

Rental Agreement

This is an ABSOLUTELY NO SMOKING, NO PETS unit

PAYMENT: A deposit of \$500.00 is required immediately to hold your reservation dates. Final payment is due 30 days prior to arrival. Payment is by check and those returned for non-sufficient funds will incur a \$50.00 service charge.

Keys: Owners will arrange pick up and advise

Check In: Your convenience

Check Out: Noon and please put all trash in the containers by the carport and wet towels on/in the washer...Do not run

Cancellations: If cancellation is made:

60 or more days prior to rental....\$100 penalty

30-60 days prior to rental....\$500 penalty

15-30 days prior to rental....half of rental or \$750, whichever is greater

Less than 14 days prior to rental....no refund

Refunds: Refunds will not be given for late arrivals or early departures

Age Requirement: No rentals to Spring Break students or singles under the age of 25. Any reservation made under false pretences will be subject to forfeiture of advance payment of rent and deposit, and the party may not gain access to the unit.

Linen/Maid Service: The unit is completely furnished with state of the art equipment; linens; towels (to include beach/pool towels); and lovely furnishings. Nothing except these towels may be removed from the unit, and you will be assessed for missing items from the inventory. There is a full size washer and dryer.

Damage: Any damage other than normal wear and tear to include marks on walls and carelessness (such as putting wet towels on furniture and bedding) will affect your deposit refund.

Maximum Occupancy: The number of occupants conveyed at time of booking. Any unreported occupants will be billed at the rate of \$250.00 per occupant per week. The unit sleeps 6-7.

Telephone: Occupant should use his own cell phone or long distance card and will be billed accordingly for those charged to the unit.

Hold Harmless: Owner does not assume any liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for any inconvenience rising from any temporary defects or stoppage in supply of water; gas; electricity; or plumbing. Nor will owner accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control.

Written Expectations: Any amendments to the above policies must be approved in writing.

Important Phone Numbers:

David Mitchell 513-229-6625- work
513-702-2400- cell

Pam Mitchell 513-532-7829- cell

