

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement is made by and between Randy Moris (“*Manager*”) and (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Properties.
Gulf Shores, Alabama 36542

**IF MAILING DOWN PAYMENT/DEPOSIT SEND TO THE FOLLOWING ADDRESS:
Make checks/cashier’s check/money orders to: Randy Moris**

**Randy Moris
c/o Coastal Country Beach Rentals, LLC
4028 Meadow Run Drive
Mobile, AL 36619
251-709-2536**

The property is furnished and includes all major appliances as well as linens, towels, and kitchen utensils.

2. Rental Party: The rental party shall consist of only the Guest and the following persons noted in booking request.
3. Maximum Occupancy: The maximum number of guests is limited to **4** persons.
4. Term of the Lease. The lease begins at 4 p.m. on (the “*Check-in Date*”) and ends at 10:00 a.m. on (the “*Checkout Date*”).
5. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.
6. Access: Guest shall allow Condo owner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
7. Down Payment/Deposit: Several ways of making a down payment/deposit as followed:
 - a. *Reservations made online through VRBO will have a down payment that is applied to the rent. There is no deposit to send back to guest after the stay.*
 - b. Reservations made through Airbnb/My Own Site will require a down payment that is applied to the rental rate. Only if there is damage to the unit or missing items will a credit card be charged to cover the damage or missing items.
 - c. *Reservations made directly to Randy Moris will require a specific down payment amount specified in the agreement. This down payment will be applied to the rental rate*

9. Cancellation Policy

One hundred percent (100%) of the down payment (less \$100 cancellation fee) will be refunded if the cancellation is made more than 60 days prior to the arrival date of the reservation.

Fifty percent (50%) of the down payment will be refunded if cancellation is made 30-59 days before arrival.

Fifty percent (50%) refund of the full rental paid or \$300 whichever is higher if cancellation is made 7-30 days before arrival

Twenty Five Percent (25%) refund of the FULL rental paid if cancellation is 2-7 days before arrival

No Refund of rental if cancellation is in last 48 hours before arrival

****If condo was booked online through websites their cancellation policy will be in effect**

10. Payment: Acceptable payment methods are [**personal check or Zelle/Paypal/Stripe**].If you wish to use a credit card, you can process through VRBO/Airbnb but they charge additional fees.**If Paying Down Payment Directly to us by check will be applied to the rent.**

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Number of Guests: _____ Adults _____ Children

Reservation Dates: Arrival _____ 2024 Departure _____ 2024

Guest's Name: _____

Email Address: _____

Mailing Address: _____ City/State/Zip: _____

Cell Number: _____ Alt Cell or Home Landline: _____

Guest Signature: _____ Printed Name: _____

**PLEASE SEND THIS SIGNATURE PAGE AND DOWN PAYMENT IF REQUIRED TO MY OFFICE:
Randy Moris * 4028 Meadow Run Drive * Mobile, AL 36619
DO NOT MAIL TO THE CONDO'S ADDRESS**

**EXHIBIT A
RENTAL RULES**

1. **Smoking is NOT allowed *inside the condo unit.***
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
3. This unit is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Condo 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.
4. Keep the property and all furnishings in good order
5. **There will be no under age drinking**
6. **Pets are NOT allowed.**
7. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
8. Storms:

If there is a storm or hurricane, no refunds will be given unless:

- The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
- A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.
- The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - Any unused portion of rent from a guest currently registered;
 - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
 - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

Due to extra cleaning precautions after each guest departure our Arrival time is 4 PM. For the safety of our arriving guests and for us that clean condos we need extra time in each condo to prepare. Thank you for your understanding