

Captain's Cottage

RENTAL AGREEMENT

This is a rental agreement between Wren Beach Rentals, property manager, and _____, renter(s), regarding **Captain's Cottage**, located at 2541 South Ponte Vedra Boulevard (A1A), Ponte Vedra Beach, FL 32082.

Refundable Reservation/Damage Deposit. A reservation/damage deposit in the amount of \$500 per week or less is required to secure the rental. Upon arrival, the deposit converts to a damage deposit. It does not apply toward the rent and will be held until the house has been inspected. Assuming no problems, the deposit will be refunded within 2 weeks of the departure date. **Violation of any of the conditions below will result in the loss of all or part of the deposit!**

- **Damage.** You are responsible for damage to the house, linens, furniture, deck, or grounds
- **Pets.** If you bring a pet you must have signed a Pet Agreement and paid the fees. You are responsible for any problems caused by your pet
- **Smoking.** No smoking is allowed inside the house. If you smoke outside, dispose of butts appropriately.
- **Guests.** Only the individuals named below can stay overnight
- **Parties.** No weddings, receptions, or other parties without permission of owners
- **Swimming Pool.** No glass is allowed within the pool fence (please use non-breakable cups, plates, etc)
- **Swimming Pool.** No one under the age of 18 is allowed within the pool fence without adult supervision
- **Check in and Out.** No early arrivals or late checkouts without permission of owners.
- **Cleaning.** It is expected that you will treat our property as you would your own. The cleaners are responsible for normal cleaning of the house and deck. Extra cleaning caused by damage, pets, smoking, late check out, parties, or disrespect (beer cans in the yard, food on walls, excessive sand in the house, etc.) will result in loss of all or part of your deposit.
- **Beach Towels.** Beach towels are provided for your use. You are responsible for lost or missing towels.

Refunds.

Once a reservation is made, refunds are made **ONLY** if the house becomes uninhabitable **OR** if the owners are able to re-rent the house for the same period and amount as the original booking. If a portion of the rental time is re-booked, a pro-rata refund will be made. All refunds due to renter-initiated cancellations are subject to a 10% administrative fee.

Hurricane Policy: Refunds will be issued only if the National Weather Service orders a mandatory evacuation in our immediate area (St. Augustine to Jacksonville). When a mandatory evacuation order is given, we will refund (a) any unused portion of rent from a guest currently renting the house; (b) any unused portion of rent from a scheduled renter who wants to arrive after the hurricane order is lifted; or (c) any advance rents collected for a renter scheduled to arrive during the mandatory evacuation period.

We encourage renters to obtain trip cancellation insurance. Several insurance companies are listed on our web site.

Cleaning Fees.

The cleaning fee for Captain's Cottage is \$150 for all rentals.

I have read and agree to the conditions noted above.

Renter signature

Date

CAPTAIN'S COTTAGE GUEST LIST

Only the individuals listed below can stay in the house over night. Additional names must be disclosed to the owners prior to the arrival date and rates adjusted if necessary. No more than 8 people (plus baby in crib) can be accommodated.

Name:	Age (if minor)	Name:	Age
		(if minor)	
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

RENTER INFORMATION

Renter Name _____ E-Mail _____

Street Address _____ City _____ State _____ Zip _____

Phone(s): _____

RENTAL dates: Arrival on ___/___/___ no earlier than 3 PM; departure on ___/___/___ no later than 10 AM.
(Mo/ Day / Year) (Mo/ Day / Year)

FEES DUE:

The following is due now in order to reserve the house. \$ _____

Fees below are due NOW if within 8 weeks of arrival or on this date (8 weeks prior to arrival): ___/___/___
Month Day Year

Rent: \$ _____; Pet Fee \$ _____; Taxes: \$ _____; Cleaning Fee **\$150**

Total Due on above date: \$ _____

Your signature below indicates that you agree to the rental conditions and fees as delineated in this rental agreement.

Renter Signature: _____ Date: _____

PLEASE COMPLETE RENTER INFORMATION, SIGN, AND SEND ONE COPY TO:

David Lombana, 1251 Monterey Street, Jacksonville, Florida 32207
Phone: 904-349-0614/Fax: 904-399-4151/email: david@wrenbeachrentals.com
Checks should be made payable to: **Wren Beach Rentals**

A copy with the manager's signature will be returned to you for your records.

Owner Signature _____ Date: _____