

SEACREST 101

RENTAL AGREEMENT

This is a rental agreement between Judy Wren, Wren Beach Rentals, Manager, and _____, Renter(s), regarding **SEACREST 101**, located at 2972 Coastal Highway, St. Augustine (Vilano Beach), FL 32084.

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 property 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.** No pets without a signed Pet Agreement and pet fee. You are responsible for problems caused by your pet.
- **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 the manager.
- **Check in and Out.** No early arrivals or late checkouts without permission of the manager.
- **Cleaning.** The cleaners are responsible for normal cleaning of the condo and patio. 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 property becomes uninhabitable **OR** if the manager is able to re-rent the condo 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). If an evacuation order is given, we will refund (a) any unused portion of rent from a guest currently renting the property; (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 evacuation period. **We encourage renters to obtain trip cancellation insurance.**

Cleaning Fees.

Regardless of which cleaning plan you select, it is expected that you will treat our property as you would your own. Renters have two options:

- Pay a cleaning fee of **\$175** and do no cleaning other than leaving the condo tidy.
- Pay a cleaning fee of **\$100** and do the following: wash and dry at least one full load of sheets or towels; wash all dishes, glasses, pans, etc.; empty the refrigerator of all opened items (unopened items can be left for the cleaners if you wish); leave the grill clean; run the "self clean" option on the oven if it is dirty; put all household trash in the supplied tie bags; put all furniture back where you found it.

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

Indemnification Agreement

Renter hereby agrees to indemnify, defend, and hold harmless Ellie Cuthrell, owner, and Wren Beach Rentals, manager, 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 Owner or Manager 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 Owner or Manager in the defense of any such claim. Owner or Manager may defend any such claim at Renter's expense by counsel selected by Owner or Manager. Furthermore, as a material part of the consideration to Owner or Manager 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.

I have read and agree to the conditions noted above.

Renter Signature

Date

Manager Signature

Date

GUEST LIST

Only the individuals listed below can stay in the condo over night. Additional names must be disclosed to the manager prior to the arrival date and rates adjusted if necessary. No more than 6 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 11 AM.
Mo Day Year Mo Day Year

FEES DUE:

Reservation/Damage Deposit is due NOW in order to reserve the unit (\$500 per week or less): \$ _____

Fees below are due NOW if within 6 weeks of arrival or on this date (6 weeks prior to arrival): ___/___/___
Month Day Year

Rent: \$ _____; Pet Fee: \$ _____; Cleaning Fee: \$100__ OR \$175__; 10% Tax: \$ _____; TOTAL \$ _____

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
Telephone and FAX: 904-396-7555; E-Mail: Judy@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.

Manager Signature _____ Date _____