

Rental Agreement/ Contract

dream-vacation-rental.com

Beach-House-Casuarina.com
Casuarina Point
The Abacos
Bahamas

Occupant: xxxxxxxxxxxxxxxxxxxxxxx

Rental Terms: xxxth 20xx until xxx xxth 20xx Fee: \$ 700 plus cleaning fees (\$150) for one apartment or \$ 1400 for the duplex

1. CHECK-IN TIME IS AFTER 3 P.M. EST AND CHECK-OUT IS 10 A.M. EST.
Late check in possible with Lockbox.
2. This is a NON SMOKING unit.
3. Only Small pets are permitted in rental units.
4. We will not rent to vacationing students or singles under 21 years of age unless accompanied by an adult guardian or parent.
5. DAMAGE DEPOSIT- A damage deposit of \$ 500 is required at arrival. This deposit is not applied toward rent; however, it is fully refundable on day of departure, provided the following provisions are met.
 - a. No damage is done to unit or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.
 - d. All keys are given to the Home Manager
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. No early check-in or late check-out.
 - h. Beach front lot , deck, furniture of the beach front lot and beach front Jacuzzi are in good condition .

- i. The renter is not evicted by the owner (or representative of the owner), the local law enforcement.
6. **PAYMENT** - An advance payment of \$350 is required to secure reservation . The advance payment will secure reservation dates. Please make payments in the form of bank Wire Transfer to this account:005486539035 Beneficiary:Edel Holding LLC 310W 41st 33140 Miami Beach. Bank of America Aventura Mall Fl 33180 Swift code international wires: BOFAUS3N ; ABA:026009593 .The advance payment is not a damage deposit. The BALANCE OF RENT is due 30 days before arrival.
7. Please pay Cleaning Fees (\$150) to Judie our Home Manager and caretaker at check in
8. **CANCELLATIONS** - A Ninety (90) day notice is required for cancellation. Cancellations that are made more than ninety (90) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 90 days of the arrival date, forfeit the full advance payment . Cancellation or early departure does not warrant any refund of rent or deposit.
9. **MONTHLY RESERVATION CANCELLATIONS** - Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.
10. **MAXIMUM OCCUPANCY**- The maximum number of guests is limited to six (6) persons. . THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY.
11. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.
12. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup.
13. **NO DAILY MAID SERVICE** - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
14. **RATE CHANGES** - Rates subject to change without notice. Once first payment is done , rates don't change until check in.

15. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

16. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.

17. HURRICANE OR STORM POLICY - No refunds will be given unless:

- a. The National Weather Service orders mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
- b. A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 1. Any unused portion of rent from a guest currently registered,
 2. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
 3. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period. By Signing Below, I agree to all terms and conditions of this agreement

Landlord: EDEL HOLDING LLC

Occupant: