

**Wren Beach Rentals**  
**Sandpiper's Nest Rental Agreement**

This is a rental agreement between Judy and William Wren, owners, and \_\_\_\_\_, renter(s), regarding **Sandpiper's Nest**, 3007 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:** Sandpiper's Nest 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. **Damage caused by pets does not fall under the damage waiver and you must pay for any pet issues, such as soiling rugs, chewing furniture, etc.**

**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 the home 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 taste. All homes are equipped with basic items such as TV, gas grill, and Internet. Check with us regarding specialty items.

**Phones:** Sandpiper's Nest has free long distance service within the US. The house phone number is 904-829-6029.

**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. Sandpiper's Nest can accommodate up to 4 vehicles.

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

\_\_\_\_\_  
Renter signature

\_\_\_\_\_  
Date

