

# Surf's Edge / Perdido Skye Unit 76 Rental Agreement

Version 1.0

I agree to rent from Val & Renee' Morel ("Agents" for Davenport Luxury Vacations, Inc) the premises known as "Surf's Edge / Perdido Skye Unit 76" located at:  
13785 Perdido Key Dr, Unit 76  
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. Responsible party must be at the premise from arrival date to departure date.

## Deposit

I agree to pay a Reservation Deposit equal to 50% of the rental fee if I book more than 2 months in advance. 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 protection at time of booking. The policy cost is a minimum of \$20. At the minimum of payment of \$20, that would provide \$750.00 in accidental damage insurance should any accidental damage occur to the rental property during my stay.
- I agree to be responsible for any damage that exceeds the \$750.00 Accidental Damage protection. I agree to provide credit card information to be used in the event that damages exceed the \$750.00 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, let us know through email: [bret@seaandskyrentals.com](mailto:bret@seaandskyrentals.com) or [info@seaandskyrentals.com](mailto:info@seaandskyrentals.com)

### **Pet Policy**

- Guests are NOT ALLOWED to have pets in our condo building. Sorry! Only condo owners at Perdido Skye are allowed to have pets, not rental guests.
- If you are found to have a pet with you, you will be evicted and will forfeit all monies paid.

### **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 (Peak/busy times of the year) our cleaners may not have the condo cleaned by 4:00 pm. We ask for your understanding in this matter. There are

no refunds for housekeeping running late. If the condo is not clean for 4:00 pm, rest assured that it will be cleaned ASAP, just contact us for housekeeping arrival time. 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, as long as no other guests are bothered by/complain about my smoking. I am responsible to pick up all butts and to cease outdoor smoking if another guest complains. 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.
- If a condo key is lost, I understand that I will be charged \$25 for a replacement key.
- Guest agrees to take all reasonable steps to see that all occupants adhere to the rules and regulations posted by Sea and Sky Rentals and Perdido Skye resort and within this rental agreement.
- Grilling on condo balconies, parking: RV's, boats and campers and/or a 2<sup>nd</sup> vehicle in the condo parking lot are prohibited.
- If any guest or condo occupant violates any condition of this contract, the contract may be terminated and all monies forfeited.
- 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 in the garbage chute in outside hall. Set the thermostat to 79° when A/C is on, 65° when heat is on.
- Turn off all lights and small appliances, such as coffee maker and iron.
- Close and lock the premises.
- Place the condo key back in the lockbox and turn the dial to "0000".

### **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") Davenport Luxury Vacations, Inc. and 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 13785 Perdido Key Dr, Unit 76, Pensacola, FL 32507 for the period commencing and ending on the agreed upon dates in each case whether or not caused by the negligence of Davenport Luxury Vacations, Inc., 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.**