

# Blue Heron Rental Agreement

Version 1.0

I agree to rent from Sea And Sky Rentals ("Agents" for Owners, Helen and John McDonald) the premises known as "Blue Heron" located at:  
16086 Innerarity Point Rd  
Pensacola, FL 32507  
for the period commencing and ending on the agreed upon dates.

Under the following terms and conditions, it is understood that the property will be used as a family rental only. **NO HOUSE PARTIES, Weddings or Receptions are allowed.**

## Minimum Age

Minimum age to rent this property is 25 years old.

## Deposit

I agree to pay a Reservation Deposit equal to 50% of the rental fee. That deposit will hold my reservation and will be deducted from my rental fee.

## Rental Fee

I agree to pay the total rental fee that has been agreed upon no later than 2 months prior to the commencement date of the rental period. Failure to pay in full within this time frame may result in cancellation of reservation and forfeiture for deposit.

## Damage

- I agree to purchase Accidental Rental Damage Insurance at the time of booking. The policy cost is \$45. The insurance provides up to \$1,500.00 in accidental damage insurance should any damage occur during my stay.
- I agree to be responsible for any damage that exceeds the \$1,500.00 Accidental Damage Insurance policy. I agree to provide credit card information to be used in the event that damages exceed the \$1,500.00 coverage limit.
- I understand that the Accidental Rental Damage Insurance does not cover intentional acts/vandalism. I understand and agree that I am responsible for any damages caused by intentional acts or vandalism.

## Problems/Broken Items

- I agree that my failure to report cleaning issues immediately upon arrival will negate the possibility of any recourse.

- I agree to report any damage / broken items, appliances, etc immediately.
- I understand that there can be no guarantee that any particular item, appliance, etc, will be in full working order for the duration of my stay. I agree not to ask for any type of refund if every *reasonable* effort is made to repair / replace anything I report as damaged or broken.

### **Cancellation Policy**

- There will be no refunds for any cancellations. Any monies paid will be forfeited.
- I understand that I have the option to purchase Travel Insurance through Travel Guard.

### **Travel Insurance**

We do not offer refunds, date changes, or sub-leasing. But we do offer Travel Insurance. Travel Insurance is a great way to protect the money you have invested in your vacation.

[Click here for more information about Travel Guard's All Season Travel Plan](#)

Page 1 explains the All Seasons Travel Plan, and Page 2 explains the All Seasons Travel Cancel For Any Reason Plan.

If you are interested in a quote, or want to purchase Travel Insurance, you can click [HERE](#)

### **Pet Policy**

This townhouse is NOT pet friendly. No pets are allowed under any circumstances. If you are found to have a pet with you, your group is subject to termination of your rental, immediate eviction, and forfeiture of all fees.

### **Check-in - Check-out times**

Normal check-in time is \*4:00 pm and normal check-out time is 10:00 am.

#### **\*4:00 Check-in**

Under certain circumstances (busy times of year) our cleaners may not have the condo cleaned by 4:00 pm. We ask for your understanding in this matter. If the condo is not clean for 4:00 pm, rest assured that it will be cleaned ASAP. There will be no refunds due to condo not being ready for check-in at 4:00 pm.

## General Conditions

- I agree to have no more than six (6) people for occupancy.
- This agreement shall not be assigned, nor the premises sublet, without the written consent of the owner or his agents.
- I will maintain this property in as good condition as I find it and agree to replace or pay for any loss, breakage or damage to the satisfaction of the owner or agents.
- I understand that this is a non-smoking rental. I am permitted to smoke outdoors, but I am responsible to pick up all butts. I agree that any violation of the smoking policy may incur a charge to the credit /debit card I provided to pay for any extra cleaning needed to remove the smell of smoke or the removal of cigarette butts.
- It is expressly understood and agreed that owners and agents of said premises will not be liable for any damages or injury to tenant or other occupants and their property from whatever cause arising from the occupancy of said premises.
- I agree not to hold the owners or agents responsible for any Items that I leave behind, or are stolen.
- I agree to vacate said premises upon the termination of this agreement at the hour and date shown above. Before vacating, I will:
  - Place all dirty towels in the bathroom tubs. Beds should be left unmade. Sheets do not need to be stripped from the bed.
  - Clean all dirty dishes and put them in the proper place in the cabinets.
  - Remove all perishables and food items from the refrigerator.
  - Collect all garbage and place outside in the garbage can.
  - Set the thermostat to 80° when A/C is on, 60° when heat is on.
  - Turn off all lights and appliances.
  - Close and lock the premises.

## **Right Of Entry**

I agree that the OWNER or his AGENT shall have the right to enter into the premises, or any part thereof, for the purpose of examining the same or making repairs or alterations deemed necessary.

I have read and understand the terms of this rental agreement. I also certify that I am at least 25 years of age and that I will be held responsible for the care of this property being rented under my name. I accept full responsibility for any damages or extra cleaning charges, should they be discovered during or after my departure.

I shall fully indemnify, hold harmless and defend (collectively "indemnify" and "indemnification") Helen and John McDonald, their agents and affiliates (collectively, "Indemnified Parties") from and against all claims, demands, actions, suits, damages, liabilities, losses, settlements, judgments, costs and expenses (including but not limited to reasonable attorney's fees and costs), whether or not involving a third party claim, which arise out of the use of the vacation rental property on 16086 Innerarity Point Rd, Pensacola, FL for the period commencing and ending on the agreed upon dates in each case whether or not caused by the negligence of Helen and John McDonald, their agents or any other Indemnified Party and whether or not the relevant Claim has merit.

**When acknowledged by the tenant and accepted by owner, this shall constitute a rental agreement.**