

“Another Slice of Paradise” – Frangista Beach
(1860 Scenic Gulf Drive, Destin, FL)

Guest Agreement

Reservations

The total rental amount is calculated by adding the 12% state and local taxes and \$400 departure cleaning fee to the rental rate. To secure your reservation, an advance payment of \$1,000.00 (non-summer rentals) or \$2,000.00 (summer rentals) via (non-corporate) Visa or MasterCard is required at the time of booking. The advance payment will be applied toward the rental amount. A written reservation confirmation will be emailed to you upon receipt of the advance payment. The balance of the rental amount is due 30 days prior to your arrival date, which can be paid by check (no service charge) or credit card (subject to a 5% service charge). The advance payment is not a damage/security deposit, which is additional (see **Damage/Security Deposit** requirement below).

Damage/Security Deposit

A damage/security deposit of \$500.00 (by check only) is required. This must be received within thirty (30) calendar days prior to arrival. The deposit automatically converts to a security/damage deposit upon your arrival. The deposit is NOT applied toward rent, however, it is fully refundable within fifteen (15) calendar days of your departure provided the following provisions are met:

- a. No damage is done to the premises or its contents beyond normal wear and tear and there are no missing, broken, or malfunctioning items.
- b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- c. All debris, rubbish and perishables are placed in their proper containers and soiled dishes are placed in the dishwasher and cleaned.
- d. All keys (included house keys and private beach access keys) are left with management.
- e. **ALL** of the Guest Agreement terms and conditions are completely abided by. Should there be damage, repair and/or replacement necessary beyond \$500.00, the excess amount will be charged to your credit card.
- f. The damage/security deposit may be delayed beyond 15 days if the repair/replacement can not be completed in that time frame.
- g. Furniture (beds, tables, sofas, entertainment centers, etc.) are not to be moved

Reservation Cancellation Policy

A minimum cancellation fee of fifty percent (50%) of the total rental amount will be charged if you cancel your reservation. If the unit is not re-rented for the

canceled period, the entire rental payment will be forfeited. If the unit is re-rented, a 50% (of the total rental amount) cancellation fee and any difference in the rental rate (if any), will be refunded upon receipt of the full rent payment from the new tenant. The home cannot be sublet.

Check-In Time

Check-In time is 5:00 pm (Central time). Due to our high standards for cleanliness, there exists a slight possibility the home may not be fully ready for check in at 5:00 pm. We ask for your patience and suggest that you have alternate plans available between 5:00 and 6:00 pm (e.g. use of the community pool or private beach).

Check-Out Time

Check-out time is 11:00 am. There are no refunds for early departures, shortened stays, or late arrivals (with the exception of Mandatory Evacuations, as detailed below).

Occupancy

The maximum number of guests is limited to 16 - no exceptions. You are required to disclose the number of occupants and the ages of all minors (fill in the Guest List below).

Cleaning

While linens and bath towels are included in the unit, daily maid service is not included. We do not permit bath towels or linens to be taken from the home. An initial setup of trash liners, bathroom paper, and hand soap will be provided. You will be responsible for the cleaning during your stay and for leaving the home in good condition at checkout. Please remember that you are staying in a privately owned "home", please treat it as you would want someone to treat your home. If accommodations are left damaged or unusually messy (such as unwashed dishes, garbage left in the house or stains on the furniture or carpet), your security deposit will be deducted accordingly and/or an additional cleaning charge may be incurred.

No Smoking

Smoking is strictly prohibited inside the home or on the balconies/porches. Your damage deposit will be forfeited and you will incur an additional charge for carpet cleaning and deodorizing if any evidence of smoking is found inside the home or on the balconies/porches. No cigarette butts or ashes are to be left on the grounds.

No Pets

Absolutely no pets are allowed. If evidence of a pet(s) is found in the home or on

the premises, you will be asked to vacate immediately with no refund of rent or damage deposit. Your damage deposit will be forfeited and you will incur an additional charge for carpet cleaning, deodorizing and/or "flea bombing" if any evidence of pets are found in the home.

Mandatory Evacuation

A hurricane must be named by the National Weather Service and a mandatory evacuation for Destin issued in order for you to be refunded for early departure. If this should be the case, a pro-rated amount will be refunded.

Parking

This property prohibits the on-site parking of recreational vehicles, personal watercraft (boats, trailers, etc.) and restricts the number of motorized vehicles to six. There is NO parking allowed on the lawn, street or blocking the sidewalk (which can lead to a citation).

Age Requirements

We do not rent to vacationing students or singles under 25 years of age. No chaperoned groups. Any violators will be evicted according to Florida Statue 508.141 with forfeiture of all monies. Any reservation obtained under false pretense will be subject to forfeiture of reservation deposit, damage/security deposit, and/or balance of rental payment.

Pool

The pool heater will only be turned on (to a maximum of 85°) by the pool service and an additional weekly natural gas fee applies. The damage deposit will be forfeited if there is unauthorized manipulation of the pool heater or valves.

Miscellaneous Requirements

Please report any damage or maintenance/repair issues during your stay so that we may make arrangements for repairs/maintenance. Repairs to appliances, TVs and electronics, A/C units, the pool, etc. will be made as soon as possible. There are no refunds or adjustments should any such failure occur. The owner or an agent of owner may enter the premises for routine maintenance or to make repairs. Any third party service calls for lost keys or for locked-out guests will incur a minimum \$100.00 charge. House parties and underage drinking are not tolerated. If we are made aware of underage drinking, house parties and/or if the police are called to this home for any type of disturbance, violators will be evicted from the premises and your damage/security deposit and rent will be forfeited. No trailers, jet skis or boats are allowed on the property unless parked in the garage.

House Rules

- a. We require that you respect this property and treat it as your own so that our family, and other families, can enjoy this property.
- b. Quiet hours for the neighborhood are 10 pm to 9 am. Please respect your

- neighbors, some of whom are permanent residents.
- c. Please minimize dripping or sandy bathing suits (and toys) inside the home.
 - d. No damp clothing or sunscreen allowed on any furniture.
 - e. Please contact us immediately upon your arrival if there is anything that you need, if the property does not meet your expectations, or if you note any damage and/or missing furnishings or items.

This executed Guest Agreement must be returned within 7 days of booking the reservation to validate and complete the reservation. Execution of this agreement acknowledges that you understand and accept the terms and conditions of this Guest Agreement. Please mail (or fax to 678.384.7169) this agreement in its entirety (i.e. all pages) to:

Nick Athens
105 Weatherstone Drive, Suite 610
Woodstock, GA 30188

I acknowledge that I am the responsible party for all members (and any affiliates) of our party and will ensure our adherence to all the terms, conditions, and requirements contained in this Guest Agreement and agree to assume full responsibility for the actions of all occupants.

(Signature of Responsible Party)

(Date)

(Printed Name, Address and Telephone Number of Responsible Party)

Rental Dates: _____

GUEST LIST

LIST ALL GUESTS (PLEASE MARK "A" FOR ADULT & "C" FOR CHILD)

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
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