



RENTAL AGREEMENT & POLICIES

The Palms of Paradise

Pricing

Quoted prices include 6 persons or fewer. The rate for additional guests over 6 is \$100/week (plus tax) per person (\$15/day, plus tax, for daily stays), ages 2 and up. It will be considered a breach of contract if extra, unpaid guests are found staying at the property. The home has beds for 8 and a comfortable sofa that will sleep a 9th guest. With prior arrangement, an air mattress or rollaway can be provided.

Payment Policy

A down payment of half of the rent must be received up front to secure your reservation. We will hold your reservation for 5 business days awaiting payment and a confirmation notice will be mailed upon receipt of payment. After 5 business days have passed, an unpaid reservation will be cancelled.

We accept cash, money order, cashier's checks, personal or business checks or credit card payments via PayPal. There is a \$30 handling fee for all returned checks. **Please make your payment payable to Ronald Larsen and mail to 405 Loblolly Bay Drive, Santa Rosa Beach, FL 32459. Contact us if you wish to pay via PayPal.**

Balance (rent, security deposit, cleaning fee when applicable and FL tax) is due 30 days prior to your scheduled arrival date. A reminder will be sent at least 37 days prior to check-in. If the balance is not received 30 days prior to check-in, the reservation will be considered cancelled and all monies paid will be forfeited. Payment for reservations for arrival less than 30 days from check-in is due in full upon making the reservation.

Security Deposit

A security/damage deposit of \$500 is required for weekly rentals/\$300 for daily rentals (\$750 for guests under age 25). If no damages are incurred, the property is left in the order it was found and there are no other violations of rental policy, a check for the deposit will be mailed to the guest or a PayPal refund will be made 2-3 days after checkout.

If expenses are incurred to repair damages, replace missing items, pay for extra cleaning, or to remedy any other violations of rental policy as a result of your stay, we reserve the right to apply the security deposit to offset expenses.

If any mattresses have been wet, loss of full damage deposit will result. (There are twin-bed waterproof mattress covers in the linen closet for your convenience.)

Appliance malfunctions or service requests for air conditioning, televisions, appliances, grills, etc., will be responded to as quickly as possible. There are no rebates or refunds issued to guests for service issues, as every good faith effort is made to ensure that the property is maintained to the highest standards.

In addition, guest is required to notify the owner of any existing damage or cleaning concerns within 24 hours of check in. Thereafter, all damages will be considered the responsibility of the current guests. So, please do contact us if you find any areas of concern at check in!

Cancellation Policy and Fees

30-day advance written notice of cancellation is required. A cancellation fee equal to twenty-five percent (25%) of the total rent will be charged in case of cancellation, transfer or change in reservation.

If a reservation is not cancelled prior to 30 days before check-in date, the entire rent deposit will be forfeited, unless the property can be re-rented for those dates at similar rates. Long-term, advance monthly rentals must give 60 days notice of cancellation.

Cancellation or early departure due to inclement weather do not warrant any refund of rent or deposit. Refunds, including those for a mandatory hurricane evacuation ordered by city/county officials, will only be issued by your travel protection policy or agent. (But you must have purchased the policy before the storm was identified or named.) Travel insurance is available via these websites: www.insuremytrip.com, www.csatravelprotection.com.

Check-In/Checkout Policies and Procedures

Check in time is 4:00 PM -- If guest has not checked in by 11:00 AM of the following day (without prior notice), the home may be re-rented and loss of full deposit will result. An early check-in may be possible with prior arrangement.

Checkout time is 10:00 AM -- Anyone staying past this time will be charged for the extra day!

General Information

Bath towels and several beach towels are provided; however, we do suggest that you bring your own additional beach towels. The home is equipped with washer and dryer. It has a fully equipped kitchen and all linens/bedding are provided. There may also be additional beds (air mattresses or rollaways) available – please inquire.

A “starter set” of soaps, toilet paper and trash liners are provided upon arrival only.

Trash bins must be pulled to the curb on trash days (days posted in the unit) and pulled back no later than evening of the pickup day.

Telephone service with free local calling is provided, and incoming long-distance calls are free. In order to make out-going long distance calls (other than calls to toll-free numbers), you must use a credit or calling card. **The telephone number of the property is 850-677-9860.** High-speed wireless Internet is provided.

