

Wren Beach Rentals
WaterColors Rental Agreement

This is a rental agreement between Judy and William Wren, owners, and _____, renter(s), regarding **WaterColors**, located at 3061 South Ponte Vedra Boulevard (A1A), Ponte Vedra Beach, FL 32082.

Reservation/Payment: For rentals of 1 week or less, a \$500 deposit is due within 5 business days from the time the reservation is made. For rentals of 2 weeks or more, an additional \$500 deposit is required. The remaining balance is due 8 weeks prior to the arrival date. For reservations made within 60 days of arrival, full payment is due within 5 days.

Damages: An accidental damage waiver is included in your Wren Beach Rental reservation. The damage waiver covers up to \$1000 of accidental damage per stay. All damage, outside of what is deemed normal wear and tear, must be reported prior to your departure. If damage is not reported, this waiver is void. Should Wren Beach Rentals deem the damage to be intentional, the guest will be held responsible for the repair, replacement, and/or cleaning. Upon arrival, guests should inspect the property and report any noticeable issues as soon as possible.

Events: Please inquire about events you are planning when making a reservation. Otherwise, no parties or large gatherings are permitted at any time. We reserve the right to refuse rental, cancel an existing reservation, or terminate occupancy without refund if, in our opinion, your actions will be detrimental to the property.

Cancellations: When a reservation is made, refunds are made ONLY if the house becomes uninhabitable OR if the owners are able to re-rent it for the same period and amount as the original booking. Refunds due to renter-initiated cancellations are subject to a 10% administrative fee. We encourage you to obtain trip cancellation insurance.

Hurricane Policy: Hurricane refunds will be issued only if a mandatory evacuation in our immediate area (St. Augustine to Jacksonville) is given. In this situation, we will refund (a) any unused portion of rent from a guest currently renting the house; (b) any unused portion of rent from a scheduled renter who wants to arrive after the hurricane order is lifted; or (c) any advance rents collected for a renter scheduled to arrive during the mandatory evacuation period.

Smoking: All of our homes are non-smoking. Please dispose of remnants appropriately when smoking outside.

Pets: WaterColors is a pet friendly home with a fenced dog yard. Our beaches are pet friendly, although dogs must be leashed. You must sign a pet agreement and pay the pet fee. You are responsible for cleaning up after your pets on the beach, in the yard, and in the house. Dogs are not allowed on beds or furnishings. Bring your own doggie blankets!

Check-In Procedure: Check-In time is 4 pm of your arrival day. Instructions will be provided in the Welcome Package once fees have been paid. No early arrivals are allowed without the permission of the owner.

Check- Out Procedure: Check-Out time is 10 am on the morning of your departure. You must vacate the home by 10 am to allow us time to prepare for the next arrival. Please assist by bagging all opened food from the pantry, refrigerator and freezer; start at least one load of laundry in each washer; start the dishwasher; and bag all trash. Late check outs must be arranged with the owner prior to the check out day.

Furnishings: Each beach house is privately owned and reflects the individual owner's personal taste. All homes are equipped with basic items such as TVs, Internet, bed and bath linens, cookware, flatware, microwave, toaster, blender and coffee maker, gas grill, propane gas, beach chairs & beach towels. Contact us to learn more about specific items.

Phones: WaterColors has free long distance service within the US. The house phone number is 904-823-2177.

Parking: Park in the paved areas only. Parking on the grass will damage the lawn and buried gas and septic systems. Cars parked on the road side are likely to be ticketed and/or towed. WaterColors can accommodate up to 6 vehicles.

I have read and agree to the above conditions of this rental agreement.

Renter signature

Date

WaterColors Renters List

Only people listed below can stay in the house over night. Additional names must be disclosed prior to the arrival date. No more than 13 (plus crib baby) can be accommodated. Persons under 25 must be accompanied by a parent or guardian. Reservations made under false pretense will result in forfeiture of payments and vacating the house.

Name:	Age (if minor)	Name:	Age (if minor)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

RENTER INFORMATION

Name _____ Phone _____ Email: _____

Address _____ City _____ State _____ Zip _____

Arrival on ___/___/___ no earlier than 4 PM
(Mo/ Day / Year)

Departure on ___/___/___ no later than 10 AM.
(Mo/ Day / Year)

FEES DUE

Rent: \$ _____; Pet Fee: \$ _____; Cleaning Fee: \$250; Processing Fee: \$ _____; Tax (10.5% of all fees): \$ _____

Total: \$ _____. A reservation deposit of \$ _____ is due within 5 business days in order to reserve the house.

The remaining balance of \$ _____ is due on ___/___/___ (8 weeks prior to arrival)
(Mo/Day/Year)

Full payment is due if arrival date is within 60 days of the reservation date.

Indemnification Agreement: Renter hereby agrees to indemnify, defend, and hold harmless Judy and William Wren ("Owners") and Wren Beach Rentals, Inc. from and against any and all claims, damages, expense (including, attorneys' fees) or liability arising from Renter's actions during the term of this Rental Agreement, the performance of any repair, renovation, or maintenance to the property, or otherwise from the Renter's (or any contractor, agent, employee, invitee or guest of Renter) use or occupancy of the property. This indemnity will include, but not be limited to, claims or liabilities asserted against Owners based upon negligence, strict liability or other liability, however founded, by any third party, and all costs, attorneys' fees, expenses, and liabilities incurred or paid by Owners in the defense of any such claim. Owners may defend any such claim at Renter's expense by counsel selected by Owners. Furthermore, as a material part of the consideration to Owners for the entering into this Rental Agreement, Renter assumes all risk of damage to property or injury to persons in, upon, or about the property arising from any act or omission of Renter, Renter's agents, employees, contractors, licensees, guests and invitees. In the event of termination of this Rental Agreement, Renter agrees that all indemnification provisions of this Rental Agreement shall survive any such termination.

I attest that I am over 25 years of age. I also agree that if I require a pet friendly or event home, I have disclosed that information and am aware of the associated fees and penalties for not disclosing such requests.

Renter Signature: _____ Date: _____

PLEASE COMPLETE RENTER INFORMATION, SIGN, AND SEND ONE COPY TO:

Judy Wren, 112 Broad Way, Ponte Vedra Beach, FL 32082

Phones: 904-686-1399 (H/O); 904-504-1632 (cell); Email: judy@wrenbeachrentals.com

Checks should be made payable to: **Wren Beach Rentals**

A copy with the owner's signature will be returned to you for your records.

Owner's Signature: _____ Date: _____