



theCondo Rental Contract Agreement

4453 S. Atlantic Avenue #507 Ponce Inlet, FL 32127 United States
<http://theCondo.rent/>

Dear Guest,

Thank you for choosing our home for your vacation. We hope you have a pleasant stay!

The property is located at:

*4453 South Atlantic Avenue #507
Ponce Inlet, FL 32027
United States*

Your confirmation is as follows:

Check-in _____ after 3 p.m. (no early check-in)
Check-out _____ by 10 am

Number of Adults _____

Number of Children _____

Pets: Not Allowed [*please see **Addendum B** for all property rules*]

Your deposit of \$ _____ is due immediately.

Rental rate and fees are as follows:

\$ Rental _____ 0.00
\$ Damage Deposit _____
\$ Cleaning _____
\$ Sales Tax (12.5%) _____ 0.00
**\$ Total _____ 0.00
VRBO FEE if paying thru their system _____ 0.00
**TOTAL if paying via VRBO (includes their service fee) _____ 0

**Total payment is due 35 days prior to check in day.

Please **sign and return** the attached **Short Term Rental Agreement** to:
<http://theCondo.rent/agreement/upload/>

When we receive your full payment and signed attached **Short Term Rental Agreement**, you will receive an "access" document a few days before your arrival.

Have a great vacation!



Short Term Rental Agreement

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This Short Term Rental Agreement (the "Agreement") is made by and between Paul Gieselman ("*Homeowner*") and _____ ("*Guest*") as of the date last set forth on the signature page of this Agreement.

For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:
4453 S. Atlantic Avenue #507 Ponce Inlet, FL 32127 United States

The property is furnished and includes: **[see Addendum C]**

2. Rental Party. The rental party shall consist of Guest and the following persons: *(please list rental party)*

(1) _____ (2) _____

(3) _____ (4) _____

(5) _____ (6) _____

3. Maximum Occupancy. The maximum number of guests is limited to **6 (six)** persons.

4. Terms of the Lease. The lease begins at 3 p.m. on _____ *(check-in Date)* and ends at 10 a.m. on _____ *(check-out date)*

5. Minimum Stay. This property requires a *3 night minimum stay*.

6. Rental Rules. Guest agrees to abide by the **Rental Rules [see Addendum B]** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the rules at times while at the property.

7. Access. Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.



Short Term Rental Agreement

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8. Rental Rate and Fees:

a. Deposit. A deposit of \$_____ is **due at time of reservation**.

\$300 of the deposit is for security/damage and shall be **refunded within 14 days** of the Check-Out Date provided no deductions are made due to:

- i. damage to the property or furnishings
 - ii. dirt or other mess requiring excessive cleaning; or
 - iii. any other costs incurred by Homeowner due to Guest's stay.
- If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.*

b. Rental Rate. Payment in full of the following fees shall be due prior to **35 days** of the Check-in Date:

\$ Rental Rate _____ 0.00
 \$ Damage Deposit _____
 \$ Cleaning Fee _____
 \$ Sales Tax _____ 0.00
 \$ **TOTAL Due _____ 0.00
 VRBO FEE if paying thru their system _____ 0.00
 **TOTAL if paying via VRBO (includes their service fee) _____ 0

9. ****Cancellation Policy**. If Guest wishes to cancel his/her reservation, the Total Due will be refunded as follows:

100% if cancelled =>**35 days** prior to Check-in Date
50% if cancelled between **34-15 days** prior to Check-in Date
0% if cancelled less less than **15 days** prior to Check-in Date

10. **Insurance**. We encourage all renters to purchase traveler insurance. Below are some references you may contact to purchase such insurance:

- 1. <http://travelers.com/>
- 2. <https://allianztravelinsurance.com/>

11. Payment. Acceptable payment methods are PayPal or Credit Card.

- a. Using PayPal? Please visit: <http://thecondo.rent/payment/>
- b. Paying by credit card? Please fill out **Addendum A** attached or call.

By your (guest) signature on **Signature Page** (page 3 of 3), I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance. All parts of this agreement supersedes any other agreement implemented by VRBO or HomeAway.

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Short Term Rental Agreement Signature Page

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The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner

Paul Gieselman

(print) (homeowner)

(signature) (homeowner)

Date _____

Best Telephone # 318-759-7833
(homeowner)

Guest

(print) (homeowner)

(signature) (homeowner)

Date _____

Best Telephone # _____
(guest)



Addendum A - Paying by Credit Card

Type of credit card: _____

Name on credit card: _____

Credit card billing address _____

Credit card number: _____

Credit card expiration date: _____

CVV (security) code: _____

Would you rather use trusted PayPal?
visit: <http://thecondo.rent/payment/>





Addendum B - Rental Rules

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1. No smoking please.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
3. The unit is privately owned; the owner is not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
4. Keep the property and all furnishings in good order.
5. Only use appliances for their intended uses.
6. Pets: Pets are NOT allowed.
7. Parking Passes: Parking passes are located inside the unit. Renters must display parking pass on the rear view mirror at all times. Failure to display may result in towing of vehicle at renter's expense. Leave the parking passes inside the unit upon departure.
8. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
9. Pool Rules:
 1. *Pool hours are 8:00 am to 11:00 pm*
 2. *A responsible adult swimmer shall accompany children under twelve (12) years of age*
 3. *All persons using the swimming pool do so at their own risk.*
 4. *All persons must shower thoroughly before entering the pool.*
 5. *No floats, balls, toys or other objects, except swimming aids attached to the swimmer are permitted in or around the pool.*

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Addendum B - Rental Rules

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6. No running shall be permitted in the pool area.

