

St. Augustine Vacation Rentals, LLC.

Rental Agreement and Contract

Enclosed is our rental contract and rules. Please print, read, fill out any underlined spaces for information, and sign and send it along with your deposit to the address below (this agreement can be sent back by mail or by fax – 904-797-6066 or scanned and emailed back). Thanks so much and if you have any questions, feel free to contact me. Thanks again,

St Augustine Vacations
7750 A1A S., unit 24
St. Augustine FL 32080.

Dear Renter,

Thank you for choosing our property for your vacation. We hope that you have a pleasant stay. Your confirmation is as follows:

Name of property (as listed on our website at www.staugvacations.com):

Check-in date: _____ after 4pm EST (No early check-in or late check-outs unless arranged with the manager ahead of time, please)

Check-out date: _____ by 10 am EST

Number of people and pets in party: _____

Ages (weights for dogs) of those in party (separated by a comma): _____

By signing here, I certify that this is a family or extended family gathering and that there are not more than three unrelated members in my party: _____

Full payment is due five weeks before your first night. As soon as I receive your final payment, I will send the lock box code and driving directions.

Please sign and return 1 copy of this confirmation and 1 copy of the rules.
Thanks! Have a great vacation!!

Gary Hartley

Renter Name (please print): _____

Renter Signature _____ date _____

RENTAL RULES AND REGULATIONS

1. CHECK-IN TIME IS AFTER 4 P.M. EST AND CHECK-OUT IS 10 A.M. EST. No early check-ins, please, unless previously arranged with manager.
2. This, like all our properties, is a strictly NON SMOKING unit. Please smoke outside away from open doors and windows. Please collect cigarette butts and dispose of them properly. Deposits will be used to pay for steam cleaning carpets and upholstery if the home smells of cigarette smoke on check-out.
3. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit is required. This must be received within seven (7) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. Please see our webpage regarding deposits for additional information (<http://www.staugvacations.com/pages/deposit.htm>)—The deposit is NOT applied toward rent; however, it is fully refundable within (7-10) days of departure, provided the following provisions are met:
 - a. No damage is done to unit or its contents, beyond normal wear and tear.
 - b. Smoking has not taken place in the property, and the property does not smell of cigarette smoke.
 - c. No charges are incurred due to contraband or collection of rents or services rendered during the stay.
 - d. Pets, if brought, have not damaged the home or have not been allowed in the home damp, leading to a pervasive “wet-dog” smell.
 - e. All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned (or cleaned and left in the dish dryer).
 - f. The home is not so dirty that it requires extra cleaning crews to return it to its original state.
 - g. All keys are left in the lock box and unit is left locked (\$30 fee for lost keys).
 - h. All charges accrued during the stay are paid prior to departure.
 - i. No linens are lost or damaged.
 - j. NO early check-in or late check-out, unless previously arranged with manager.
 - k. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by the complex, if applicable.
4. PAYMENT – Payment in full for rent, taxes, and cleaning is due five weeks before the first night. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to St. Augustine Vacations.
5. CANCELLATIONS – Six weeks advance notice is required for cancellation of weekly/nightly stays and four months advance notice required for multi-week/monthly stays. Cancellations that are made more than this allotted time date will incur no penalty other than a \$25 processing fee. Cancellations made after the four week or four month time limit sacrifice the security/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
6. NO DAILY MAID SERVICE - While linens and bath towels are included in the unit, daily maid service is not included. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
7. RATE CHANGES - Rates subject to change without notice, but any rate agreed upon at the time of reservation will, of course, be honored.
8. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will be subject to forfeiture of payment, deposit and/or rental money, and the party will not be permitted to check-in.
9. HURRICANE OR STORM POLICY – Please see our storm policy on our website for more information.

Drivers License (of principal renter in charge of booking only): _____

*For our general contact information, please provide the following:

Address (for mailing back deposit):

Phone contact info (please include a cellphone you'll have at the beach if possible):

Thank you!