

## Beach Resort Services - Rental Agreement

409 E. Hwy 332, #2

Surfside Beach, TX 77541

979-233-4900 / 800-382-9283 - Fax 979-230-0664

[www.beachresortservices.com](http://www.beachresortservices.com) / [fun@beachresortservices.com](mailto:fun@beachresortservices.com)

**Rental Agreement must be signed prior to the release of keys.  
Please sign and return with prepayment.**

This constitutes an agreement between the renter and Beach Resort Services as manager of the described property. The conditions, limitations and restrictions printed below are included as part of this agreement. Renter is responsible to read up-dated rules on-line at: [www.beachresortservices.com](http://www.beachresortservices.com). Renter understands that violation of any terms of this agreement by either the renter or anyone at or on the property during the rental period may result in the immediate eviction of the property with no prorated rent or refund.

Renter understands and agrees as follows:

- 1. THAT** whomever's name appears on this agreement is at least 25 years of age and agrees to be responsible for the actions of all occupants or visitors during the stated rental period. Any damage or maintenance should be reported immediately. Renter is responsible for any actions that manager considers to be abusive.
- 2. THAT** this reservation is limited to \_\_\_\_\_ total guests (visiting or staying / day or night). Certain areas within each home are reserved for the owner. Our "Courtesy Officer" has authority as a representative of the manager to enter and protect the property upon violation of this agreement. Renter understands that he/she must be present during the rental period at all times. Individuals under 25 years of age are not permitted at the property without the renter.
- 3. TO** pay for damages to the property; including but not limited to furnishings, flooring, walls, windows, bedding (including pillows) and household items during rental period. Renter understands that a damage/cleaning deposit of \_\_\_\_\_ has been collected. Any damages or cleaning costs will be automatically deducted from this deposit. Should repair or replacement exceed the deposit the renter will be billed and agrees to reimburse the manager with 15 days after request. Damage/cleaning deposit will be refunded within 30 days after check-out date if no damages or cleaning charges have been incurred, and all keys have been returned to our office.

**Renter is responsible to leave this property in good/clean condition in order to receive cleaning deposit refund:**

- \* All beds must be stripped of linens (not pads, bedspreads or pillows) and left made up.
- \* All floors must be swept, mopped and vacuumed
- \* All dishes must be washed and put away (not left in dishwasher or drain).
- \* All trash must be bagged and placed downstairs
- \* Clean downstairs. Water hose rolled up, bbq pit cleaned out, trash picked up, etc...
- \* Refrigerator must be wiped out.

**4. THAT** pets of any kind are NOT permitted without prior approval. A non-refundable pet fee must be paid for properties that allow pets. Not all properties allow pets.

**5. THAT** every effort will be made to protect the property including, but not limited to, the following: locking doors when leaving the property; agreeing to allow the manager enter the property at any reasonable time, with reasonable notice to effect necessary maintenance; not permitting RV/camper hook-ups; restricting fires to fireplace or beach, the use of BBQ grills must be limited to the downstairs away from piling and stairs; not moving any indoor furnishings outdoors; the use of beer kegs must be limited to the downstairs; and reporting all suspicious persons or actions to the manager or appropriate law enforcement authorities; Brazoria County Sheriff 979-265-9310.

**6. Cancellations - Changes - Refunds** - Should a hurricane or other natural disaster occur, a full refund or prorated rent will be given after evacuation order has been issued.

- a. No cancellations or changes on any rental \$1200.00 or more may be made after March 15th.
- b. No house changes are allowed once prepayment has been made, however rental dates may be changed 1 time up to 8 weeks prior to check in as available dates allow.
- c. To be eligible for a refund written notice must be received at least 8 weeks prior to arrival date. Refund will be issued less processing fee and \$50.00 cancellation fee. If cancellation is made within 8 weeks of arrival date manager will make every effort to re-rent the property and reimburse renter the difference less fees, excluding holidays.

**7. THAT** there will be no refunds or prorations due to appliance or air conditioner failures. After notification, failures will be repaired as quickly as

possible. Manager will be available after hours, weekends and holidays by calling 979-233-4900.

**8. RENTER** agrees to indemnify and hold harmless owner, manager or their employees from any claim or demand arising from any use of the property. Renter's signature guarantees monetary and physical responsibility.

I have read, I understand, and I agree to the terms of this agreement as witnessed by my signature affixed hereto.

Base Rent	\$	-	Reservation No.	_____	<b>Signature</b> By signature of this agreement signator agrees to the terms stated within and guarantees the he/she is at least 25 years of age.
10% Tax	\$	-	House	_____	
P/F	\$	-	Arriving Date	_____	
Sec. Dep.	\$	-	Arriving Time	<u>4:00 p.m.</u>	
Linen Service	\$	-	Leaving Date	_____	
Pet Fee	\$	-	Leaving Time	<u>11:00 a.m.</u>	
Prepay	\$	-			
Balance Due	\$	-			<b>Your email address:</b> _____

Manager accepts no responsibility for typographical or printing errors on this agreement or any publication. Information provided on any publication may change without notice. Manager reserves the right to change renter to a comparable property with or without notice if the need arises.