

LTD Vacation Property Group, LLC.

RENTAL AGREEMENT

Please read and sign to indicate agreement & acceptance of the terms & conditions of this rental agreement.

Vacation Property Rented: _____ Maximum Occupancy: _____

Renter's Name: _____

(If more than one adult is renting the house, the tenant listed above will be the primary contact & responsible renter of record)

Street Address: _____

City: _____ State: _____ Zip Code: _____

Home Telephone: _____ Cell: _____

This Rental Agreement is entered into by and between the "Renter" noted above, whether one or more, on the "Vacation Property" noted above, on this date: _____ and LTD Vacation Property Group, LLC. The "Renter" agrees to rent the subject property, with occupancy to commence no earlier than 3:00 PM of the date noted above and terminate at no later than 11:00 AM on this date: _____. The "Renter" is responsible for the full rental payment and applicable taxes required by law. A "Deposit" of 50% of the full rental payment is **due upon reservation** and the balance of the full rental payment, applicable pet fee and taxes are due no later than the day of check-in prior to occupying the "Vacation Property".

Minimum "Security/Damage Deposit" of \$500.00 or a credit card on file is required as a term & condition of this Rental Agreement.

Security/Damage Deposit: \$ _____ or Credit Card on File

Pet Fee (\$50.00 per dog): \$ _____

Deposit (50% of Full Rental Payment) \$ _____ (Due upon reservation)

Balance of Full Rental Payment Due \$ _____ (Due upon check-in)

Renter's Signature: _____ Date: _____

LTD Vacation Property Group, LLC.

RENTAL POLICIES

1. Cancellation Fee: A Reservation cancelled forty five (45) days or less prior to the date of check-in will result in the loss of the deposit. A Reservation cancelled greater than forty five (45) days prior to check-in will incur a processing fee of \$50.00. Any cancellation of three days (3) or less prior to the date of check-in will incur a charge of the Full Rental Payment. LTD Vacation Property Group, LLC., may waive the Cancellation Fee if a “re-booking” of an equal or greater stay is made at the time of Cancellation.
2. Documents: The following documents shall be completed and signed by the “Renter” prior to check-in: **Rental Agreement, Rental Policies and Liability Waiver and Indemnity**. The “Occupant List” shall have listed all of the occupants who will be staying at the Vacation Property noted during the period stated in the **Rental Agreement**. A “Renter” permitting person(s) other than those listed on the “Occupancy List” on the “Vacation Property” shall have terminated this the **Rental Agreement** and agree to immediately vacate the “Vacation Property” and will forfeit the right for any refund.
3. Policies, Guidelines, Rules, Regulations and Cautions: The “Renter” agrees to abide by all the “Policies, Guidelines, Rules, Regulations and Cautions”. It is the “Renter’s” responsibility to ensure that all the “Occupants” are familiar with and abide by all the “Policies, Guidelines, Rules, Regulations and Cautions, during the entire rental period. A copy of this information is contained within the information binder provided at each “Vacation Property.
4. Appliance Malfunction/General Damage: The advertised amenities are subject to change without notice. In the event of mechanical failure or a damaged or missing appliance or advertised amenity, LTD Vacation Property Group, LLC., will attempt to repair, replace or correct all reported mechanical failures in a timely fashion. LTD Vacation Property Group, LLC., or their Rental Managers will not guarantee or be obligated to repair, replace or correct any mechanical failure within the rental period or provide replacement or refunds in the event of any mechanical failure or missing amenity.

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RENTAL POLICIES

5. Financial Responsibility: The “Renter” assumes **all financial responsibility** for any and all damage or missing items during the rental period or for the **excessive cleaning fee**.
6. Check-Out Check List: Each “Vacation Property” is provided with a Check-Out Check List to assist the “Renter” in complying with the “Departure Instructions”. If the instructions are not followed and the “Vacation Property” is found to be in an “unsatisfactory manner” an **excessive Cleaning Fee of at least \$100.00 may be charged**
7. Departure Instructions: Prior to departing the “Vacation Property” at the end of the rental period, follow all the items listed on the “Check-Out Check List”.
8. Vacation Property Condition: The “Renter shall return the “Vacation Property” in the **same condition as received** except for “normal wear and tear”.
9. Early Departure: No Refunds will be given for early departures, including but not limited to early departures due to inclement weather.
10. Pet Policy: A maximum of two (2) dogs are permitted on the “Vacation Property” during the rental period. All dogs must be more than one (1) year old, “house broken”, properly vaccinated, and of a “friendly temperament” when in contact with people other than their owner(s). The “Renter” shall be wholly responsible for any damage caused by the dog(s) including the removal of animal waste in the immediate vicinity of the “Vacation Property” A “Pet Fee” of **\$50.00 per dog per rental period** shall be charged at the time of check-in. Any “undeclared” dog found to be on the “Vacation Property” the “Renter” shall be charged an “Undeclared Pet Fee” of **\$100.00 per dog**.
11. Telephone: A telephone is provided to call for emergency services. Local, 800 Numbers and incoming calls is available without charges. A list of emergency telephone numbers is provided at each “Vacation Property”.

Renter’s Signature: _____ Date: _____