

# Guest Rental Agreement

## Between Beach & Bluff Realty and you, our guests

Please fill in all blanks checking for accuracy, read these two pages, sign to state your agreement & return completed form to us. Save it on your device, and either attach it to an email to us at [rentals@beachkauai.com](mailto:rentals@beachkauai.com) OR print & fax completed form to 888 777-0902. snail mail works too.

Name of the person making booking. This is the person financially responsible.

First Name  Last Name  House Name

Street Address  Check in (mm-dd-year)

City  State  Check out (mm-dd-year)

Zip code  Country

Mobile telephone  Home  Office

Email Address

Total # of adult  Total children under 16 exclusive of babies  Non- walking babies

List all guests, (including you) who will be staying in the house guests

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_

**We look forward to your visit to our 'ohana's wonderful home. Make sure the dates on the invoice emailed to you are correct. If there is a discrepancy in dates, please call or email immediately. Make sure those dates match what you put in the boxes above.**

Half the balance is due at the time of booking with the remaining due 60 days prior to your arrival as per your invoice. This completed rental agreement & your payment constitute a firm hold on your dates.

*(If you are making a reservation more than a year in advance, we will notify you if we have a rental price increase for the year of your reservation at the time we make the change and we can make adjustment to your last payment.)* If you do not pay your rent timely, we may at our option, cancel your reservation & return your money to you less the cancellation fee.

The Damage Protection policy does not cover excessive cleaning. If required, it will be deducted from your credit card. Only persons on the rental agreement may occupy the property. No events may be held on the property without prior permission & event agreement.

**Check in is at 3 PM, check out at 10 AM.**

Please read the cancellation fees on page two. If you are from VRBO or AirBnB, our cancellation policy exceeds those cancellation policies. If you do not agree to the cancellation policy, we will gladly refund your money within 4 days of booking. We do not refund for health reasons or weather events. We strongly suggest travel insurance. Call or email us to purchase travel insurance.

Please be aware that when you book this house or any accommodations by the ocean in Hawaii, not on a bluff such as Princeville, you are booking in a tsunami evacuation zone.

Beach & Bluff Realty  
7284 Koolau Road, Kilauea, Hawaii  
96754 Suzanne N. Kobayashi, R

Email: [rentals@beachkauai.com](mailto:rentals@beachkauai.com)  
808-828-1918, Kira ext. 1, Suzanne ext. 2  
Fax: 888 777-0902

## Policies

House Rules	You agree to abide by the specific house rules & check out procedures found inside the house. You agree to have no pets, shoes or smoking inside or cigarette refuse in the yard, no re-arranging furniture, quiet after 10 PM. At check out: turn off lights, etc. & leave no dirty dishes or trash. Main rule; have a good time!
Security Deposits & Damage Waiver Protection	<b>Damage protection waiver:</b> The Damage protection waiver is designed to cover unintentional damages to the rental unit interior that occur during your stay provided they are disclosed to management prior to or right after check-out by you or the cleaners. There is a maximum coverage of \$1000. Any damages that exceed \$1000 or are not covered, such as excessive cleaning, will be charged to the credit card on file.  If you would prefer you can call us to have a security deposit instead.
Check Out & Late Check Outs	Check out is at 10 AM. → If you really want to stay until the evening because you have a late flight out and you'd like to enjoy a last day at the beach, shower, eat and pack, we suggest you rent the house for an extra day since then you may leave whenever you want. The next guest cannot check in if you will be in it late. →If you would like to stay late, but it is not critical to you, and you don't want to pay for an extra day, we will try to accommodate you. Let us know before you come and again a couple of days before you are due to check out and if no one else one has booked the day after your check out, and the housekeeper can accommodate the change, you may stay late. There is an additional charge of \$75 for the day use plus tax.
Entry Info	You will be emailed the specific directions and a lock box number for the key when we receive your final payment. You may check in any time after 3 P.M. There is a charge for lost keys & entry assistance.
Cancellation & Act of God or Nature	If you cancel with more than 60 days notice, your money less the cancellation fee will be returned to you. The cancellation fee is \$100 plus 3.5% of you total booking or 10% of your total booking cost, whichever is more. →If you cancel within 60 days of your arrival & we are able to re-book the same dates, we will return your money less the cancellation fee. We always try to re-book, but the less notice, the smaller the chances. Whatever part of your time we re-book, we will credit to you. What we cannot re-book, you will be debited up to the amount of your total money received, plus cancellation fee. If non of your time is rebooked, you will lose your money, but we will refund the cleaning fee. However, bookings between 12-15 & 1-15 are non refundable. →Our goal is that the owners do not lose rent after taking their property off the market while giving you every opportunity to recoup your loss if we are able to rebook the time. Additionally, you may purchase travel insurance, which is strongly recommended. We do not refund any money for vacation time missed because of weather related incidents such as, but not limited to, road closures due to flooding, blockage etc. or storms/hurricanes, as well as your family situations, which may include health situations or death in the family.
Extra Guests	Each house has a standard occupancy set by the owner, but some of the houses can accommodate extra guests. There is an extra guest charge, per guest, per night.
Long Stays (over 2 weeks) & Multiple Houses	<ul style="list-style-type: none"> <li>If you will be staying longer than 2 weeks, you may be required to have mid stay cleans. 15 nights = one mid stay clean, 22 nights = 2 mid stay cleans, 29 nights = 3 mid stay cleans. You will be charged by the hour. You will arrange the time and payment directly with the housekeeper after you arrive. These mid-stay cleans are separate from the usual out-cleans which occur after our guests leave which fee is collected up front.</li> <li>If you are renting more than 1 house, you are responsible for leaving everything in the house where it started. Items removed from one house and left in another will inconvenience future guests, in addition, the houses have different owners. You will be charged if we have to sort out rearranged items from various houses.</li> </ul>

By signing by hand or typing in your name, you acknowledge your agreement to terms & policies herein on these 2 pages and that you & all others with you will abide by these terms & polices.

Sign

Date

Beach & Bluff Realty  
7284 Koolau Road, Kilauea, Hawaii 96754  
Suzanne N. Kobayashi, R Principal Broker  
Voice: 808 828-1918 Fax: 888 777 0902

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