House Rules

Absolutely NO PETS allowed in or on property at any time! Also NO SMOKING is permitted in the home! If smoking is realized or pets are found, your full security deposit will be forfeited and you may be asked to leave. Smoking outdoors is allowed, so long as a butt bucket is used. We deduct \$ from your security deposit for picking up smoking materials that have been tossed in the yard or shrubbery.

The home is located in a quiet residential neighborhood. Please respect the home and neighbors as you would your own home. Partying, loud music and/or wild behavior on the property are grounds for eviction with loss of security deposit.

Florida law allows the owner/agent to enter the home at any time if he/she suspects any actions that might breach this contract. Owner/agent may also enter the home for any reason necessary to maintain the home, security and comfort of the guests.

If property is for sale, guest must cooperate with owner or realtor and arrange convenient times to show said property.

If home is under improvement or maintenance, guest will be informed of such occasion in advance and must agree to allow said upgrades/maintenance to occur during their stay. (Note that maintenance activities will very rarely be the case and you will be informed of the maintenance as far in advance as possible.)

There is a \$15 charge for keys not left in home at departure and a \$30 fee for all lockouts.

Guest's vehicles **must** be parked in the driveway, which will accommodate two vehicles. An additional vehicle can be parked in the garage with prior arrangement. The community homeowner's association is adamant about no overnight parking in the street and will fine the homeowner \$100 for each occurrence. Should this occur, any fines will be deducted from the Guest's security deposit.

Parking boats, trailers, campers and the like in the driveway or on the street is forbidden by community association rules. Anyone bringing such vehicles must make arrangements for off-site parking of them.

Remember that you are renting a private home. Please treat it with the same respect you would like shown to your own home!

Hold Harmless

We do not assume any liability for loss, damage or injury to guests, their vehicles or their personal property. Neither do we accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond our control.

**Please remember to contact Ronald Larsen at 850-305-2501 about 30 minutes prior to your arrival in Destin, so we can meet you at the home for check-in. No check-ins before 4:00 PM unless prior arrangements have been made.

Cordially,
Management – The Palms of Paradise

** We suggest that all members of a group renting and staying in the home read this agreement, so all policies are understood. We request the responsible party to please sign the reservation confirmation form and return a photocopy with final payment.



ADDENDUM TO RENTAL AGREEMENT & POLICIES

The Palms of Paradise

Rental Requirements For Parties All Under Age 25

We attempt to rent only to responsible young guests who will treat the property with care and will be respectful of the neighbors. We require that all guests under the age of 25 provide their name, address, telephone number and driver's license number (photocopy preferred) at or prior to check-in. This information will be provided to the police if there is an altercation or disturbance, otherwise it will be kept completely confidential and the record will be destroyed after the group checks out.

We require that ALL members of the group be present at check-in. We will do a physical head count, plus a count of the number of vehicles that will be present on the property and a listing of vehicle license plate numbers. It will be considered a breach of contract if extra, unpaid guests are found staying at the property, and the immediate eviction of the entire group may result.

The home is to be used by registered guests only! No non-registered guests are allowed on the property AT ANY TIME (unless it is a parent and pre-arrangements have been made with the owners). This will be STRICTLY enforced.

The home is located in a quiet residential neighborhood. Please respect the home and neighbors as you would your own home. Partying, loud music and/or wild behavior on the property are grounds for eviction with loss of security deposit.

All guests will be required to vacate the premises and forfeit all monies paid for any of the following:

1. Occupancy exceeding the group total stated on the reservation confirmation.
2. Using the premises for any illegal activity including, but not limited to, the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age.
3. Causing damage to the rental home or to any neighboring properties.
4. Any other acts which interfere with neighbors' rights to quiet enjoyment of their property.

Note that if a complaint about your activities is made to the police, eviction with loss of all monies paid **will** follow.

Number of Vehicles To Be On The Property _____

Enter Make and License Numbers Below:

**Enter Name/Address/Telephone/Driver's License Number For Each Guest Below.
(Photocopies of driver's licenses preferred.) This information will be kept strictly
confidential unless there is an altercation or disturbance.**

All Guests in the Group Must Sign Below.

I hereby acknowledge that our party has received a copy of this rental agreement and policies, and I have read and understand and agree to it.
