

Sandy Toes

RENTAL AGREEMENT

This is a rental agreement between Wren Beach Rentals, property manager, and _____, renter(s), regarding **Sandy Toes**, located at 2567 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
- **Check in and Out.** No early arrivals or late checkouts without permission of owners.
- **Cleaning.** Regardless of the cleaning fee plan you choose, 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.
- **Hot Tub.** The hot tub is available for your enjoyment. You **MUST** shower prior to entering the hot tub. Tanning lotions, beach sand, etc will spoil the water in the hot tub. **To avoid losing water temperature, replace cover when not in use.**
- **Beach Towels.** Beach towels are provided for your use. You are responsible for lost or missing towels.
- **Trash.** Garbage is picked up early Monday mornings. **Please bag ALL trash.** The garbage company will not take trash that is not bagged. If garbage is found unbagged, the cleaners will have to remove it for a \$50 charge.

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.

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 **\$225** and do no cleaning other than leaving the house tidy, or
- Pay a cleaning fee of **\$175** 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 all household trash and garbage in the supplied tie bags; put all furniture, kitchen items, and accessories back where you found them. 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

SANDY TOES 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 12 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 (Check One) \$175 ___ OR \$225 ___*
*See cleaning options on page 1

Hot Tub Maintenance Fee: \$25

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: _____