

**GUEST RENTAL AGREEMENT – Long Term  
Caribbean I, Unit #801**

1. Your \$250 deposit is due upon making your reservations along with this form signed. Your reservation will not be confirmed until we receive this form and your \$250 deposit.
2. Your full payment is due 1 month before check in, so that keys and parking passes can be sent to your home in plenty of time.
3. **MONTHLY** reservations require a **90 DAY NOTICE** prior to arrival for cancellation or changes. Without a **90 DAY NOTICE** the deposit will be held for loss of rent, unless the unit is re-booked for the same rental period.
4. Your deposit is placed in an account. This deposit **DOES NOT APPLY TO RENT. OUR CHECK** for your **FULL DEPOSIT WILL BE MAILED** within 14 days after we receive the keys back, provided there is no damage, the unit is left reasonably clean and trash is removed and placed in proper outside container.
5. By renting this property you are assuming all risk of and liability 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 injury to guest or loss of money or valuables of any kind.
6. We cannot guarantee air conditioners, elevators, televisions, VCRs, appliances, exercise equipment, other amenities, 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.
7. There is no phone in the unit. You will need to bring your cell phone(s) and charger(s).
8. Do not **hang** any items on the **balcony railing**. Do not place any **wet** items on the **carpet**.
9. If you become locked out, you will have to call a lock smith to open the unit at your expense. So, please, be careful to take a key with you when you leave. We will provide you with as many keys as you need at the beginning of your rental.
10. Linens are furnished but you will need to bring beach towels.
11. **DO NOT** bring luggage carts into the unit. They damage the floors and walls. Please remember to return the carts to the parking area promptly for others to use.
12. **THIS IS A NO-SMOKING UNIT.** Evidence of smoking in the unit will cause forfeiture of entire rent and deposit and immediate tenant eviction.
13. **NO PETS** are allowed in or on vacation property premises. A pet or evidence of a pet found on premises will cause forfeiture of entire rent and deposit and immediate tenant eviction.
14. **NO HOUSE PARTIES** allowed. Violations are grounds for tenant eviction without refund or rent or deposit. No sororities, fraternities, school or civic groups allowed. **WE DO NOT RENT TO GROUPS OF YOUNG PEOPLE UNDER THE AGE OF 25.**
15. **WE RESERVE THE RIGHT** not to refund deposits, refuse rental or to discontinue occupancy if in our judgment your occupancy of the unit is detrimental to the property. As we reserve the right to enter the premises at any time for the purpose of inspection, repair, management or showing to prospective buyer. Property may not be used for any unlawful purpose.
16. **PARKING** - A maximum of **TWO CARS** per unit are allowed by Caribbean I Condo Association. **Condos prohibit boats, trailers, jet-skis and motor homes from May 1st - September 30<sup>th</sup> (due to lack of space).** There is overflow parking available on a small lot across the street from the complex.
17. **There will be a \$5 charge for lost keys.**
18. **We are required to charge an 11% lodging tax on all rentals of 90 days or less.**

**YOUR SIGNATURE CERTIFIES** that you have read this agreement and understand and agree to abide by it. **YOUR SIGNATURE** also certifies that you are an adult and financially responsible for any damage by parties present during your tenancy dates. Any reservation made under false pretense will result in loss of deposit and rent.

Signature \_\_\_\_\_ Date signed \_\_\_\_\_

**GUEST INFORMATION**

**DATE of Check IN** \_\_\_\_\_

**DATE of Check OUT** \_\_\_\_\_

**# parking passes** \_\_\_\_\_ (maximum of 2)      **How many sets of keys do you need?** \_\_\_\_\_

**NAME** \_\_\_\_\_ **PHONE** \_\_\_\_\_

**FAX** \_\_\_\_\_ **E-MAIL** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

Mail to: Terry and Kristn Click 101 Gables Brook Drive Huntsville, AL 35806 or email to [clickscondo@yahoo.com](mailto:clickscondo@yahoo.com) or fax us at 888-728-0750