

DATE: \_\_\_\_\_

## **PICTURE PERFECT RENTAL AGREEMENT**

### **Please Sign and Return**

This rental agreement is for rental of Picture Perfect, Carillon Beach, 309 Beachside Drive, Carillon Beach, Florida 32413.

Renter Name: \_\_\_\_\_

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

Telephone: \_\_\_\_\_ Home: \_\_\_\_\_ Email: \_\_\_\_\_

Number of Guest: Adults \_\_\_\_\_ Children \_\_\_\_\_. Maximum Occupancy: **Limited to 8**

Rental Period: Arrival Date: \_\_\_\_\_ Departure Date \_\_\_\_\_ Number of Nights \_\_\_\_ nights

*Check in time is 3:00 p.m. Central Time Check out time is 11:00 a.m. Central Time*

- 1. ADVANCE RENT PAYMENT:** One-half of the rental fees are due within 10 days of the date of this agreement. This agreement shall not be binding unless the amount specified is received and all checks have cleared the bank. The balance is due including, cleaning fee, and security deposit thirty (30) days prior to arrival and may be paid by credit card, personal check, money order or cashier's check. A \$25.00 handling fee will be charged for all returned checks. For reservations made less than 30 days from check in, the total amount is due immediately. ALL RESERVATIONS MUST BE PAID IN FULL PRIOR TO CHECK IN. A VACATION RENTAL AGREEMENT MUST BE SIGNED AND RETURNED PRIOR TO CHECK IN.
- 2. SECURITY DEPOSIT:** The security deposit will be returned within 21 days from termination of occupancy provided that house and personal property are in the same condition as when occupancy commenced and all terms of this agreement are met.
- 3. CANCELLATIONS** must be in writing and received by the Owners. In case of cancellations, no refund of rents paid will be made until the canceled period is re-rented and confirmed. If Picture Perfect is not re-rented, all rents paid shall be forfeited as damages. If the canceled period is re-rented, the monies paid will be refunded less a \$75 fee.
- 4. PETS** are not permitted. Violation is grounds for immediate termination with no refunds of rent or deposit.
- 5. NO SMOKING:** There is no smoking permitted anywhere in this home. Violation is grounds for immediate termination with no refunds of rent or deposit.
- 6. ALL RENTALS ARE TO FAMILIES AND RESPONSIBLE ADULTS ONLY.** No high school, college or civic groups, chaperoned or not, are permitted. Violation is grounds for immediate termination. Properties are patrolled on a regular basis. Tenant acknowledges that he/she will personally occupy the property for the entire lease period and will not sublet any portion of the property. Occupancy restricted to the maximum occupancy as set forth in this lease. Violation of any of these terms shall give right to termination. Tenant agrees that the premises shall not be used for any illegal or unlawful purpose. Occupancy and use of the premises and common areas in such a fashion that disturbs or offends other guests or residents shall be deemed grounds for termination. We wish you to have an enjoyable vacation, but you must respect the rights of other guests and owners at Carillon.
- 7. FURNISHINGS:** We have tried to make the house comfortable and attractive; please help us keep it that way. **PLEASE DO NOT SIT ON THE FURNITURE WITH WET BATHING SUITS AND/OR SUNTAN LOTION.** Mattress pads, pillows, blankets, sheets, bedspreads, and towels are provided. Four beach towels are also provided. Please do not leave these on the beach and please do not take bathroom towels, blankets and pillows to the beach or pool. There is a fully equipped kitchen, TVs, VCRs, DVDs, BBQ grill, washer, dryer and porch furniture. We also provide beach service (April – October) which includes two lounge chairs and an umbrella.
- 8. APPLIANCE MALFUNCTIONS** or service requests for air conditioning, televisions, appliances, etc. will be responded to as quickly as possible. There are no rebates or refunds issued to Tenants for any reason as every good faith effort is made to insure the property is maintained to highest standards.
- 9. CARE OF PROPERTY.** Tenants are expected to care for the property as if it were their own. In addition, Tenant acknowledges that unless we are notified on day of check-in of any damage or cleaning concerns, then

thereafter, all damages or concerns to the property during the occupancy will be Tenants responsibility and must be reported to us and paid prior to departure. Rearranging of furniture is not permitted.

**10. TELEPHONES** are provided for local calls, which is Bay County. Unfortunately, calls to Walton County (Rosemary Beach to Destin) are considered long distance by the telephone exchange. Calls outside of the local area or information request calls are additional and Tenant is expected to use their personal cell phone.

**11. GRILLING** is permitted only on the driveway. ABSOLUTELY NO GRILLING ALLOWED ON PORCHES. Use of fireworks is prohibited.

**12. LOCKED AREAS:** We have locked owners' personal storage closets. Please respect our privacy and do not touch. They are just clothes and personal items. These areas are exempt from this lease agreement and are off limits to the Tenant. Forced entry into these areas is cause for immediate termination and Tenant will be charged for damage and/or missing items.

**13. IN THE EVENT** that the Owner is unable to deliver said property to Tenant under this lease agreement prior to occupancy because of fire, act of nature, or any other reason, Tenant hereby agrees that the Owner's sole liability as a result of these conditions is a full refund previously tendered by Tenant.

**14. INDEMNITY:** The Tenant agrees to release and indemnify the Owner from and against all liability, should anyone be injured upon the premises during the term of the lease, resulting from any cause whatsoever, except in the case of personal injury caused by the negligent act of the Owner.

**15. CHECKING OUT:** Check out time is 11 a.m.

- a. Leave keys with on-site house manager. There is a \$100 charge for lost keys.
- b. Please empty trash cans.
- c. Please wash the dishes. Clean dishes may be left in the dishwasher.
- d. Please set A/C at 76 F (upstairs and down) or heat at 55 F, as applicable. Turn off all lights and appliances. Lock all windows and doors.
- e. Please lock all windows.

Additional information about such matters as washing dishes, handling garbage, house manager's phone number, etc. are covered by an instructional sheet on the kitchen counter. Please consult these directions.

**16. TERMINATION.** If the Tenant or any member of his/her party violates any of the terms of this agreement, the owner may terminate this lease with no refund of the rents unless the property can be re-rented for the remainder of the Tenant's agreement.

**17. ACKNOWLEDGMENT. Tenant acknowledges they have reviewed and understand the terms of this lease and agree to be bound thereby.**

RENTAL RATE \_\_\_\_\_  
 TAX(11%) \_\_\_\_\_  
 CLEANING FEE 150  
 SECURITY FEE 500  
 GOLF CART (optional) \_\_\_\_\_  
 TOTAL RENT \_\_\_\_\_

TOTAL CONFIRMATIONS DEPOSIT DUE \_\_\_\_\_

BALANCE DUE 21 DAYS PRIOR TO ARRIVAL \_\_\_\_\_

Please sign below:

By typing your name in the box above, you agree to all terms and conditions of this document.

TENANT'S SIGNATURE

OWNER'S SIGNATURE

Please mail this signed agreement (If not completed online) and payment to:

Joan Huffman  
577 Mulberry Street  
Suite 820  
Macon GA 31201

Or, you may fax or email this agreement to: Fax: 478-746-6383 Email: huffmanj@bellsouth.net