

GUEST RENTAL AGREEMENT

Between Beach and Bluff Realty and you, our Guests.

Aloha John! We look forward to your visit to our ‘Ohana’s wonderful home.

Hawai'i requires this Vacation Rental Agreement. Your deposit **AND** this signed agreement finalize your dates.

Please verify all details below and e-sign to state your agreement within 2 days of Monday, November 02, 2026.

If there is a discrepancy, please contact Ray or Grace at 808.652.0308 or rentals@beachkauai.com.

Res. #RES-12345 for **Hanalei or Princeville** on **Kaua’i**

with **Check in:** after 3 PM on **1/1/2025 / Check out:** by 10 AM on **1/3/2025**

Standard occupancy* of **Lock Code (2) / Maximum occupancy*** of **9** *Extra Guest Fees apply above standard occupancy.

Multi-Home Rentals**; Are you renting multiple homes with us in coordination with others you know?

If so, what other homes will be rented? If not, Put N/A: *

Contact information for the financially responsible adult Guest (21+ years old):

Name: John Smith, Mobile: (555) 555-5555 **Alt. Emergency #:** *

Home address: 123 Customer Ln., Apt 1, Anywhere, CO, 12345 **Email:** Customer1@email.com

List all guests, (including you as #1) who will be staying in the home:

*

Total # Adults (18+) : * Total # Non-Infant children under 18 : Total # Infants (Non-walking children) : *

POLICIES: Initial each section of the 7 sections to confirm you have read, understand, and agree to ALL 7 sections, and that every guest will comply.

1- Payment

- 50% due at booking; balance due 60 days before arrival, per your invoice at the bottom of your emailed reservation confirmation.
- Booking more than a year out: we'll notify you of any rate increase for your stay and adjust your final payment.
- Late payment may result in cancelation and refund, less a cancelation fee.

***Initials**

2- Cancelation, Refunds & Travel Insurance

We strongly recommend Travel Insurance for all stays: https://www.beachkauai.com/travel-insurance . If you purchased it when offered in your booking process, an amount will be listed here: $0.00. **If you want or need more cancelation flexibility** than outlined here, **we strongly recommend Travel Insurance.** To add it, please contact us as soon as possible for your options.

- **FULL REFUND:** With more than 60 days written cancelation notice.
- **NO FEFUNDS for:**

- any cancelations with 60 days or less notice.

- any stay with dates between Dec 15 – Jan 15, regardless of cancelation timing .

- for weather; including but not limited to- flooding, road closures, tsunami, hurricane, utility or internet outage, illness, death in the family, or any other personal reasons.

***Initials**

3 - Directions, Arrival, Access & Departure

- **Check in** after 3 PM. **Check out** by 10 AM.
- **Directions and lockbox code** are emailed after your final payment. Fees apply for lost keys and lockout help.
- **Late checkout:** To stay later than 10 am on your check out day because you have a late flight and you'd like to enjoy a last day at the beach, shower, eat and pack, please rent the house for an extra day so you may leave whenever you want. Delayed checkouts impact owner maintenance, cleaning schedules and next guest arrivals. **If** the home is not booked the day after your check out, and the owner **and** housekeeper can accommodate a late check out request made at least 48 hrs before checkout, you **MAY** be able to stay a few hours later for an additional charge.
- **At check out:** Your rental has a guestbook with specific check-out tasks for your convenience; for example- turn off lights, fans, AC, etc., close windows, leave no dirty dishes or trash and rinse and stow dry beach gear.

***Initials**

4 - General and Specific 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.
- ***General*** House Rules; Main rule: have a good time! No shoes or smoking inside or cigarette refuse or animals on the property, no re-arranging furniture and quiet hours are 10 PM - 8AM. Do not feed any wild, stray or neighboring animals.
- Help us keep Kaua'i beautiful by **recycling** cardboard, paper, glass, #1 and #2 plastics, cans, etc.

***Initials**

5 - Events/Gatherings & Renting Multiple Homes with Us

- **No EVENTS or GATHERINGS** of people not listed above as your guests without a prior, approved written event agreement, and fee.
- **When **renting multiple homes** in coordination with others you know, return all indoor and outdoor items to the house it came from. Our homes have different owners and inventories and you will be charged if we have to sort out mixed and/or missing items.

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6 - Extra Guest Fee(s), Extra Cleaning Schedule for Long Stays

- ***Extra Guest Fee** (Trash Pick Up Day - Thursdays (2) per guest, per night) applies above standard occupancy and is typically collected after booking.
- **Stays over 2 weeks** require mid-stay cleans: 15–21 nights = 1, 22–28 nights = 2, 29+ nights = 3. Extra cleans are separate from the departure clean, and are arranged and paid directly with your cleaner during your stay.

***Initials**

7 - Damage Protection Waiver, Left Items, Tsunami Zone & Outdoor Security Cameras

- The **Damage Protection Waiver** covers **accidental** damage **you report to us in writing before checkout**, up to $1,000.
- Any damage over $1,000, unreported damage/missing items, or extra cleaning will be charged to the credit card on file. Prefer a $1,000 security deposit? Call us.
- **Forgotten personal items** are held 7 days. Email us a USPS, UPS, or FedEx label within 7 days and we'll ship them for a $30 handling fee.
- This home, like all Kaua'i rentals near the ocean and not on a bluff like in Princeville — is in a tsunami evacuation zone. Evacuation instructions are posted inside each home.
- Some homes have outdoor motion-activated security cameras monitoring the driveways and open yard areas to help ensure only registered guests are on the grounds.

***Initials**

This is a required Rental Agreement between **John Smith** and Beach and Bluff Realty,

Ray Charles Meek, RA -  , Suzanne Kobayashi, R Date: _____