



Sunkissed Vacations

Vacation Home Rental Agreement

Sunkissed Vacations rents the property: _____, which is a ___ Bedroom home with ___ being the maximum number of occupants including adults and children to: _____

Name: _____ Phone H: _____
Address: _____ Phone W: _____
City: _____ E-mail: _____
State: _____ Zip: _____ Drivers Lic# _____
Employer: _____
Address: _____ Phone: _____
Number of Vehicles being brought: _____ Pets (number and type) _____

Check In	Check Out
Arrival Date: _____ 4:00 PM Eastern/Central Time	Departure Date: _____ 10:00 AM Eastern/Central Time
Total rent for _____ Day/Week(s)	\$ _____
Lodging tax of _____ %	\$ _____
Pet Fee:	\$ _____
Total:	\$ _____
Less reservation Deposit:	\$ _____
Balance Due:	\$ _____ Due by: _____

Payment Method My check is enclosed Please bill my Credit Card
Account Number _____ Visa MC Exp. Date: _____
X _____
Signature agreeing to Credit Card charges There will be a \$20 charge on all returned checks

Please Note

Occupancy Limits. The Tenant certifies the limitations of the dwelling have been carefully read as set forth in the rental agreement. Including limitations on the number of persons permitted to occupy the premises and noise nuisance conditions, and agrees to abide by such limitations. Tenant agrees that if such limitations are exceeded, Sunkissed Vacations shall have the right to cancel this agreement. In the event it becomes necessary to cancel this agreement as provided for in this clause, any money paid by Tenant will be forfeited as liquidated damages.

List Names of all Persons including guest who will be staying at Property, include ages if under 21

1.	5.
2.	6.
3.	7.
4.	8.

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1. **Tenant Responsibility:** The tenant is responsible for the care of the premises, appliances and furnishings and for any and all damage by negligent or wrongful acts caused by tenants or tenants guest. **Upon check out, tenant grants Sunkissed Vacations permission to charge Tenant's credit card up to \$250.00 for damaged or missing items in lieu of criminal or civil action. Appropriate action will be taken for losses exceeding \$250.00**
2. **Cancellation Policy:** The reservation deposit is refundable, less a \$35.00 cancellation fee, if cancelled 60 days prior to your scheduled arrival. No refunds are given if cancellation is received less than 60 days prior to your arrival date, unless we re-rent the property for the dates confirmed to you. There is no refund for early departure.
3. **Cleaning Responsibilities:** Property should be left in the same condition as upon move-in. You will be responsible to leave the dishes, utensils, and appliances clean. All trash is to be disposed of in the receptacles provided in the garage or parking lot. Housekeeping will replace towels, sheets and linens; sanitize bathrooms, wash windows, etc. A minimum cleaning fee of \$50.00 will be charged to you if premises are not left in the basic same condition as upon move-in.
4. **Pets:** Pets are not allowed unless prior arrangements have been made. All pets must be on a flea/tick program and Tenant agrees to pick up after pet in the yard and common pet walk areas of the condominiums. Condo by-laws limit pets to 10 lbs. Pets are not allowed on gulf side beaches.
5. **Keys:** Please return your key(s) in the envelope provided upon your return.
6. **Liability and Damage:** Tenant shall indemnify and hold owner and rental agent free and harmless from any and all liability, claims, loss, damage or expenses arising by reason of any injury, death or property damage sustained by any person including tenant or any agent or employee of tenant where such injury, death or property damage is caused by negligent or intentional act of tenant or any guest of tenant.
7. **Noise/Nuisance:** Tenant shall not disturb neighbors with loud noise or music, or unlawful, unsafe or pollution causing behavior including intoxication. Should tenant allow or participate in such behavior, tenant will be evicted and forfeit the remainder of the rental fee.
8. **Radon Disclosure:** Radon is a naturally occurring radioactive gas that when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceeded federal and state guidelines have been found in Florida. Additional information regarding radon and radon testing may be obtained from the county public health department.
9. **Agency Disclosure:** Tenant is, by this document, given notice that Sunkissed Vacations is the agent of the owner.
10. **Relocation:** In the event of unit becoming unavailable because of damage, destruction or sale of property, Sunkissed Vacations reserves the right to relocate tenant to a comparable unit at the discretion of Sunkissed Vacations, or if tenant prefers, a full refund will be made.
11. **Owner's Storage:** Tenant understands that certain areas of the rental unit are reserved for the use of the owner for storage of personal items, and are not for use by tenant and that tenant may not force entry of such under penalty of trespass.
12. **Right of Entry:** Sunkissed Vacations or its employees shall have the right to enter the property at reasonable hours for the purpose of making repairs or inspections.

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13. Default by Tenant: This agreement imposes an obligation of good faith in its performance and enforcement. Tenant understands that upon violation of any conditions, agreements, restrictions, covenants, and obligations of the Rental Agreement, Sunkissed Vacations may terminate this Rental Agreement and enter the property by force or by statutory proceedings, in which case any and all moneys paid by Tenant to Sunkissed Vacations will be forfeited by the Tenant as liquidated damages in addition to, but not in lieu of, any other right or remedy available under law.
14. Someone 25 years of age or older: must register and accept responsibility for the condition of the property. **Guest staying past 10:00 am check out time will be charged the minimum of one half the daily rental rate and or may be removed by local authorities.**
15. No Smoking is allowed inside of the premises.
16. Water, electricity, satellite/cable, are included in your rental fee. Tenant may be charged if excessive utility usage is found; such as leaving floodlights on.
17. Firewood: is furnished October through May. Fireplaces are restricted from use any other time.
18. No game or fish cleaning allowed in the premises.
19. Children Must be supervised at all times in the game room, hot tub, and pool.
20. **No parties allowed.** Vacation rental unit is for registered guest only.

Please Initial

- No smoking is allowed inside the premises
- Fireworks are not allowed on the property
- Secure hot tub cover and patio furniture when not in use (high winds)
- Fireplaces may not be used in warm weather and not left unattended when in use
- Check in and check out times are strictly enforced
- Red wines, kool aid, juices are not allowed in the premises
- Bubble bath, beverages, etc will damage hot tub filters
- I understand it is a felony to defraud an innkeeper
- I am responsible for the actions of all my guests
- Pool tables are for intended purposes only
- I agree to pay replacement cost and labor for any damages and or any missing items

THE UNDERSIGNED ACKNOWLEDGES THAT HE/SHE HAS READ AND AGREES TO ALL TERMS AND CONDITIONS CONTAINED HEREIN.

Sunkissed Vacations

Tenant(s)

Date