

SANDPIPER'S NEST

RENTAL AGREEMENT

This is a rental agreement between Bill and Judy Wren, owners, and _____, renter(s), regarding **SANDPIPER'S NEST**, located at 3007 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, furniture, deck, or grounds
- **Pets.** If you bring a pet you must have signed a Pet Agreement and paid the fees.
- **Smoking.** No smoking is allowed inside. If you smoke outside, you must dispose of butts appropriately.
- **Guests.** Only the individuals named below can stay overnight
- **Parties.** No weddings, receptions, or other parties without permission of owners
- **Check in and Out.** No early arrivals or late checkouts without permission of owners.
- **Cleaning.** 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 will result in loss of all or part of your deposit.

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.**

INDEMNIFICATION AGREEMENT

Renter hereby agrees to indemnify, defend, and hold harmless Judy and William Wren (collectively, the "Owners") from and against any and all claims, damages, expense (including, attorneys' fees) or liability arising from Renter's actions during the term of this Rental Agreement, the performance of any repair, renovation, or maintenance to the property, or otherwise from the Renter's (or any contractor, agent, employee, invitee or guest of Renter) use or occupancy of the property. This indemnity will include, but not be limited to, claims or liabilities asserted against Owners based upon negligence, strict liability or other liability, however founded, by any third party, and all costs, attorneys' fees, expenses, and liabilities incurred or paid by Owners in the defense of any such claim. Owners may defend any such claim at Renter's expense by counsel selected by Owners. Furthermore, as a material part of the consideration to Owners for the entering into this Rental Agreement, Renter assumes all risk of damage to property or injury to persons in, upon, or about the property arising from any act or omission of Renter, Renter's agents, employees, contractors, licensees, guests and invitees. In the event of termination of this Rental Agreement, Renter agrees that all indemnification provisions of this Rental Agreement shall survive any such termination

CLEANING FEES

Regardless of which cleaning plan you select, it is expected that you will treat our home as you would your own.

Renters have two options:

- Pay a cleaning fee of **\$175** and do no cleaning other than leaving the house tidy, or
- Pay a cleaning fee of **\$125** and do the following: wash and dry at least one full load of sheets or towels; wash all dishes, glasses, pans, etc.; leave the grill clean; empty the refrigerator of all opened items (unopened items can be left for the cleaners if you wish); put trash in the supplied tie bags; put furniture back where you found it.

Please select the option you choose and enter the appropriate Cleaning Fee amount on page 2.

I have read and agree to the conditions noted above.

Renter signature

Date

Owner Signature

Date

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 to reserve the house (\$500 for one week or less; \$1000 for two weeks or more) \$ _____

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 \$ _____; Cleaning Fee \$125__ OR \$175__ * 10% Taxes on Fees: \$ _____;
* See cleaning options on page 1

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:

Judy Wren; 1024 River Oaks Road; Jacksonville, Florida 32207
Telephones: 904-396-7555 (H/O) 904-504-1632 (Cell); E-Mail: Judy@wrenbeachrentals.com

Checks should be made payable to: **Wren Beach Rentals**

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

Owner Signature _____ Date: _____