

Guest Rental Agreement
Long-Term Rental Policy (Thirty Days or more.)

With Gulf2beach LLC
175 Northshore Place
Gulf Shores, AL 36542
Reservations@Gulf2Beach.com
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www.Gulf2Beach.com
Text ONLY: 251-202-9277

Rental Guest: _____
Arrival: _____ Departure: _____
Condo: _____ Unit # _____
Address: _____
Number of Occupants _____ Number of Cars _____

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: 10:00 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.

- **SHOULD YOUR RENTAL HAVE KEYS OR REMOTES, THEY MUST BE LEFT ON THE KITCHEN COUNTER IN THE UNIT. IF NOT, *THE GUEST OF RECORD WILL BE BILLED***
- **SMOKING IS NOT PERMITTED** anywhere on the premises.
- **No luggage carts allowed inside the unit. If damage is beyond coverage, you will be notified and credit card on file 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 rental 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. Additionally, parking pass pricing is based on property's homeowner's board and subject to price changes prior to your arrival.
- Parking along the beach is limited. Most properties have a restriction of 1 to 2 cars per reservation. This is determined by each condo association. There are NO exceptions. Also, boats, trailers, RVs, motor homes, jet skis, and golf carts ARE NOT permitted in the designated parking area. The number of passes needed for each reservation must be prepaid prior to arrival UNLESS parking passes are available at property gate or office. Parking pass must be displayed on vehicle 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.
- Pets are not permitted unless specifically noted in your reservation. The pet breed and size must be pre-approved. If an unapproved pet is on property, you are subject to a fine.

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.

Hurricane Policy (If Applicable)

If the National Weather Service or local government, county, state officials issue a MANDATORY evacuation and your rental is within the scope of this evacuation order, located within that zone, a refund for the nights not stayed shall be processed. No refunds will be given otherwise. We highly suggest Travel Insurance if you are concerned about a Hurricane, during your stay.

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.)

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.

Damage: Renter is liable for any non-accidental damage to the property and agrees to accept charges to the credit card on file should damage occur during your stay.

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 60 days of check in or each month of stay. Should each monthly payment not be paid 60 days prior to month of stay, the owner/property manager reserves the right to cancel rental and guest shall forfeit any funds paid.

Cancellations:

Your Long-Term Reservation can be cancelled under the following conditions:

- *Bookings cancelled at least 60 days before the start of stay will receive 100% refund.**
- *Bookings canceled at least 30 days before the start of stay will receive a 50% refund.**

Any cancellation within 29 days or less, of arrival, are not guaranteed or promised a refund.

Travel Insurance is available and can be purchased up until final payment [60 days prior to arrival (first month of stay)].

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

X _____
Rental Guest

Date _____

Rev 10/08/2020