

Guest Rental Agreement
Short-Term Rental Policy
With Gulf2beach LLC
2700 South McKenzie Street
Gulf Shores, AL 36542
Reservations@Gulf2Beach.com
1-251-517-4380
www.Gulf2Beach.com
Text ONLY: 251-202-9277

Rental Guest: _____
Arrival: _____ Departure: _____
Condo: _____ Unit # _____
Address: _____
Number of Occupants _____ Number of Cars _____
Pet Friendly unit: Yes _____ No _____

This agreement constitutes a contract between the person referred to as Renter and Gulf2beach LLC, for said premises. The following guidelines are for your information. By clicking the “Accept Terms of Rental Agreement” and or paying for the reservation you are hereby agreeing to all terms set forth in this rental contract. Your failure to comply with terms of rental contract may result in eviction from subject property and forfeiture of all funds including reservation fee at owners/managers discretion

CHECK IN TIME: 4:00 PM

Sorry, no early check-ins. To make sure property is properly cleaned, it is important we hold to this time, so you can enjoy a property that is ready for your arrival. Also in extreme cases, if property is not ready at check in time, no refund is due. Every effort will be made to have your property ready at check in time or as quickly as possible.

CHECK OUT TIME: 11:00 AM

IF YOU FAIL TO CHECK OUT ON THE DATE AS AGREED TO WITH YOUR RESERVATION YOU MAY BE LIABLE FOR COST OF AN EXTRA NIGHT. Keys and remotes not returned will be billed to guest.

Some of our units are pet friendly. The pet must be pre-approved, and pet fee paid before pet is allowed in the unit. If your unit is not pet friendly, you will be asked to vacate the property and the rental will not be refunded. All pet must be on leash when not in the condo and all waste picked up and properly disposed of. There is a fine on each property for no compliance.

No luggage carts allowed inside the unit. If damage is beyond coverage, you will be notified and credit card will be billed for anything not covered.

Linens, towels and other items in the unit may not be removed from the subject property and if found to have been removed you will be responsible for cost of such. Minimum age of renters: If single, you must be 25 years or older and have a present, valid, driver’s license.

Maximum number of occupants may not exceed the number of occupants stated on the VRBO listing
No daily maid service is provided

Owner and any Rental Managers shall not be liable to tenant or tenants guest for any injury loss or damage to any person or property while on or about the premises.

If designated parking applies, make sure to park in that space. Parking tag must be displayed at all times.

Occupancy and use of the rental property shall not disturb or offend neighbors and nearby residents. If guests are found to be having a party we have the right to terminate the rental agreement and ask disruptive guest to leave the premises. No refund will be given. Local fire codes have established maximums for all units. Please adhere to these numbers.

NOTE; THIS IS A NON-SMOKING FACILITY. Violators will be fined \$250.

Falsified Reservations:

Any reservation obtained under false pretense will be subject to forfeiture of any payment, reservation fee or final payment and check in will not be permitted or eviction of guest who has already checked in may occur.

Evictions:

In order to protect you, your fellow guest and the property we reserve the right to evict and notify appropriate authorities. If there is balcony climbing, in any form, throwing pitching or tossing objects from balcony at condos, possession or use of a fire arm, illegal narcotics, tampering with fire/burglar alarm equipment and devices, stolen credit card, false ID's, underage consumption of alcoholic beverages on property, contributing to the delinquency of minors including but not limited to underage drinking on property, possession of kegs on subject property, jumping or rough play in elevators, malicious destruction or theft or damage of any property, indecent exposure, physical altercations, noise complaints, continued violations of any terms of this agreement or any rules/regulations of the HOA/Development/Condo building you are staying in.

Acceptance of Rental, Mechanical Failures, Service Provider Failures:

In the event of a failure of item in rental property, we will make every effort to fix said item however are under no legal requirement to do so. We are not responsible for service outages caused by private vendors, outside agency. (Examples: Power Company, Water Company, Internet, phone, cable providers, etc.)

Hot Tubs:

If applicable, only on rentals equipped with Hot Tubs: The Hot Tub will be inspected after each rental. If any items such as food, alcohol, soaps or bath products, etc., are found in the Hot Tub, you will be charged an excessive cleaning fee of \$150. Damage to the HOT TUB Covers will result in a \$350 charge. Covers should remain on the Hot Tub at all times when not in use. Children under the age of 16, pregnant women and persons with heart conditions or skin sensitivities should not use the Hot Tub. Remove all jewelry before entering the Hot Tub. We are not responsible for death or injury caused by the use of the hot tub.

Liability:

You assume any and all liability for use of this rental property. We shall not be responsible for any injury caused by your failure to properly use anything on the property you are staying in. We also do not hold any responsibility for any items you lose, forget or leave in your car during your stay. If items are found in the unit after your stay, you will be notified. They can be returned to the address you specify. There will be a shipping charge, plus \$25 handling fee.

BY PAYING THE RENTAL FEE YOU ARE ACCEPTING ALL TERMS AND CONDITIONS OF THIS RENTAL AGREEMENT. Your address is recorded in our payment system for verification. If for any reason any terms of this rental agreement are broken owner or manager, may reserve the right to evict guest for violation and forfeiture of any rental amounts paid. You understand all above information and acknowledge of refunds for property, acts of God, nature, and cancellation after the 30 day window.

PAYMENT AND CANCELLATION

Payments:

Until first payment and or reservation fee is paid the property is not considered rented or held. By making payment you understand and agree to all terms of this rental agreement.

FINAL payment is due within 14 days of check in. Should final payment not be paid 14 days prior to check in owner/property manager reserves the right to cancel rental and guest shall forfeit any funds paid.

Cancellations:

The following policy applies to cancelled reservations:

- *Bookings cancelled at least 14 days before the start of stay will receive 100% refund.**
- *Bookings canceled at least 7 days before the start of stay will receive a 50% refund.**
- *Bookings cancelled due to Covid-19 closures at the vacation rental property or beach, the refund will be 100%**

Any cancellation within 6 days or less, of arrival, are not guaranteed or promised a refund.

Travel insurance is available and can be purchased up until final payment.

Travel Insurance is **non-refundable after the 10-day free look period following purchase*

X _____ Date _____
Rental Guest

Please return the signed Rental Agreement using one of the options below:

1. Electronically by Adobe Sign, echosign@echosign.com (this e-sign is automatically sent to your email address on record following initial payment.)
2. Email: Gulf2beach1@hpeprint.com
3. Mail: Gulf2 Beach Vacation Rentals
2700 South McKenzie Street
Foley, AL 36535

Rev. 05/03/2020