flushed down the toilet..

8. I (we) will not host any type of house party in the unit or the property. All guest listed previously will maintain the premises in good order and appearance and conduct themselves in a manner inoffensive to the neighbors.

I (we) our guest or visitors, agree that any illegal drug use on the property, or and disturbance, annoyance, endanger, or unlawful purposes, or violate any law or ordinance or commit waste or nuisance on or about the premises will immediately terminate our occupancy and rental agreement of these premises.

Neighborhood Watch programs monitor this type activity and is reported to local authorities.

9. Owner or Owner's Agent may enter the premises immediately in the event of an emergency, in order to perform necessary repairs and /or maintenance. **You will be notified of any other scheduled maintenance by the management.**

10. Occupancy in **Tropic Garden** (including small children, infants and visitors) is not to exceed 6 persons without prior permission from the Owners, Managers. **Tropic Dunes** if rented as a 4 bedroom unit is limited to 12 people or 6 if only half the house is rented. If more than the maximum number is found to be occupying the leased property, and additionally, this Agreement may be immediately terminated without refund.

11. Occupancy of RV campers and / or tents on the premises, beach or parking lot is forbidden by the management and the City of Mexico Beach. This is enforced by the City and is grounds for immediate eviction without refund. There are Camp grounds nearby where this offence can be rectified.

12. **Small well mannered house trained dogs require a fee of \$100 (one pet)** and the tenant agrees to pay for any damage including carpet cleaning or replacement. The same applies to furnishings. Pets must be reserved in advance and will be subject to eviction if found on the property unknown by the management. Cats and other pets are not permitted unless approved in writing and in advance by the management with a customized deposit set by the owner.

13. I (we) shall be responsible for all damage, breakage and /or loss to the premises, except normal wear and tear and unavoidable casualties (deemed so by Managers of the property) which may result from Occupancy. I (we) agree that all pipes, wires, glass, plumbing, household contents, etc., other equipment and fixtures will be left in the same condition as t the beginning of the occupancy, or may put in during the term of the lease, reasonable wear and tear and damage by unavoidable fire and casualty only exception.

14. Any damages or notable conditions found upon arrival will be reported to the Property Managers within one hour of Occupancy. I understand the property will be inspected after my departure. Otherwise, I (we) agree that repair costs for any damages may held back from the security deposit and/or billed to me for immediate payment to replace or repair such damages.

15. I (we) acknowledge any loss and / or damage to the Unit will result in a charge for replacement value by check money order or PayPal., I (we) will promptly submit the moneys due. I (we) agree to indemnify and save Owner and Property Managers harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by me (we) guest or invitees. Also from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the unit or premises.

16. The owner shall provide utilities, furniture and fixtures, linens and towels. I (we) agree to treat these amenities in the manner in which they were intended. i.e. do not stand in chairs, beds or tables.

17. Prior to vacating the unit, Tenant is responsible to remove all trash and ensure all dishes and cookware have been cleaned and put away.

18. Owner shall not be liable to Tenant, Tenant's guests, licenses or invitees or any other person for any injury, loss or damage occasioned by the use or misuse or abuse of any part of the premises, parking lot, beach or community and from or against any omission, neglect or default of Tenant, his guest, licensees or invitees.

19. This agreement may not be assigned or the property sublet, and is for the Tenant's use only. No changes to, or changing of locks of the Unit are permitted.

20. I / we will not use premises as a location for amateur or professional film/video without prior consent and arrangement with

the property managers or owners. Family photos and videos are the only exception.

By signing this document, I (we) agree to the terms and conditions stated above, and to enjoy ourselves, relax, and make wonderful memories!

Date_____

Signature_____

Printed Name_____

Our family looks forward to sharing our home with you. We hope you will enjoy your stay and make Mexico Beach memories that you cherish as much as we do. In addition we hope Tropic Garden or Tropic Dunes will be your vacation spot from year to year.

We honor your patronage with discounts and specials for return guest. Please ask if we don't offer !!

Please remember to make a copy of your driver's licence and send with this agreement
Also, if there are any special request, please let us know.