

GUEST RENTAL AGREEMENT
Caribbean, Unit #801

1. Your deposit is due upon making your reservations along with this signed form. If you are booking through VRBO.com, your agreement on the site may be substituted for this form.
2. Your full payment is due 3 weeks before check in, so that information can be sent to you in a timely manner. If reservations are made for dates less than 3 weeks away, credit card, cash or PayPal payment will be required.
3. If you must **CANCEL** or **CHANGE DATES**, on a daily or weekly rental, a **30 DAY NOTICE PRIOR TO ARRIVAL** must be given for your deposit to be refunded or transferred. If less than 30 days notice is given, the deposit will be held for lost rent, unless the unit is re-booked for the same rental period. **MONTHLY** reservations require a **90 DAY NOTICE** prior to arrival for cancellation or changes. Without a **90 DAY NOTICE** the deposit will be held for loss of rent, unless the unit is re-booked for the same rental period.
4. Your deposit is placed in an account. This deposit **DOES NOT APPLY TO RENT. OUR CHECK for your FULL DEPOSIT WILL BE MAILED** or your **CREDIT CARD WILL BE CREDITED** within 14 days after we receive the keys back, provided there is no damage, and the unit is left reasonably clean.
5. Check in time is 3:00 pm. Check out time is 10:00 am.
6. By renting this property you are assuming all risk of and liability for any damage done to person or property, agents, employees, or visitors occasioned by the present or future condition of the premises, both latent and manifest. We will not be responsible for accidents or injury to guest or loss of money or valuables of any kind.
7. We cannot guarantee air conditioners, elevators, televisions, VCRs, appliances, exercise equipment, other amenities, etc. No refund or rate adjustment will be made for mechanical failures. In case of breakdown, we will strive to repair it as soon as possible after being notified by you of the problem.
8. Do not **hang** any items on the **balcony railing**. Do not place any **wet** items on the **carpet**.
9. If you become locked out, you will have to call a locksmith to open the unit at your expense. So, please, be careful to take a key with you when you leave.
10. **DO NOT** bring luggage carts into the unit. They damage the floors and walls. Please remember to return the carts to the parking area promptly for others to use.
11. **THIS IS A NO-SMOKING UNIT.** Evidence of smoking in the unit will cause forfeiture of entire rent and deposit and immediate tenant eviction.
12. Pets are allowed. An additional \$100 NON-REFUNDABLE fee is required.
13. **NO HOUSE PARTIES** allowed. Violations are grounds for tenant eviction without refund or rent or deposit. No sororities, fraternities, school or civic groups allowed. **WE DO NOT RENT TO GROUPS OF YOUNG PEOPLE UNDER THE AGE OF 21.**
14. **There is no landline telephone.** Be sure to bring your cell phone.
15. **WE RESERVE THE RIGHT** not to refund deposits, refuse rental or to discontinue occupancy if in our judgment your occupancy of the unit is detrimental to the property. As we reserve the right to enter the premises at any time for the purpose of inspection, repair, management or showing to prospective buyer. Property may not be used for any unlawful purpose.
16. **PARKING** - A maximum of **TWO CARS** per unit are allowed by Caribbean Condo Association. A vehicle registration fee of \$12 per vehicle will be charged. **Caribbean prohibits boats, trailers, jet-skis and motor homes from May 1st - September 30th (due to lack of space).** There is overflow parking available on a small lot across the street from the complex.
17. There will be a \$5 charge for lost keys.
18. Guests having pets on the premises of Caribbean I must abide by the following:

- Dogs are permitted on the premises. Other pets/animals are prohibited.
- Dogs over 35 lb. are prohibited.
- NO CATS ALLOWED. We are very allergic.
- Dogs may not be left on the balcony unattended. Dogs may not be given access to the balcony unattended. If pets are left in a unit unattended, the glass door must be closed so pets are not allowed access to the balcony. This will prevent dogs from barking outside and disturbing other guests.
- Pets must be kept quiet at all times. If a complaint is received about a pet causing noise, the owner of the pet will be given a warning to control the pet. If another complaint is received after this warning, the guest will be required to remove the pet from the premises.
- Guests are required to clean up any pet waste and dispose of properly.
- Dogs must **be leashed and controlled at all times when outside the condo unit** – this is for the protection of the dog as well as others.
- No dogs in the pools.
- If any complaint is received about a pet, the management agency has the right to ask that the animal be removed from the premises.
- If the animal soils anything in the unit, the guest is required to clean the area thoroughly. We ask that you leave a note for the cleaning company as to the nature and location of the soiling so they may inspect and clean the area again. It is our goal to maintain the unit in such a manner that no guests would ever suspect an animal had been in the unit.

YOUR SIGNATURE CERTIFIES that you have read this agreement and understand and agree to abide by it. **YOUR SIGNATURE** also certifies that you are an adult and financially responsible for any damage by parties present during your tenancy dates. Any reservation made under false pretense will result in loss of deposit and rent.

Signature _____ Date signed _____

GUEST INFORMATION
(Please Print)

DATE of Check IN _____

DATE of Check OUT _____

parking passes _____ (maximum of 2 at \$12 each)

NAME _____ PHONE _____

E-MAIL _____

ADDRESS _____

Mail to: Terry and Kristn Click 133 Sawrock Drive Madison, AL 35756 or email to ClicksCondo@yahoo.com or fax us at 888-728-0750