



RENTAL AGREEMENT & POLICIES

The Sun Garden

Miramar Beach, Florida

Pricing

Quoted prices include 6 persons or fewer. The home sleeps up to 9 (10 if party includes small children), and additional guests are \$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.

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 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 the reservation date is due in full upon making the reservation.

Security Deposit

A security/damage deposit of \$400 is required for weekly rentals/\$250 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 refund check for the deposit will be mailed to the guest or a PayPal refund will be issued 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/damage deposit to offset expenses.

If any mattresses have been wet, loss of full damage deposit will result. (There are 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!

Policy on Pets

Pets are permitted in the rental home only with prior approval. The pet fee is \$125/week for one, \$200/week for two or \$20/day per pet.

1. We accept a maximum of two small dogs or caged animals.
2. All pets must be on leashes at all times when outside the home.
3. Pet owners are responsible for cleaning up any/all pet refuse.
4. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees, which will be deducted from the security deposit.
5. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm preventative is highly recommended.
6. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are rampant in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner.
7. The homeowners assume no responsibility for illness or injury that may incur to pets while on the premises.
8. "Vicious or Dangerous Dogs" trained for dog fighting or with any tendency or disposition to attack any dog other domestic animals or humans without provocation, are not permitted at any time.

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/Check out 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 without prior approval will be charged for the extra day!

General Information

Bath towels and several beach towels are provided; however, we 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. A portable crib (similar to Pack-N-Play) is available.

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 the evening of the pickup day.

Telephone service with free local calling is provided, and incoming long-distance calls are free. In order to make outgoing 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 850/424-3956.** High-speed wireless Internet is also provided.

Guests with animal allergy problems should be aware that this home is pet friendly. We clean thoroughly prior to the arrival of each group and the home is regularly treated inside and out by a pest control service.

House Rules

NO SMOKING is permitted in the home! If smoking is realized, your full security deposit will be forfeited. Smoking outside the home is OK, provided a butt bucket is used and the smoker cleans up after him/herself. We deduct a fee from your security deposit for cleaning cigarette butts from the lawn and bushes.

Swimming pool is to be used by registered guests only! There is no lifeguard, so you agree to swim at your own risk. Note that the pool is not heated.

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

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

If the home is under improvement or major maintenance, tenant will be informed in advance and must agree to allow said upgrades/maintenance to occur during their stay. (Note that this 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, or along the fence in front of the property. We can park 3-4 vehicles. There is no room for parking boats, trailers, campers and the like. Anyone bringing such vehicles must make arrangements for off-site parking.

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 us 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,
Ronald & David Larsen – Owners, The Sun Garden -- 850/305-2501

**** 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 Sun Garden

Mirimar Beach, Florida

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) prior to or at 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 all documents will be destroyed after the group departs.

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 swimming pool and home are to be used by registered guests only! There is no lifeguard, so you agree to swim at your own risk. No non-registered guests are allowed on the property or in the pool AT ANY TIME (unless it is a parent and pre-arrangements have been made with the owners). This will be STRICTLY enforced.

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 a portion of the security deposit to offset expenses.

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.
