



RENTAL AGREEMENT & POLICIES

Payment and Cancellation Policy

An initial deposit of ½ of the quoted weekly rate is due upfront to secure your reservation. We will hold your reservation for 7 days awaiting payment, and a confirmation notice will be mailed upon receipt.

We accept cash, money orders, cashier's checks, personal or business checks, or credit card payment via PayPal. There is a \$30 handling fee for all returned checks.

Please mail your payment to: John Esling, 405 Loblolly Bay Drive, Santa Rosa Beach, FL 32459.

Balance of payment (rent, FL tax and damage deposit) is due 30 days prior to check-in date. A reminder email will be sent at least 37 days prior to check in if payment has not yet been received. If balance is not received 30 days prior to check in, reservation will be considered cancelled, home will be re-rented, and all monies paid will be forfeited.

For reservations made less than 30 days from check in, all funds are immediately due. Please note that no checks are accepted within 30 days from check in.

All reservations must be paid in full, and a signed copy of this reservation agreement must be in the owner's possession, prior to check in.

A fee equal to 25% of the total rent will be charged in case of cancellation, transfer or change of reservation. If reservation is not cancelled prior to 30 days before check-in date, all monies sent will be forfeited. Written notice of cancellation is required.

Cancellation or early departure due to inclement weather does not warrant any refund of rent or deposit. If a Mandatory Hurricane Evacuation order is given, refunds will only be given by your travel protection policy/agent (but you must have purchased your coverage before the storm was identified or named). You can get more information about travel insurance at these websites:

www.insuremytrip.com

www.csatravelprotection.com

Pricing and Damage Deposit

Quoted prices include 8 persons or less. Additional guests are \$100 (plus tax) per person, ages 2 and up. It will be considered a breach of contract if extra, unpaid guests are found on the property, and immediate eviction of entire group will result and all rent and damage deposit will be forfeited.

A damage deposit of \$500 is required. If no damages are incurred and property is left in the order it was found, and there have been no other violations of rental policy, the deposit will be returned by mail one week after check-out.

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 damage deposit to offset expenses.

If any mattresses have been “wet,” loss of full damage deposit will result. (There is a waterproof pad 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 tenants for service issues, as every good faith effort is made to ensure that the property is maintained to the highest standards.

In addition, tenant 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 tenants. So, please do contact us if you find any areas of concern at check in!

Check-In/Check-Out Policies and Procedures

Check-in time is 4:00 PM – Please contact us at 850-608-6000 or 850-305-2503 (cell) at least 1 hour prior to your arrival in Destin, so we can meet you for check-in. No check-ins before 4:00 PM unless prior arrangements have been made.

Check-out time is 10:00 AM -- Anyone staying later will be charged for the extra day. Please respect this, as we need time to get the house ready for our next guests.

Bath towels are provided, however, we ask that you bring your own beach towels. The home is equipped with washer/dryer. It also has a fully-equipped kitchen and all bedding. There is also a twin roll-away bed and a portable crib available upon request.

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 and pulled back no later than evening of the same 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, you must use a credit or calling card. Free high-speed Internet is also available. Instructions for usage will be available in the home, or ask at check-in.

House Rules

Absolutely NO PETS allowed in or on property at any time! Also NO SMOKING is permitted in the home! If evidence of inside smoking or pets is found, your full damage deposit will be forfeited and you may be asked to leave.

Pool is to be used by registered guests only! Swim at your own risk.

Owner is allowed, by Florida law, to enter 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 home, security and comfort of the tenants.

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

There is a \$30 service charge for lockouts or for keys not left in home at departure.

Driveway parking is available for 4 vehicles. Our neighborhood does not allow overnight street parking. Boats, campers, trailers and the like must be parked off-site. Please make prior arrangements.

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.

We look forward to meeting your group!

Cordially,
John & Deb Esling
UBU Vacation Rentals

** We suggest that all members of a group renting and staying in the home read this agreement, so all policies are understood.



UNDER 26 ADDENDUM TO RENTAL AGREEMENT

We require that all renters under the age of 26 provide a copy of their driver's license prior to check in.

We also require ALL members of the group be present at check-in. We will do a physical head count, plus a count of the # of vehicles that will be present on the property. Please note that a maximum of 4 vehicles can be parked in the driveway. Overnight street parking is not allowed.

Pool and home is to be used by registered guests only! No guests are allowed on property AT ANY TIME. This will be STRICTLY enforced and breaking this rule will result in immediate eviction and loss of full damage deposit.

Absolutely NO PARTYING, loud music or wild behavior on property!

Absolutely NO SMOKING inside home! If smoking is realized, loss of full damage deposit will result.

Upon check-out, home and yard is to be left in the condition and order it was found. If the property is left in good condition, and no other violations of rental policy have occurred, the damage deposit will be returned via mail one week after check-out.

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

All tenants/guests will be required to vacate the premises and forfeit all monies deposited 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 interferes with neighbors' rights to quiet enjoyment of their property.

Responsible Party:

The party signing this agreement assumes full responsibility for acceptance of all terms and conditions herein.

Signed by: _____

Date: _____