

Rental Agreement for GulfShoresPlantation4u.com – Unit #2213

Please complete and mail this rental agreement to Wayne Webster, 110 Creekside Dr., Columbia, TN 38401.

As the renter of the said named unit, you agree to the following:

1. By renting this property, you are assuming all risks and liabilities for any damage done to person or property, agents, employees, or visitors occasioned by the present or future condition of the premises, both latent and manifest. We will not be responsible for accidents or injuries to guests or loss of money or valuables of any kind.
2. Your payment is due fourteen (14) days before check in, forty-five (45) days for monthly rentals. Non-payment of rent is considered a cancellation and subject to cancellation policy.
3. We cannot guarantee air conditioners, televisions, VCRs, appliances, etc. No refund or rate adjustment will be made for mechanical failures. In case of breakdown, we will strive to repair it as soon as possible after being notified by you of the problem. Report any problems immediately to our associates at Persnickety's Cleaning Service, (251) 978-8705 or (251) 948-6777. If unavailable you may contact us directly at (931) 334-5978. Do not report problems to Gulf Shores Plantation Management, as this is a privately owned unit and they are not responsible.
4. The phone in the unit has been equipped with a long distance block. You may make a long distance call by dialing 0 + number and charging it to the other party or to a calling card. The number in #2213 is (251) 540-8213.
5. If you become locked out of the unit, contact our associates at Persnickety's Cleaning Service, (251) 978-8705 or (251) 948-6777. If unavailable you may contact us directly at (931) 334-5978.
6. Linens are furnished, and are not permitted to be removed from condo. Replacement of lost or damaged or stained linens will be the responsibility of renter and deducted from your security deposit. No linens will be exchanged during your stay.
7. The total number occupying Unit #2213 cannot exceed six (6) adults. All guests must be listed on the rental agreement. There are no exceptions.
8. This is a non-smoking unit. Evidence of smoking in the unit (including the balcony) will cause forfeiture of the entire rent including deposit and immediate tenant eviction.
9. No pets are allowed in the unit or on the condominium premises. A pet or evidence of a pet will cause forfeiture of the entire rent including deposit and immediate tenant eviction.
10. This is a family-oriented condominium. No house parties are allowed. Violation of this rule will cause forfeiture of the entire rent including deposit and immediate tenant eviction.
11. We do not rent to groups of young people under the age of 25. No sororities, fraternities, school, or civic groups are allowed.
12. We reserve the right to not refund deposits, rents, refuse rentals, and discontinue occupancy if the terms of agreement are not met or if in our judgment your occupancy of the unit is detrimental to the property. The property may not be used for any unlawful purpose.
13. We reserve the right to enter the premises at any time for the purpose of inspection, repair, management, or showing to prospective buyers.
14. If you cancel or change occupancy dates on a daily or weekly rental, a thirty (30) day notice prior to arrival must be given. If you cancel or change occupancy dates on a monthly rental, a ninety (90) day notice prior to arrival must be given. Failure to do so will result in forfeiture of the deposit or rent, unless the unit is re-booked for the same rental period.
15. Rental for periods of inclement weather will not be refunded.
16. A maximum of two (2) cars per unit are allowed by the Gulf Shores Plantation Homeowners Association. Boats, trailers, jet skis, and motor homes must be parked in designated areas. Access to the complex and parking is controlled by a security guard.
17. Your deposit is placed in an account. This deposit does not apply to rent. The check for your deposit (less \$25.00 processing fee) will be mailed within fourteen (14) days after we receive the keys, provided there is no damage, the unit is left reasonably clean (dishes, cookware, etc. must be washed and placed in cabinets), trash is removed and placed in the proper outside container and all other terms of the rental agreement are met.
18. Check in time is 4:00 pm or later; Check out time is 10:00 am or earlier. There are no exceptions.

Your signature certifies that you have read this agreement and understand and agree to abide by it. Your signature also certifies that you are over the age of 25 and are financially responsible for any damage present during your tenancy dates. Any reservation made under false pretense will result in loss of deposit and rent.

Check In Date: _____ Check Out Date: _____

Name: _____ Number Adults _____ Number Children _____

Address: _____ Phone: _____

_____ Cell Phone: _____

E-Mail: _____

Signature _____ Date signed _____

Please include a copy of your Driver's License.