

Rental Contract

IT'S ABOUT TIME VACATION RENTALS
SEAHORSE BUNGALOW AT VENTURE OUT RESORT
4345 THOMAS DRIVE, PANAMA CITY BEACH, FL 32408

Contact Info • itsabouttimevacation@gmail.com • (205) 641-9072

Dates of Stay : Check in _____ Check Out _____

Estimated arrival time: _____

Number of guests: _____ Adults _____ Children _____

Guest Name (s): _____

Payment Method:

Check _____

Cash _____

Credit Card _____

Contact Phone Number(s): _____

Email address: _____

Additional Notes: _____

• **Occupancy** - Venture Out at PCB is a family oriented resort. Quiet hours are 10:00 PM to 8:00 AM everyday. No excessive noise allowed anywhere within the resort property per Venture Out Resorts. We can not rent to vacationing students or young adults under the age of 25 per insurance restrictions. Florida State Licensing Regulations require occupancy limits based upon square footage of the unit and sleeping accommodations. Therefore, the number of guests must not exceed 4 persons (including all children). Reservations made under false pretenses or If the occupancy limits are exceeded, guests will required to leave and full deposit and rental fee will be forfeited.

• **Resort Registration** - A resort registration fee will be charged as you enter the resort. This is payable to the Venture Out office. This is a separate fee from any payments made associated with the "It's About Time" bungalow. It will be collected at the Venture Out Resort Office. At that time you will receive your resort guest identification hangtag for your vehicle(s). See Venture Out rates below 1st car - \$45, 2nd car - \$50, 3rd cars are not allowed. If you are arriving on a motorcycle, you will be required to pay a registration fee of \$45 and \$20 for each additional motorcycle. Boats are \$25 per day and Boat trailer storage is \$7 per day. Resort fees are subject to change. Check the Venture Out rules on www.ventureoutatpcb.com for current rates or if you need additional information.

• **No Subletting allowed.**

• **No Smoking or Pets allowed.** In order to maintain a smoke and allergy free environment an additional thorough cleaning fee of \$300 along with forfeiture of security deposit will be charged to renters that violate any property rules or smoke in or on the property.

• **Deposit, Rental Fees , & other Payment information-** A deposit of \$250 is required to hold the bungalow. This \$250 will be applied towards the total balance of your trip. The remaining portion of your balance must be paid 30 days prior to the first night of your trip to avoid cancellation. Your payment can be made by Discover, American Express, MasterCard, VISA credit or debit cards. In addition to the nightly rental rate, each booking will be charged a cleaning fee of \$100 and a 12% sales tax.

In order to make your reservation, guests must check the "Save Card on File" option on the invoice, to be charged in the event of damages. This service is provided in lieu of paying an additional \$300 Security Deposit up front for your trip. Guests must leave the card on file for a minimum of 10 days after their departure from the bungalow. Cards on file will NOT be charged for damages without the property owner's first notifying the guest of the damages & of the amount to be charged to repair or clean of the property

• **Cancellations** - A guest's deposit may be refunded if notice of cancellation is received within 30 days prior to arrival. Early departure does not warrant a refund. No refund deposits or early departure refunds due to inclement weather. Mandatory evacuations required by local authorities will be considered. No other exceptions. All reservations are subject to a \$50.00 cancellation fee. If you cancel within 7 days of arrival you will still owe the entire amount of the rental as we have held this property for you.

• **Check In** - Check in time is 4PM Central time. Early check in is subject to availability. The keys will be in a lock box at the It's About Time bungalow. A lock box code will be texted to you either prior to or upon your arrival.

• **Check Out** - Check Out time is 11AM. Special arrangements must be made in advance if you need a later checkout time, otherwise you will be charged for an additional night's rent. The Venture Out office or (if arriving late) the gate guard (if arriving late) will have your name, unit number and check in/out date.

• **Check Out Procedures** - Please clean all dirty dishes, pots, pans, silverware, etc. prior to your departure and put them back in place. Do not make the beds. Remove all trash from the bungalow and place in the ground trash bin with the seashell OFF of the can. If you have more trash than will fit in the can, please take excess garbage to the back of the resort and put in the trash compactor located behind the maintenance building. Return house keys to the lock box before leaving the unit. Leave golf cart key inside on hook beside front door entrance. There will be a \$25 charge per key that is not left in the lock box/bungalow.

• **Linens** - You will need to bring your own bed sheets & towels. Pillows & blankets are provided.

• **Refrigerator** - Please do not overload the refrigerator door with can drinks. Please do not reset the refrigerator setting to a low setting for a "quick cool" for contents. This can cause problems with the refrigerator and restricts the refrigerator from cooling properly. If a service repairman is required, then the Guest's card on file will be charged. Do not place any bait, unwrapped seafood in the refrigerator. Bait must be kept outside in coolers.

• **Washer/Dryer** - Remove dryer lint after each use. Please thoroughly shake out the sand from beach towels and swimsuits before washing/drying them in the washing machine/dryer. Sand causes problems in washing machine pumps & dryer vents. In the event a repairman is required due to misuse. The charges will be deducted from your security deposit.

- **Supplies** - A starter supply of trash liners, toilet tissue and paper towels are included with each unit. However, guests will need to provide their own laundry detergent, additional paper products, toiletries and any other household supply items for their stay.
- **Trash Disposal** - Place trash in trash bags and put them in the appropriate trash containers located in the ground bin near the road in front of the unit. (Remove Seashell) Trash pick up is offered during the week. Please review trash pick up days during your vacation stay. Trash pick up occurs Monday, Wednesday, and Friday in Summer months, and Monday and Friday in Fall and Winter. There is a recycle container in the back of the resort for aluminum cans, if you choose to recycle them.
- **Owner Closets & Storage Areas** - Some storage areas are locked and are not available for guest use. Please respect these areas and do not attempt to open them. Any tampering will result in a charge against your security deposit.
- **Golf Carts** - Golf carts may not be brought onto the Venture Out Resort property. Only golf carts that are included with a rental unit may be used within the property. Leaving the property is strictly prohibited. In order to operate a golf cart you must have a valid drivers license and be at least 16 years of age. If driver is under the age of 21, at least one adult has to be present and a passenger at all times. The golf cart is provided as a convenience for a commute on the property only. Continuous cruising and/ or abuse of the cart is prohibited. Non compliance of golf cart rules will result in forfeiture of the cart use and fines. Your credit card will be charged for violations. Security guards do patrol 24/7 and may issue warnings or tickets for any infractions. For a complete list of the golf cart rules, see Venture Out Resort Rules.
- **Maintenance** - All equipment in each property will be in working order when you check in, but things do break down unexpectedly. Please report any inoperative equipment or problems to the us immediately. Housekeeping or maintenance problems will not be addressed at check-out or after you return home. We cannot be held accountable for problems we are not aware of, so please notify the office of mechanical failures as they occur. When you report a problem, you can expect a courteous and professional attitude and we will make every reasonable effort to resolve the problem promptly. However, under no circumstances will there be a reduction of rent for any mechanical failure of air conditioners, dishwashers, refrigerators, washers, dryers, cable TV, Internet access, televisions, VCRs, DVD players, swimming pools or any other appliances or amenities.

WAIVER - HOLD HARMLESS: *It's About Time* and it's owners does not assume any liability for loss, damage or injury to persons or their property. Neither do we accept liability for an inconvenience arising from any temporary defects or stoppage of water, gas, electricity or plumbing. Nor will *It's About Time* or the owners accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control. *It's About Time* and owners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise. By signing below, I agree to all terms and conditions of this agreement.

Signature: _____ **Date:** _____