

The Boudoin Hut Vacation Rental Agreement

Guest Information:

Name: _____

Address: _____

Phone: _____

Email: _____

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

Check in is at 4:00pm and check out is at Noon. We will gladly allow early check-in and late check-out if possible.

2. **Property:** This vacation rental property is located at 962 Driftwood, Tidelands Edition, Crystal Beach, TX 77650.

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

4. **Rental Amount and Payment:** The rent and fees for the property are as follows:

Term Rental Amount: \$ _____

Reservation Deposit due on or before: _____ in the amount of \$ _____. (Half of rent)

Final payment of \$ _____ and the **\$300** damage deposit due 2 weeks before arrival date or in cash at check-in.

Payments can be made by money order or cashier's check to Trayce or Katy Boudoin or by cash or credit card.

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 owners are not responsible for any accidents, injuries or illness that occurs while on the premises. The homeowners are not responsible for the loss of personal belongings of the guests. 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.

6. **Cancellations:** If for any reason the guest cancels this agreement more than 60 days from arrival date, the reservation deposit will not be refunded unless owner is able to re-rent the property under the same terms and conditions of this agreement for the full term reserved. There are no cancellations permitted within 60 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 refrigerator and freezer. Dispose of perishables.
2. Empty all garbage into outside cans. Rinse inside 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 (include tubs, toilets, sink, and counters).
5. Vacuum/sweep all floors.
6. Lock all doors and windows.
7. 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 up 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 system. Do **NOT** put food down the sink. There is no garbage disposal. Tap water is safe. Filtered water is also available through refrigerator dispenser.

10. **Pets:** Pets are not allowed in or on the property.

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

12. **Parking:** Parking is available on the adjacent lot right next to the house (beach side). Tents and RVs are not allowed.

13. **Falsified Reservation:** You must be 25 years old to rent this property. This person 25 years or older must be staying with the guests 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. **Acknowledgment:** I/We understand and accept the terms and conditions on all pages of this agreement.

Guest _____ Date _____

Guest _____ Date _____

Owner _____ Date _____

Trayce Boudoin (409) 719-8255
Katy Boudoin (409) 679-6114