

Please make sure you read this completely

Rent a Gulf Condo Reservation/Occupancy Agreement

Reservations: To book your reservations you can e-mail us at inquire@rentgulfcondo.com . When we receive your reservation request by e-mail or by phone, we will e-mail, or mail you a rental agreement and request for payment to complete your reservation. The condo is not booked nor confirmed until we receive your reservation deposit and signed Occupancy Agreement. Major Credit Cards are accepted. Please initial in the designated places, sign below, complete the application, and send, fax, or email all 3 pages to the address/fax listed on the application.

1. **CHECK-IN TIME** IS AFTER 3 P.M. CST AND **CHECK-OUT** IS 10 A.M. CST. NO Early Check-ins.
- _____ 2. This is a **NON SMOKING** unit. Evidence of smoking will incur an extra \$50 cleaning fee.
- initial _____ 3. **PETS**-Pets are not permitted in the rental unit under any conditions.
- _____ 4. **AGE OF RENTERS**- Renter(s) must be at least 25 years of age. We will not rent to vacationing students or
initial singles under 25 years of age. All occupants of the unit must be closely and personally supervised by the Renter(s). Renters agree to show proof of identity and age if asked. Any reservations obtained under false pretenses may be subject to loss of deposit and paid rent and immediate eviction.
- _____ 5. **LENGTH OF RENTAL**- THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM CHARGE. A 3 night minimum
initial length of rental is required during Spring, Summer, and Fall seasons. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.
- _____ 6. **RESERVATION DEPOSIT**- A reservation deposit of 20% of your total rent, minimum \$200, is required in order
initial to book the property and is payable via MasterCard, VISA, or Discover. This deposit is applied to the rent of the condo so it is not treated as a security deposit nor is it refunded following your departure. Your credit card serves as your security deposit.
- _____ 7. **LOCKOUT FEE** –In the event a guest is locked out and requires someone to come and let them in the condo,
initial there will be a lockout fee of \$20 (8am-8pm) or \$30 (8pm-8am) payable to the person who comes and there will be a \$10 charge to replace a lost key.
- _____ 8. **PAYMENT** –Make payments in the form of Visa, MasterCard, or Discover. Payment in full is required if
initial reservation is made less than 30 days before arrival date. If a reservation is made more than 30 days in advance, the BALANCE OF RENT is due 30 (thirty) days before your arrival date. If there is a balance due less than 21 days prior to the scheduled arrival date, the booking is voided and considered cancelled.
- _____ 9. **NIGHTLY OR WEEKLY CANCELLATIONS** - A thirty (30) day notice is required for cancellation. Cancellations
initial that are made more than thirty (30) days prior to the scheduled arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within thirty (30) days of the arrival date, forfeit the full advance payment and reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit. Renters are encouraged to insure their trip at [Insure My Trip](#) in case of emergency cancellations.
- _____ 10. **MONTHLY RESERVATION & CANCELLATIONS** – The condo can be rented monthly from November 1 through
initial February 28. Any other monthly rentals are at the discretion of the owners. Monthly renters must cancel thirty (30) days prior to check-in to receive a refund of advance payments. Monthly renters who make a change that results in a shortened stay must make the changes at least thirty (30) days prior to the changed time.
- _____ 11. **MAXIMUM OCCUPANCY**- The maximum number of guests per condominium is limited to six (6) persons.
- _____ 12. **GUEST RESPONSIBILITY**-Guests will be responsible for:
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 - a. Any damage done to the unit or its contents, beyond normal wear and tear.
 - b. Any contents which have become missing during their stay.
 - c. Any charges incurred during their stay that have not been paid.
 - d. Upon departure, removing all debris, rubbish, and trash to the dumpster on the property.
 - e. Upon departure, placing soiled dishes in the dishwasher and cleaned.
 - f. Upon departure, leaving parking passes and keys on the kitchen counter and locking the unit.Guests will be charged \$20 for each parking pass not returned and \$25 for each key not returned.
- _____ 13. **GUEST OCCUPANCY**-Guests are required to maintain an atmosphere conducive to the quiet enjoyment of
initial the area by any guests in surrounding accommodations. All rules and regulations of Romar Beach Condominiums and laws within Orange Beach, Alabama must be strictly observed. ABSOLUTELY NO HOUSE

PARTIES ARE ALLOWED. Violations of these responsibilities are grounds for IMMEDIATE EVICTION AND FORFEITURE OF RENT.

