



We are glad you've chosen to stay at the **Dolphin House Beach Cottage** in Panama City Beach. We are here to ensure that you'll find our cottage excellent accommodations. 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**

Rentals of three (3) months or longer during the winter rate period will be given priority over shorter periods, i.e. weeks or one or two months.

**1. RESERVATION DEPOSIT:** A reservation deposit is required. The reservation deposit is refundable. If your travel plans change within 30 days of arrival date, any monies paid will be applied to a future travel date within the next twelve (12) months. This must be received before booking the reservation is completed. The \$ 250.00 reservation deposit, automatically converts to a security/damage deposit upon arrival. The security/damage deposit is NOT applied toward rental cost, however, it 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 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 dumpster, and soiled dishes are placed in the dishwasher and cleaned. **5.** All keys are returned to our office and unit is left locked. **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 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 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 for the 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 3:30 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 before 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. LOST KEY / LOCK OUT:** There will be a \$75.00 charge for any lost key, unreturned key or for any lockout after hours.

**7. 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.

**8. 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 the 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.

**9. 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.

**10. 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, forfeiture of all rents and deposits and/or the party will not be permitted to register.

**11. 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.

**12. 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 premise.

**Reservation/Loss/Damage/Security Deposit:** 250.00 (See #1 Reservation Deposit, see above).

**Please complete and sign and return this Rental Agreement to us (with the Reservation Deposit of 250.00 with a Check or Money Order) in order to complete the reservation and booking.**

**PLEASE MAIL TO ADDRESS SHOWN BELOW**

**Make out Check, Money Order or Cashier Checks to:** Gary Franklin

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

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**RENTAL COST:** \$200.00 for each night during your stay.

**Cleaning fee:** \$185.00

**Total Due:** Due 30 days prior to arrival date.

(**Total Due** does not include the 250.00 refundable deposit fee already paid. This will be refunded back to you within 10 days after your departure)

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

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

Please fill-out guest information (below) and mail back with the deposit amount.

**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: \_\_\_\_

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

1) \_\_\_\_\_

2) \_\_\_\_\_

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

**Check in Date:** \_\_\_\_\_ (Not before 3:30 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: 21901 Belgrade Ave. Panama City Beach, FL 32413**

**Check out Date:** \_\_\_\_\_ by 10:00 a.m. Late Check-Out is possible. Please check with us prior to your departure date.

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

**Guests Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

