

SHORT TERM VACATION RENTAL LEASE

This contract is between Don Doty, owner of Sunset and Renter.

Rental is for Sunset, 713 Panferio, Gulf Breeze, FL 32561, for the following lease period.

Name of Renter _____

Renter will be emailed up to date check-in and check-out information after final payment and this contract is signed and returned.

Check-in is at 4:00 P.M.

Check-out is at 10:00 A.M.

_____ through _____

Mailing Address of Renter;

Email _____

Number of Adults ____ Number of children? ____ Total ____ ***(Not to exceed 12 at any time.)***

Phone Number _____

What number will you be able to be reached on during your stay? _____

Please list two other contacts who will be staying with you and the phone numbers they may be reached on during their stay.

Contact's Name _____ Number _____

Contact's Name _____ Number _____

Renter must read and agree to the attached House and Neighborhood Rules, Pool Rules and Check-Out Procedure and inform and share this information with all other guests staying with renter.

Renter must provide a copy (picture) of Renter's drivers license and must be sent along with this contract if Renter has not already done so.

I understand and agree to all things stated on this contract and the attached house and neighborhood rules as well as the check-out procedure.

Signature of Renter

Date

Contact info;
Main contact is Becky Doty 662-582-5531 or Don Doty 601-757-2859
dotybeachhouses@gmail.com

Lease page 1

SHORT TERM VACATION RENTAL LEASE

OWNER AGREES to:

Owner agrees to provide the premises in good order and ready for occupancy.

Lease `Page 2

RENTER AGREES to:

Make required payments as specified,
Leave the premises in the same condition, order and cleanliness as found.
Not bring or keep pets of any kind.
NO smoking or NO use of illegal drugs and substances.
Depart by 10:00 A.M. on departure date.
Not exceed number of guests stated on lease at any time.
Follow all house and neighborhood rules and any posted or verbal instructions.

DISCLAIMER:

Owner has in good faith made an effort to accurately present the property. Owner is not liable for any changes in the condition of the property, the weather, beach or surrounding environment, in shortage, defects, shortables, or stoppage in supply of electricity, water, gas, plumbing, cable television, internet, etc., which are out of owners control. The use of the premises is at RENTER'S own risk. Neither OWNER or OWNER'S AGENT are not responsible or liable for physical injury to RENTERS or guests of RENTERS, or RENTERS or guests of RENTERS use or operation of anything that causes damage to anything or anybody.

SECURITY/DAMAGE DEPOSIT

The deposit will not be returned until the Premises has been inspected following the RENTERS departure and found to be in good order. Damage to the premises, lost or stolen items and unauthorized costs incurred by the RENTER will be deducted from the deposit. If extra cleaning is required that charge will be deducted from the deposit.

The following will result in the entire forfeiture of the deposit; more than number of guests specified on contract are found or reported to be on the premises at any time, rowdy or rude behavior, rough housing or abuse of furniture, parties, evidence or reports of pets or smoking, illegal substances and drugs, drug paraphernalia, failure to take out garbage, vehicles parking or vehicle wheels on grass.

CANCELATION:

To receive a full refund, the RENTER must notify OWNER of cancellation not less than 60 days before arrival date of rental. Cancellation 59-30 days before arrival date, the OWNER must secure an alternate rental for full refund or Renter will only receive a half refund. Cancellation 29 days or less before arrival, the OWNER must secure an alternate rental or you will not receive a refund. Covid-19 refunds are only if rentals or travel is banned for your rental week.

INSPECTION:

OWNER or OWNERS AGENT may inspect the property at any time.

JURISDICTION:

This lease shall be construed in accordance with the laws of the state of Florida, before whose Courts there shall be sole and exclusive jurisdiction and venue to resolve any claims and/or disputes between OWNER and RENTER of any kind whatsoever which may arise from this Lease and RENTERS use and occupancy of the Premises, whether OWNER or RENTER, or both of them now or should hereafter become temporarily or permanently a resident of and/or be domiciled in any other locality otherwise having legal jurisdiction of the subject matter and /or of the parties.

EVICTION

The following will result in RENTER vacating the property immediately; DIVING or JUMPING from balcony, law enforcement is called, complaints from permanant neighbors and other renters in the neighborhood, more than number of guests specified on lease are found or reported to be on the premises at any time, rowdy or rude behavior, rough housing or abuse of furniture, disturbing the peace, nudity, bullying, parties, evidence or reports of pets, smoking, use of illegal substances, presence of drug paraphernalia, vehicle parking or vehicle wheels on grass or sand after warning has been given not to, giving out security codes to non renters, or any other actions that are deemed illegal, destructive or offensive. Intentional destruction or damage to property or verbal abuse towards OWNERS or OWNERS AGENT will result in legal action. Eviction will result in the entire forfeiture of the deposit, no refund of rental fees for remainder of days or any fees associated with that rental;