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14. **TAXES AND FEES** - Rates include a one-time linen-towel setup and parking passes for Romar Beach Condominiums. All rental rates are subject to an 11% lodging tax and \$75 cleaning fee per stay.
15. **DAMAGES**-Report any damage or breakage upon occurrence to 706-563-0053 or 866-563-0053 so the matter can be settled before departure. Damages found by inspection upon departure will be billed and full payment for repairs will be collected via credit card.
16. **MAINTENANCE ISSUES**-Report all maintenance issues promptly by calling 706-563-0053 or 251-948-6037. Just as might occur at your own well-maintained home, mechanical failures and other breakdowns could occur. Every effort will be made to correct the situation; however, no refunds or rate adjustments will be made for mechanical failures.
17. **NO GUARANTEES**-Working condition of pools, air conditioners, cable TV, Internet service, TVs, VCRs, DVDs, appliances, elevators, etc. are NOT guaranteed. No refunds or rate adjustments will be made for mechanical failures and malfunctioning equipment. These amenities are extras provided in addition to the condo rental. Although all attempts will be made to correct the situation, some breakdowns cannot be prevented or repaired during your occupancy.
18. **OWNER'S CLOSETS**-Locked owners' closets located by the hall bath and on the patio are not included in the rental and therefore should not be accessed. They only contain items used by the owner to maintain the property.
19. **FIREWORKS**-Fireworks are strictly prohibited by law at the condo property.
20. **HOUSEKEEPING FEE & LINENS** – Your unit will be clean and ready for you when you check in. Daily housekeeping service is not included in the rental rate. Daily service may be available on request at an additional cost. The \$75 departure fee which is part of your total rate is for the exit cleaning to prepare for the next guest. Linens and bath towels are included in the unit. We suggest you bring beach towels with you. We do not permit towels, bed coverings, blankets, or linens to be taken outside or from the unit.
21. **RATE CHANGES** - Rates are subject to change without notice prior to confirmation.
22. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in or may be evicted. Information on the Renter Application must be true with no intent to deceive.
23. **RIGHT OF REFUSAL**-WE RESERVE THE RIGHT to refund Initial Reservation Payments, refuse rental, or to discontinue occupancy if, in our judgment, your occupancy is detrimental to the property.
24. **RIGHT OF ENTRY**-We reserve the right to enter the premises at any time for the purpose of inspection, repair, or management.
25. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.
26. **HURRICANE OR STORM POLICY** - No refunds will be given unless:
 1. The National Weather Service orders mandatory evacuation in a "Tropical Storm/Hurricane Warning area" and/or 2. A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - a. Any unused portion of rent from a guest currently registered,
 - b. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
 - c. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

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By Signing Below, I agree to all terms and conditions of this agreement.

Signature of Renter 1: _____ **Date** _____

Signature of Renter 2: _____ **Date** _____
(if applicable)

Renter Information

Unit 213
Romar Beach Condominiums
23060 Perdido Beach Blvd.
Orange Beach, AL 36561
Web: www.rentgulfcondo.com

Owners: Randy & Kathy Hall
4885 GA Highway 85
Ellerslie, GA 31807
Voice/Fax: 706-563-0053 or 866-563-0053
Cell: 706-566-0053
Email: inquire@rentgulfcondo.com

NAME(s) _____

HOME ADDRESS _____

CITY _____ STATE _____ ZIP _____

PH # (H) _____ (W) _____ (Mobile) _____

EMAIL ADDRESS _____

DRIVERS LICENSE STATE _____ NUMBER _____

DATE REQUESTED-Check in: _____ FOR _____ NIGHTS

Names & ages of all persons who will be occupying unit (6 maximum):

1 _____ 2 _____

3 _____ 4 _____

5 _____ 6 _____

Method of Payment: Visa/MasterCard/Discover

Name on Card _____ Expiration Date _____

Cardholder Billing Address _____

Card Number: _____

I/we acknowledge that I/we have read and understand the content and meaning of this Rental Agreement and the owner or manager has answered all my/our questions regarding this Agreement with me/us.

SIGNED _____ DATE _____

SIGNED _____ DATE _____