




# GUEST RENTAL AGREEMENT

Between Beach and Bluff Realty and you, our Guests.

 Please fill in all blanks accurately and sign on page 2 to state your agreement. Return completed form by using the **Submit** button at this form's end. (A dialog box will appear, choose your preferred email account. An email with the completed form will then be saved in your drafts folder. Open the draft and hit send.) If this does not work for your system, save form to your computer and email to [rentals@beachkauai.com](mailto:rentals@beachkauai.com) or fax to 888-777-0902. You can also mail your agreement to our address below.

**Return this rental agreement within 4 business days to retain your reservation dates.**

The contact information you provide here must be for the financially responsible Guest:

First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Rental House Name \_\_\_\_\_ Your address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Country \_\_\_\_\_

Zip code \_\_\_\_\_ Check in \_\_\_\_\_ Check out \_\_\_\_\_

Mobile telephone \_\_\_\_\_ Home \_\_\_\_\_ Office \_\_\_\_\_

Email Address \_\_\_\_\_

Total #of **adults**          Total #of **children** under 16 exclusive of babies          #of Non-walking babies

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

- |          |          |          |
|----------|----------|----------|
| 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 and match your dates requested above. If there is a discrepancy in dates, please call or email immediately.**

Half the balance is due at the time of booking with the remaining balance 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 adjustments to your last payment.) If you do not pay your rent on time, we may at our option, cancel your reservation & return your money to you less the cancellation fee.

The Damage Protection Waiver does not cover extra cleaning. If required, it will be charged to 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 booked through VRBO or AirBnB, our cancellation policy exceeds those cancellation policies.** If you do not agree to our 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, that you are booking in a tsunami evacuation zone.

# Policies

## House Rules

You agree to abide by the specific house rules & check out procedures found inside the house and emailed to you prior to arrival. 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 Protection Waiver

The Damage Protection Waiver is designed to cover unintentional damages to the rental unit that occur during your stay provided they are disclosed to management prior to check-out by you. Any damages that exceed \$1000 or are not covered, such as extra cleaning, missing or damaged property, will be charged to the credit card on file.

If you would prefer, you can call us to arrange a \$1000 security deposit instead.

## Check Out & Late Check Outs

Check out is at 10 A.M. If you really want to stay later 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 so you may leave whenever you want. The next Guest cannot check in on time if you check out late.

If the home is not booked the day after your check out, and the housekeeper can accommodate the change, you may stay later for an additional charge of \$75 + tax for the day use.

## Entry Info

You will be emailed 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 your total booking or 10% of your total booking cost, whichever is more. However, bookings made between Dec. 15 & Jan. 15 are non-refundable. Get [travel insurance](#) to be safe.

→ If you cancel within 60 days of your arrival & we are able to rebook the same dates, we will return your money less the cancellation fee. We always try to rebook, but the less notice, the smaller the chances. What we cannot rebook, you will be charged up to the amount of your total money received, plus cancellation fee. If none of your time is rebooked, you will lose your money, but we will refund the cleaning fee.

→ 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 your canceled 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 which is typically collected after booking.

## Long Stays (over 2 weeks) & Multiple Houses

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. These mid-stay cleans are separate from the usual out-cleans after our guests leave.

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.

**By signing by hand or typing in your name, you have read, understand and agree to ALL the terms & policies herein on these 2 pages and that you & all guests at the property will abide by these terms & policies.**

Sign \_\_\_\_\_

Date \_\_\_\_\_

**Submit**