



We are glad you've chosen to stay at the **Blue Dolphin Beach Cottage** in Panama City Beach. We are here to ensure that you'll find excellent accommodation in our cottage. Below, you will find our Rental Agreement for your review. Please complete the section required to book your vacation stay. Please let us know if we can help in anyway as you prepare for your trip to "The Worlds' Most Beautiful Beaches". Thank you.

RENTAL AGREEMENT

1. RESERVATION DEPOSIT: A reservation deposit may be required. The \$ 250.00 reservation deposit automatically converts to a security/damage deposit upon arrival. This amount is fully refundable within (10) days of departure, provided the following **10 provisions** are met.

1. Absolutely No Smoking is Allow Inside Our Beach Cottage **2.** No damage is done to the unit or its contents, beyond normal wear and tear. **3.** No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay. **4.** All debris, rubbish and discards are placed in a dumpster, and soiled dishes are placed in the dishwasher and cleaned. **5.** House is left all locked up. **6.** All charges accrued during the stay are paid prior to departure. **7.** No linens are lost or damaged. **8.** NO Early check-in or late check-out unless consent is given by management. **9.** The renter is not evicted by the owner (or representative of the owner), or the local law enforcement. **10.** At check in you will be provided with a departure checklist. We ask that you follow it and leave the property in a neat and tidy condition. We don't ask our cleaning team to wash dishes or move large items of furniture around, so we request that you load the dishwasher and clear away all dirty dishes and return all furniture to its original location. We don't like to make claims on the damage deposit but if our cleaning staff has to spend additional time above and beyond their allocated hours, to make the property ready for our next guests, we will charge additional time. Guests have been informed that they will be responsible for the full costs associated with any loss or damage to the property during the reservation period.

2. CHECK IN / CHECK OUT TIME: Check In time is 3:00 PM CST. Check out time is 10:00 AM CST. Check out procedures include: removing all garbage from unit, washing all dishes and stripping bed linens and putting them in the laundry basket along with the towels. Prior approval from management must be secured for late check-out, otherwise, an extra days rent will be charged to Security Deposit amount.

3. DAILY / WEEKLY RENTAL PAYMENTS: Personal checks are not accepted for rental payments unless received 30 days prior to arrival. Within 30 days, a cashier check or Money Order will be required as payment.

4. SUPPLIES: Please bring personal towels for your beach pleasure since towels, linens or other furnishings should not be removed from the unit under any circumstances. Although a limited amount of soap, toilet paper, paper towels, trash bags and dishwashing detergent will be in the unit when you arrive, we do not provide these for the duration of your visit. Guests may be required to furnish these.

5. CLEANING FEE: A one-time departure cleaning fee will be charged in addition to the rental fee. Your fee is shown on the signature page of this agreement.

6. HURRICANE OR STORM POLICY: No refunds will be given unless the local weather forecasters recommend voluntary evacuation or The National Weather Service orders a mandatory evacuation, under those circumstances, we will refund any unused portion of rent if you decide to evacuate.

7. RESTRICTIONS: The maximum number of guests in a vacation rental is limited by the number of beds in a unit. Our rental property is to be used for residential purposes only. No weddings, banquets or commercial activities are permitted without prior written approval. Any such unauthorized use, illegal or disturbance of the peace will result in eviction and forfeiture of all rents and deposits. We do have friends in the neighborhood that always keep an eye on what's going on.

8. PETS: Pets are not allowed unless specifically stated. A non-refundable pet deposit applies. If applicable, your non-refundable pet deposit is listed on the signature page of this agreement.

9. AGE POLICY: Since our vacation rentals cater to the family, we cannot accept reservations for vacationing students. Therefore, young singles (under 24) unaccompanied by a parent will not be permitted to register and will be subject to forfeiture of deposit. Any reservation obtained under false pretense will be subject to eviction and forfeiture of all rents and deposits.

