

Hunt's Treasure Rental Contract

I, _____ (the renter), agree to rent from Doug and Pat Hunt, a beach house in Treasure Island Subdivision, Freeport, Texas. Total number of people in my party is _____, which includes _____ adults and _____ children. We will be arriving on _____ and departing on _____. Check in time is 3:00 P.M. and check out time is 10:00 A.M.

Call for KEY CODE prior to check in date once all payments and copy of this agreement is returned to Owner.

Beach House Rules and Regulations

1. Agreement: Hunt's Treasure is a private vacation home owned by Doug & Pat Hunt (Owners). The Owners of Hunt's Treasure and the party listed above (Tenant) agree as follows: Tenant is an adult (over the age of 25) and will be an occupant of the unit during the entire reserved period. Other occupants will be family members, friends, or other responsible adults. Maximum number of guest at Hunt's Treasure is 9 and is not to be exceeded. Violation of this rule could result in eviction and complete forfeiture of security deposit and rental fee.
2. Damage/Reservation Deposit: A damage deposit of \$300 is required. This must be received within seven (7) days of booking the reservation along with 50% of the rental fee. The deposit is NOT applied toward rent; however, is fully refundable within (14) days of departure, provided the following provisions are met.
 - a. No damage is done to unit or its contents, beyond normal wear and tear. Owners strive to maintain property in optimum working condition. Should a mechanical malfunction occur during your stay, please notify Owners immediately. Hunt's Treasure operates on a septic system. Do not put anything other than toilet paper in toilets at any time.
 - b. All debris, rubbish, and discards are placed in dumpster. All dishes are to be cleaned and returned to appropriate shelves. All linens and towels are to be laundered and returned to shelves. Beds are to be remade with comforters only.
 - c. All keys are left on the bulletin board hooks, in lock box and the house is locked.
 - d. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by Treasure Island. Any act which interferes with neighbors' right to quiet enjoyment could result in eviction.
3. Payment: Please make payments online through VRBO / Home Away
4. Cancellations: A (30) day written notice is required for cancellation. Cancellations or changes made within 30 days of arrival date forfeit full advance payments.
5. Refund Policy:
 - a. Severe Weather / Acts of God:
 - i. Only if The National Weather Service orders mandatory evacuation in a "Tropical Storm/Hurricane Warning area" and /or area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," will be the first refund day.
 - ii. any unused portion of rent from a guest currently registered
 - iii. any unused portion of rent from a guest that is scheduled to arrive, and wants to

- shorten their stay, to come in after the Hurricane **Warning** is lifted; and
- iv. Any advance rents collected or deposited for a reservation that is scheduled to *arrive during the "Hurricane Warning" period*
- v. No refunds will be given due to inclement weather of any kind, mosquitoes, beach or surf conditions, poor fishing conditions etc.

6. **Renters Liability:** The renter agrees to accept liability for all damages caused to the property (other than normal use) by renter or renter's guests. If damages or extra cleaning are in excess of damage deposit, Renter agrees to reimburse Owners for all cost incurred to repair or replace the damaged items within 30 days.
7. Owners do not assume any liability for loss, damage or injury to any persons occupying property or the personal property of such persons. Renter agrees to use caution when occupying property and ensure appropriate supervision of children.
8. We ask our guests to please take care of the house as if it was their own. Information provided may change without notice due in part to items that may be lost, misplaced or broken. Lock doors and turn AC on 82* when leaving.
9. Recreational Vehicles are not allowed in subdivision.
10. **Addresses and Contact Information:** Doug and Pat Hunt, 1924 CR 401, Friedheim, MO 63747

Cell: Doug (573) 390-5200 Pat (573) 517-1072

E-mail: rental@huntstreasure.net

| | | |
|-----------------|----------------|----------|
| I agree to pay: | Rental Fee | \$ _____ |
| | Tax-10% | \$ _____ |
| | Damage Deposit | \$ _____ |
| | House keeping | \$ _____ |
| | Total | \$ _____ |

By Signing Below, I agree to all terms and conditions of this agreement:

Signature (Renter): _____ Date: _____

Address: _____

Email: _____

Cell Phone: _____