7. No food or beverages shall be brought to or consumed in the pool area except by the written consent of the Board of directors. No glass containers or glass objects shall be permitted in the pool area.

8. Persons using suntan oil, lotion or any other similar substance shall not use pool side furniture unless such furniture is completely covered by a towel or other protective material.

10. Noise: All noise, including, without limitation, talking, singing, television, radio, record player, tape recorder musical instrument, shall be kept at such volume level that said noise is not audible outside of the boundaries of the Unit in which it originates.

11. Balconies, Windows and Doors: Nothing shall be dropped, thrown, swept, or otherwise expelled from any window, door, or balcony. No towels, clothing or other fabric or rugs may be on or hung from or on any window, door balcony or terrace.

No barbeque grills are allowed on any balcony.

All loose or movable objects shall be removed from balconies or terraces upon notice of an approaching hurricane or other inclement weather characterized by conditions of high wind. Balconies, windows, and doors shall not be altered from the condition in which originally constructed including without limitation alteration by painting, screening, or installation of reflective materials.

Addendum C - Inventory

Item

Laundry Room

Red Shop Vacuum

Broom/Dustpan (on wall)

Swiffer (on wall)

Ironing Board & Iron

2 Fire Extinguishers

Kitchen

8 Red, White, Champaign Glasses

8 Short Regular Glasses

6 Tall Regular Glases

8 White Coffee Mugs

2 Tall Beer Glasses

6 Tall Plastic Water Cup

1 Plastic Pitcher w/ Lid

Small Glass Clear Bowl

1 Toaster

1 Crystal Bowl

1 Red Bowl

Coffee Pot

Red Oster Blender

1 Wood Cutting Board

6 White Large & Small Plates

6 Cereal Bowls

1 Baking Bowl

3 Clear Glass Rectangle Caseroel Dishes

1 Paper Towel Holder

8 Butter Knives/Spoons/Forks & Llittle Spoons

5 Sets of Red Chopsticks

8 Steel Steak Knives

Rolling Pin

Pizza Cutter

Can Opener

Peeler

Ice Ceam Scoop

Red Bottle Opener

Cork Screw

2 Scissors

3 Metal Baking Sheets

2 Plastic Cutting Boards

2 Blue Bowls (in lazy susan)

3 Pans

4 Pots

1 Plastic White Serving Dish

3 Knives/1 Cleaver (in knife bean holder)

Cookware (see photo)

2 R Magnetic Hot Mat

2 Coronitas (salt pepper shaker)

2 Strainers (one white/one metal)

Red Measuring Spoons Set

Red Measuring Cups

	Clear Measureing Cup
	2 Graters
	1 Red Tea Kettle
	1 Wood Mortar & Pestle
	1 Fake Grass
	1 Hot Mitten
	10 Kitchen Drying Towels
	1 Crockpot (above range)
	1 White Plastic Garbage Container(under sink)
	1 Silver Key Dish
	Entry Rug
	2nd bedroom
	2 Twin Beds
	1 49" LG TV & 1 Remote
	One Chest of Drawers
	1 Black Lamp Table
	1 Lamp
	1 Power Strip
	4 Sets of Twin Sheet Sets (including those on bed)
	7 Towels in Closet
	1 Twin Bed Strap & 1 Foam Bed Bridge (for joining twins)
	1 Digital Antenna (black on wall behind in TV)
	4 Pillows
	Main Bathroom
	1 Gair Dryer
	1 Black Garbage Can
	1 Toilet Bowl Cleaner
	Two Sets of Towels (large, medium, small)
	White Rug
	Metal Shower Caddy
	Living Room
	3 Large Pillow (green, grey, blue)
	16 Coasters (total from around condo)
	3 Ottoman Balls (red, green, yellow)
	6 Placemats
	1 Vase + 3 Leaves and 1 Flower Inside the Vase
	Deck of Cards
	1 60" TV
	2 Remotes
	Apple TV w/ Silver Remote
	Router & Modem Cable Box
	Suggestion Box
	2 Power Strips (either side of couch)
	4 Barstools
	1 Black Chair
	1 Black Couch
	Green Rug
	3 Round White Coffee Tables
	1 Colorfull Tall Lamp
	Master Bedroom
	"Asian" Tall Lamp
	2 Fake Grass
	1 Pummice Rock

	2 Lamps
	1 Ozeri Fan
	1 King Bed (2 power strips attached)
	1 Chest of Drawers
	3 King Sheet Sets (including on bed)
	1 Blue Blanket (master closet)
	16 Black Plastic Hangars
	2 Remotes
	1 50" TV
	1 cable box
	6 Large Towels
	5 Medium Towels
	4 Wash Cloths
	1 Hair Dryer
	6 Pillows
	Black Blanket
	2 Pillows for Sofa Bed