10. FAILURE OF ESSENTIAL AND NON-ESSENTIAL APPLIANCES AND FACILITIES: Please let us know immediately if there is any equipment that is not operating correctly. We will make every reasonable effort to have repairs made as soon as possible; however, there are limited-service contractors in our area, particularly on evenings or weekends. If a breakdown should occur to fundamental elements such as water systems, plumbing and electrical systems, and major appliances such as stove or refrigerator, every effort will be made to repair or replace, or an appropriate refund will be made for the inconvenience caused. No reduction of rent, rebate, or refund will be issued for a mechanical failure of non-essential appliances or amenities including but not limited to dishwasher, washer, dryer, entertainment systems, cable TV, internet service and swimming pools.

11. RESPONSIBILITY: The owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The owners and owners' agents are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.

12. POOL RESPONSIBILITY: There's No Lifeguard On Duty. The owners are not responsible for any accidents or injuries that occur while on the premises or its facilities, including any injuries when using the on-site Pool. Please follow all the rules listed below and have any Guests follow these rules when using the on-site Pool during your stay. Children should always be under adult supervision at all times around the Pool. By accepting this reservation, it is agreed that you and all guests are expressly assuming the risk of any harm arising from use of the Pool on these premises. Please review the following rules when using the pool during your stay:

1. Always supervise children and ensure no one is left unattended. Keep that cell phone handy in case a 911 call needs to be made quickly.
2. Children under 3 should wear swim diapers.
3. No Diving is allowed.
4. No Glass in or around Pool area.
5. No Horseplay in or around Pool area.
6. Pay attention to the weather and if a thunderstorm is approaching, exit the pool and the pool area immediately.
7. Please shower off in the Pool area when returning from the beach to remove all sand and any June grass (Algae) before entering the Pool.
8. Stay away from the main Pool equipment and do not alter the settings on the Pool equipment. If there appears to be something wrong with the Pool equipment operation, please call me as soon as possible.
9. **There's No LifeGuard on Duty. Swim at your own risk.**

13. Video Surveillance: For the safety and security of the property and its occupants, the premises are equipped with exterior security Cameras. A Camera is mounted at the end of the driveway pointing to the driveway as well as the main side entrance to the house. There is a Camera mounted at the back of the house facing the pool area and the main back door entrance to the house. These Cameras may record video footage for security purposes such as monitoring against theft, unauthorized access and property damage.

14. Cancellation Policy: All booking amounts including all Fees and Security Deposit are 100% refundable up to 30 days prior to your arrival date. A 50% refundable amount can be requested if a cancellation is requested up to 15 days prior to your arrival date. No refunds requested will be made within 15 days of your arrival date.

Reservation/Loss/Damage/Security Deposit: 250.00 (See #1 Reservation Deposit, see above). This deposit is refundable within 10 days after your departure.

Please complete and sign and return this Rental Agreement to us.

PLEASE MAIL TO ADDRESS SHOWN BELOW

Mail to: Gary and Debra Franklin, 1996 Yahoola Road Dahlonaga, GA. 30533

Deposit fee: \$250.00 (Is included in the initial payment to confirm reservation)

Cleaning fee: \$185.00

Pet Deposit: N/A – No pets allow for Short Term rentals.

My Contact Info: Email – gcf1059@yahoo.com Cell Phone: (678) 617-2035

Please fill-out guest information (below) and mail back to the address provided.

GUEST INFORMATION:

Name:

Address:

City: _____ **State:** _____ **Zip:** _____

Phone numbers: Cell: _____, **Home:**

_____ **Email Address:**

Name of each guest staying anytime during this visit:

1) _____ Age: ____

2) _____ Age: ____

3) _____ Age: ____

4) _____ Age: ____

5) _____ Age: ____

6) _____ Age: ____

Make Model and Tag number of vehicle(s) - Room for a maximum of 2 vehicles only

1) _____

2) _____

Your reservation is for: **The Blue Dolphin Beach Cottage**

Check in Date: _____ (Not before 3:00 p.m. CST). please plan your arrival day accordingly. Earlier check-in is possible. Please check with us prior to arrival date.

Check in location: 21909 Belgrade Ave. Panama City Beach, FL 32413

Check out Date: _____ by 10:00 a.m.

I have read and understand the conditions in our rental agreement.

Guests Signature _____

Date _____