

Aqua Blast

189 C Antiqua Drive
Port St. Joe, FL 32456
850-705-1065

1. CHECK-IN TIME IS AFTER 4:00 pm EST and CHECK-OUT IS 10:00 am EST. This agreement does not create a tenancy or residence. You must depart at the appropriate time.
2. SMOKING: this is a NON-SMOKING unit. Smoking is strictly prohibited inside the unit. Your damage deposit will be forfeited and you will incur an additional charge for carpet cleaning and deodorizing if any evidence of smoking is found.
3. NO PETS.
4. FAMILY RENTAL: We are serious about maintaining a family atmosphere for the quiet enjoyment of all guests. We will rent to family groups, married couples, and responsible adults over the age of 25 (proof of age is required). The total number of persons allowed in the home at any time is restricted to the stated limit (8 people). Absolutely no house parties allowed. Any violators will be evicted without refund as well as loss of damage deposit.
5. RESERVATION AND DAMAGE DEPOSIT: In order to confirm your reservation, you need to send \$500.00 of the total rental fee plus a \$300.00 separate damage deposit. We will hold reservations without money for up to 5 days. Payments can be made by personal check or Paypal(contact me for link). For reservations made less than 30 days from the date of arrival, payment is due in full with the return of the contract. The damage deposit is fully refundable within (14) days of departure, provided the following provisions are met:
 - a. No damage is done to the home or its contents (linens included), beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents and services rendered during the stay.
 - c. All keys are returned to the lockbox. (a \$40 fee for unreturned keys)
 - d. All debris, garbage and discards are placed outside in the proper containers.
 - e. No items are left in the refrigerator. **No bait is stored in the refrigerator or freezer.**
 - f. **Soiled dishes are placed in the dishwasher and cleaned.**
 - g. No linens are lost or damaged.
 - h. Home is left in a neat condition and furniture was not rearranged (a min. \$50 charge if extra cleaning is required)

- i. No items are missing (including linens) from the home; all WINDOWS/DOORS were closed and LOCKED.
 - j. No smoking inside the home.
 - k. No pets.
 - l. **The charcoal grills are to be used on the lower level carport, if evidence is found that the grill has been used on the wooden deck, your entire security deposit will be forfeited.**
 - m. The renter is not evicted by the owner (or representative of the owner) or the local law enforcement.
 - n. There were no violations of the rental policy.
6. PAYMENT: An advance payment of \$500.00 is required upon booking. The advance payment will be applied toward the rent. This advance payment is NOT the security/damage deposit. Please make payments in the form of personal check or Paypal (contact me for link) to Allison Jiles. The balance of rent is due 30 days prior to arrival date.
7. CANCELLATIONS: A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur a \$75.00 processing fee. Cancellations that are made within the 60 days of the arrival date, forfeit the full advance reservation deposit. Late arrivals or early departures for any reason do not warrant any refund of rent or deposit.
8. MAID SERVICE: Rates include housekeeping service only upon departure. Linens and bath towels are included with the rental; however, we do not permit towels, blankets, comforters, quilts or linens to be taken from the house and/or used on the beach. Please be careful with suntan oil and sunscreen, as it stains the towels. Damages will be assessed for any linens/towels that are missing and/or have been misused. We suggest that you bring beach towels for your enjoyment of the beach. Guests will need to provide their own paper items and cleaning supplies. An initial set-up of trash liners, bathroom paper and paper towels is provided. Extra items needed are the responsibility of the guest.
9. PHONE SERVICE: Generally, cell service is not reliable. In order to make long distance calls using the phone within the unit, long distance is provided free of charge.
10. INTERNET SERVICE: Illegal downloading of any copyright protected material, i.e., games, music, movies will result in forfeit of your security deposit and may result in prosecution by the appropriate authorities.
11. FALSIFIED RESERVATIONS: Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit, and/or rental money payment.

12. HURRICANE POLICY: If the National Weather Service issues a "Tropical Storm/Hurricane Warning for the Port St. Joe/Cape San Blas area, we will refund any unused portion of rent from a guest currently residing in the home (from the day the warning was issued). In addition, we will refund any unused portion of rent from a guest that is scheduled to arrive and wants to shorten their stay and come in after the "Tropical Storm/Hurricane Warning" has been lifted.

By signing below, I agree to all terms and conditions of this agreement.

Signature:_____ Date:_____

Please provide your address and contact phone numbers below. Thanks!

Name:

Address:

Phone Numbers:

E-mail Address: