

# SAND DOLLAR TOWNHOUSE RENTAL AGREEMENT

Physical Address—455 Gulf Shore Drive, Unit 2  
Mailing Address—100 Gulf Shore Drive, No. 308, Destin FL 32541

Sand Dollar Townhouse is composed of two canal-front units with Gulf beach access. The two Units share a common entry hallway. Unit 2 is on the ground floor and Unit 2 Lockout is on the second floor (accessed by stairs). Beaches are two blocks away and require approximately ten minutes of walking. **NON SMOKING!!** Pets are allowed with some vicious dog breed and exotic animal restrictions listed below. **Rentals of less than one week will incur a one-time cleaning charge of \$90.**

Check in Date: \_\_\_\_\_ Check out Date: \_\_\_\_\_ Nights: \_\_\_\_\_

I would like to rent the boat slip if it is available. YES \_\_\_\_\_ NO \_\_\_\_\_

Full payment Due (See Rate Schedule on our Website): Rent: \$ \_\_\_\_\_ +

11% Fl. Tax \$ \_\_\_\_\_ + \$90 cleaning charge (if less than 7 days rental) \_\_\_\_\_ +

Damage Deposit \_\_\_\_\_ = Total Due \$ \_\_\_\_\_

I am renting Sand Dollar Townhouse Unit 2 \_\_\_\_\_ Unit 2 Lockout \_\_\_\_\_.

## REQUIRED GUEST INFORMATION

Name \_\_\_\_\_

Over 25 years of age? Yes \_\_\_\_\_ No \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_ Ext \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

# Adults \_\_\_\_\_ # Children \_\_\_\_\_

## (MAXIMUM OF SIX GUESTS PER UNIT)

### **ANY RESERVATION OBTAINED UNDER FALSE PRETENSES WILL BE SUBJECT TO FORFEITURE OF DAMAGE DEPOSIT**

#### Age

We will rent to responsible parties under 25 years of age with restrictions listed and enforced by our property manager.

#### Guarantee/Damage Deposit

A charge in the amount of \$300.00 (\$500 if you bring a pet) is required as part of your reservation. Your entire deposit will be returned to you after your stay if:

- a. No damage is done to the unit or contents. There are no missing or broken items including towels, pillows and linens.
- b. There was **No smoking inside the rental unit.**
- c. All debris, rubbish and discards are placed in their proper containers and soiled dishes are placed in the dishwasher and cleaned.
- d. All keys are left in lock box.
- e. You abide by all Rental Agreement and posted Rental Rule terms and conditions. Should there be damage, repair and/or replacement necessary beyond \$300.00 (\$500 if you bring a pet); the excess will be charged to you.

Your \$300 (\$500 with an animal) security deposit will be returned to you no later than two weeks from the end of your rental period assuming no damage was done.

#### Cancellation Policy

A cancellation fee of 20% of the total rental amount will be charged if you cancel your reservation within 30 days of your rental date. The units may not be sublet.

Late arrivals, early departures, or no-shows do not warrant refund of any rental fees.

#### Check-In Time

Check-in time is 4:00pm Central Time unless other arrangements are made with our property manager.

#### Check-Out Time

Check-out time is 10:00am Central Time unless other arrangements are made with our property manager.

#### Pets

All pets must be 100% housebroken and be non-destructive. Excessive shedding will result in extra cleaning charges being deducted from your damage deposit.

#### Ineligible Pets

The following is a quote from our insurance company. "Ineligible animals—vicious, dangerous, or exotic animals, including but not limited to dangerous breeds of dogs (Pit

Bull, Rottweiler, Chow, Doberman, Akita, American Staffordshire Terrier, German Shepherd, Presa Canario, etc. or any dog with a history of biting. A mixed breed dog with any of the above breed is also ineligible”.

### **Cleaning**

No daily maid service is provided. A vacuum cleaner, broom, dustpan, mop and pail are provided in the unit. **Rentals of less than one week will incur an additional \$90 one-time cleaning charge.**

### **Mandatory Hurricane Evacuation**

Your rental amount pro-rated daily for unused days will be refunded to you for mandatory storm evacuation. This evacuation must be ordered by local, state or federal government.

### **Parking**

Parking on Holiday Isle is closely monitored and towing is enforced. All parking must be within the white lines in front of the unit or completely off the property. Renters are responsible for ensuring their guests follow these same rules. **DO NOT PARK ON PRIVATE PROPERTY!!**

### **Miscellaneous Requirements**

Unit towels and linens must remain within the unit. Please furnish your own beach towels for outside use.

Please report any damage or maintenance/repair issues to our property manager. The owner or owner’s agent may enter premises (with notification to the renters) for routine maintenance or to make repairs.

Should law enforcement be called to this unit for any type of disturbance, violators will be evicted from the premises and you will forfeit your damage/security deposit and rental fees.

The owner will **NOT** be liable for lost or stolen items. Renters must take measures to safeguard valuables and personal items.

**Quiet hours for the units are 10 pm to 8 am. Please respect your neighbors.**

**Please contact us immediately upon arrival if there is anything you need, if you note damage or missing furniture/items, or if the unit has not been properly cleaned.**

## **TO CONFIRM A RESERVATION:**

### **PAY BY CHECK:**

Make your check payable to “Sand Dollar Townhouse” for a total of \$300 (\$500 if you bring an animal) plus your rental/cleaning fees.

Print and **SIGN** a copy of this rental agreement, include it with your check and mail to:

**David Schuessler  
100 Gulf Shore Drive  
Unit 308  
Destin, FL 32541**

Your reservation is confirmed when your checks/rental agreement are received.

### **2. PAY BY MASTERCARD/VISA**

Please call David Schuessler (850-510-9996) with your credit card information. Print, **SIGN**, and mail a copy of this rental agreement to the address above.

Your reservation is confirmed when your rental agreement is received.

**Seven days prior to your arrival, we will send you the code for the unit keys lock box.**

#### **Signature**

I have read and understand the above Rental Agreement. My signature below serves as my acceptance of this agreement and all of the conditions contained herein:

#### **Addendum**

**These Sand Dollar rental units are listed for sale. I agree to make the units available for brief showings to licensed realtors and prospective buyers if given at least 24 hours notice. I understand I will receive a \$20 credit for each day the unit is shown during my rental period.**

**Renter Signature: \_\_\_\_\_ Date: \_\_\_\_\_**

**We look forward to your family vacationing with us at Sand Dollar Townhouse.**