

Three Little Birds - Vacation Rental Agreement

Guest Information

Name: _____

Address: _____

Phone: _____

Email: _____

Number of Guest Staying at Cabin _____

1. Term: This agreement is for a term beginning _____ (arrival date) and ending _____ (departure date).

Check in time is at 4:00PM and check out time is 12:00PM (Noon). We will gladly allow early check-in and late check-out if possible

2. Property: This vacation rental property is located at 946 Driftwood Dr, Tidelands Edition, Crystal Beach, TX 77650.

3. Occupancy limit: The maximum number of guest allowed at this property is 20.

4. Rental Amount and Payment: The rent and fees for this property are as follows:
Term \$

Reservation Deposit due on or before: _____, 2018 in the amount of (Half of Rent)

Finally, payment of \$ and the **\$300** damage deposit due 2 weeks before arrival date or in cash at check in. The \$300 damage deposit will be returned approximately 2 weeks after your departure if everything is left in the same condition as it was found. **Call immediately upon arrival if anything is not in satisfactory condition.

Payments can be made by money order or cashier's check or by PayPal (taxes and fees additional) to John Badeaux or by cash.

The reservation deposit is required to be paid at the time this agreement is signed and returned. No reservation is effective until this payment is received.

5. **Losses:** This home is privately owned. The owner is not responsible for any accidents, injuries or illness that occurs while on the premises. The homeowner is not responsible for the loss of personal belongings of the guest. By accepting this reservation, it is agreed that all guest is expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

6. **Cancellations:** If for any reason the guest cancels this agreement more than 30 days from arrival date, the reservation deposit will not be refunded unless owner is able to re-rent the property under the same conditions of this agreement for the full term reserved. There are no cancellations permitted within 30 days of arrival date. All amount paid will be forfeited. Early departure does not warrant a partial refund. While we attempt to make any necessary repairs quickly and efficiently, there is no refund for appliance failure, utility failure, or other circumstances beyond our control.

7. **Weather:** Bad weather refunds will be made for mandatory hurricane evacuation only. Rent will be prorated for a partial refund.

8. **Clean-up on departure:** Before vacating, please clean the premises thoroughly, which includes the following.

1. Clean the refrigerator and freezer. Dispose of perishables.
2. Empty all garbage and take to outside garbage cans. Rinse inside of trash can if necessary.
3. Clean stove, microwave, counter tops, sinks, and appliances and grill downstairs. Wipe all surfaces so that they are free of grease and food.
4. Clean bathrooms (including tubs, toilet's, sink, and counters).
5. Vacuum/Sweep and mop all floors.
6. Please wash and dry any bedding that was used during your stay. Please leave the bed just like you found them upon arrival. (Please do not wash comforters)
7. Lock all doors and windows.
8. Leave keys in lock box.

9. **Water and Septic:** The house is on a septic system. The septic system is very effective; however, it will clog if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper. **NO** feminine products should be flushed at any time. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages. Also, **NO** grease in the system. Do **NOT** put food in the sink. There is no garbage disposal. Tap water is safe. Filtered water is also available through refrigerator dispenser. Do to the septic system you will need to wash and dry one load at a time. The septic system will malfunction (back-flow into the house). You can't use **POWDER** detergent in the washer. Only liquid or pods.

10. **Pets:** Two small are allowed on the property. (25 lbs. maximum) There is a \$100 non-refundable fee.

11. **Smoking:** Smoking is strictly forbidden inside the house. Smoking is only allowed outside. Please dispose of cigarettes butts properly. (Do Not leave them in the yard.)

12. **Parking:** Please park in the spots available under the cabin.

13. **Falsified Reservation:** You must be 25 years of age to rent this property. This person 25 years or older must be staying with the guest at the cabin at all times. Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit, and/or rental money.

14. **Special Attention:**

- Ants are a big problem at the beach, so Please do not let dirty dishes set overnight or leave dirty dishes piled up in the sink. No Food Particles or Grease should **"EVER"** go down the drain.
- Indoor eating and munching is limited to Dining and Counter Bar areas only. Do not eat in bedrooms and Please be cautious of spilled drinks by children and adults alike.
- Before Entering Beach House from Beach, Rinse Sand out of Towels, Clothes, and Swimsuits in outdoor shower or outside water hose.
- Do not put Sandy clothes in Washing Machine.
- Always clean dryer vent before and after each load.
- Do not leave Exterior doors and windows open.
- Always lock House door when leaving property.
- Do not leave anything downstairs unattended if it has any value.

- Do not leave your vehicles unlocked.
- Do not park vehicles on or drive through the yard. You can park on concrete driveway. Beware of leaking engine oil. Do not park on concrete if car leaks any fluids.
- Outdoor Cooking: Fish Frying, Crab, Crawfish, and Shrimp boils are allowed Downstairs only and never on wooden Decking. Be Prepared to clean cooking area, leaving No trace of Grease or Food Waste behind.
- All trash must be placed in liner protected trash containers with a lid. Never leave trash bags outside. Birds and animals will immediately tear into bags, leaving a terrible mess and if this happens, it will be your responsibility to clean it up.
- Garbage Pick-up is on Monday and Thursday morning around 8am.

15. **Acknowledgment:** I/We understand and accept the terms and conditions on all pages of this agreement.

Guest _____ Date _____

Guest _____ Date _____

Owner _____ Date _____

John Badeaux (832)221-6751

Missy Arnaud (409)728-1429