

RENTAL INFORMATION- Unit 103 – Island Princess

Rental Dates:

Check In: 3:00 PM _____

Check Out: 10:00 AM _____

Deposit Fee Paid \$250 YES _____ NO _____

Rental Fee -verified amount _____

+ 10% Florida Hotel Tax: _____

+ 65.00 Cleaning Fee _____

= Grand Total: _____

Name: _____

Address: _____

City : _____ **St:** _____ **Zip:** _____

Telephone: _____

Email if avail: _____

Employer: _____

Work #: _____

Drivers

Lic. #: _____ **State** _____

(please include copy of Drivers' License)

Of Adults _____ **#of Children** _____

Are there special items of interest you would like us to research for you? (golf, fishing, shuttle, Senior activities, etc.)

RENTAL AGREEMENT

This agreement, made between _____, hereinafter referred to as the "RENTER" and Douglas Investment Properties, LP, hereinafter referred to as the "OWNER" furnishing the services of Island Princess Unit 103, 520 Santa Rosa Blvd, Fort Walton Beach, Florida 32548.

It is mutually agreed between the parties as follows:

The "RENTER" hereby engages the "OWNER" and the "OWNER" hereby agrees to furnish the exclusive use of:

Unit #103
Island Princess
520 Santa Rosa Blvd
Okaloosa Island
Fort Walton Beach, Florida 32548

for the period starting from:

3:00 PM on _____

and ending with checkout at:

10:00 AM on _____

The full rental amount agreed upon: _____

All payments shall be made in full without any deductions whatsoever. Payment is due and payable in full 14 days prior to the date of rental. "OWNER" shall have the right to demand the payment of the guaranteed compensation forthwith in full, 14 days prior to the date of rental. If "RENTER" fails or refuses to make such payment forthwith, "OWNER" shall have the right to cancel this engagement by notice to "RENTER" to that effect, and to retain any amounts theretofore paid to "OWNER" by "RENTER" (deposit).

I understand the following terms are a binding and integral part of this rental agreement:

1. Check in time is after 3 PM and check out time is 10 AM. The cleaning crew is scheduled to arrive at 10 AM promptly.
2. Pets are not permitted in rental units under any conditions without prior approval.
3. There is a 10% Florida Hotel Tax due in addition to the rental rate. There is a 50.00 cleaning fee in addition to the rental rate.
4. **I, and my companions, are not vacationing students, or singles under 25 years of age unless accompanied by an adult guardian or parent. I understand there will be no rental to chaperoned groups.**
5. Advance payment is required at the time the reservation is made.
6. Security/Damage deposit of \$250 is required. The deposit is not applied toward rent. \$250 will be refundable within thirty days of departure provided the following are met:
 - a) No damage is done to unit or its contents, beyond normal wear and tear. Any items abused, taken or broken as a result of your visit will be deducted from your damage deposit.
 - b) No towels or linens are removed from our unit - our housekeeping staff keeps an accurate count.
 - c) No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - d) All debris and rubbish are placed in proper containers and soiled dishes are placed in dishwasher & cleaned.
 - e) Keys are promptly returned to owner. There is a lost key charge of \$5 per copy.
 - f) All charges accrued during the stay are paid prior to departure.

7. Cancellations made more than thirty days prior to check in will forfeit \$50. Cancellations made within thirty days of check in will forfeit deposit (\$250) - unless we are able to rent the unit for the entire length of time you reserved.

- 8. Priority - three month rentals will be given priority during the winter rate structure. Weekly rentals take priority over 2 night rentals.
- 9. Maximum occupancy of guests in unit is limited to 6 people.
- 10. Property requires a 2 night minimum stay. Longer minimum stays may be required during holiday periods.
- 11. I will remit payment to owner in form of travelers check, money order, cashiers check, cash or personal check. We accept major credit cards via PAY PAL.
- 12. There is no daily maid service available. Linens and bath towels are included in the unit, but please make sure to bring beach towels, personal soap and paper goods for your comfort. We do not permit our towels or linens to be taken from the units except to launder. We do have laundry machines in our unit. Any linens found missing from your stay will result in a deduction from your damage deposit for reasonable replacement costs.
- 13. Falsified reservations-any reservation obtained under false pretense will be subject to forfeiture of advance payment and deposit and the party will not be allowed to check in.
- 14. Written exceptions- any exceptions to the above mentioned policies must be approved in writing in advance by owner.
- 15. Hurricane policy-no refunds will be given unless,
 - a) The National Weather Service advises that we are in a "Tropical Storm/Hurricane Warning area" and or
 - b) a "Tropical Storm/Hurricane Warning" has been issued for the area of residence of a vacationing guest. The day the NWS advises that we are in a "Tropical Storm/ Hurricane Warning" area the owner will refund
 - 1. any unused portion of rent from a guest currently registered
 - 2. any unused portion of rent from a guest that is scheduled to arrive and wants to shorten their stay to come in after the Hurricane Warning is lifted; and
 - 3. any advance rent collected or deposit for a reservation scheduled to arrive during the "Hurricane Warning" period.

Nothing in this agreement shall require the commission of any act contrary to law or to any rules or regulations of any union, guild or like body having jurisdiction over the services and personnel to be supplied by "OWNER" to "RENTER." If there is any disagreement between any provision of the agreement and any law, rule or regulation, such law, rule, or regulation shall prevail and this agreement shall be curtailed, modified, or limited only to the extent necessary to eliminate any such conflict.

This contract shall not, in any way be construed so as to create a partnership, or any kind of joint undertaking or venture between the parties hereto, nor make "OWNER" liable in whole or in part for any obligation that may be incurred by "RENTER" in "RENTER'S" carrying-out any of the rental hereof or otherwise.

"RENTER" hereby indemnifies and holds "OWNER", as well as their respective agents, representatives, principals, employees, officers, directors, harmless from and against any loss, damage or expense, including reasonable attorney's fees incurred or suffered by or threatened against "OWNER" or any of the foregoing in connection with or as a result of any claim for personal injury or property damage or otherwise brought by or on behalf of any third party person, firm or corporation as a result of or in connection with the rental, which claim does not result from the active negligence of the "OWNER".

This contract cannot be assigned or transferred without written consent of "OWNER." This contract contains the sole and complete understanding of the parties hereto and may not be amended, supplemented, varied, discharged, except by an instrument in writing by both involved parties. The validity, construction and effect of this contract shall be governed by the laws of the State of Georgia, regardless of the place of rental. The person executing this agreement on "RENTER'S" behalf warrants his/her authority to do so and such person hereby personally assumes liability for the payment of said price in full. The terms "OWNER," and "RENTER" as used herein shall include and apply to the singular, the plural and to all genders. **Read and agreed to by:**

Name: _____

Date: _____

Signature: _____

Owner Signature: _____