

## SUN CATCHER PROPERTIES RENTAL AGREEMENT

This agreement constitutes a contract between the guest(s) and Sun Catcher Properties LLC.

Please read this Vacation Rental Lease Agreement thoroughly. Any monies received by Sun Catcher Properties LLC for occupancy of vacation property are in acceptance of the terms and conditions of this Vacation Rental Lease Agreement. It is the responsibility of the guest(s) to be familiar with all policies within this agreement. This rental agreement is entered into by and between the renter, hereinafter referred to as "Guest", and Sun Catcher Properties hereinafter referred to as "Agent".

1. **TERM:** The term of the lease shall begin on the arrival date stated on your invoice and end on the departure date agreement. The property will be ready for occupancy no earlier than 4:00 pm CST on the arrival date and must be vacated no later than 11:00 am CST on the departure date.
2. **RENT:** The rent will include cleaning fees and a refundable damage deposit payable as follows:
3. **PAYMENTS:** The following payments are due at time of reservation:
  - 100% of rental fee to secure reservation.
  - Cleaning fee \$125.00. This is to prepare the house for next renter; linens and towels provided; no daily housekeeping service.
  - Note: payments can only be made in the form of credit cards.
4. **LIMITED OCCUPANCY:** Occupancy is limited to a maximum of 4 people. The houses will not be rented to anyone under 25 years of age. If the Owner concludes that this policy has been breached, the Owner reserves the right to expel the entire party with no refund.
5. **SECURITY DEPOSIT:** The security deposit shall be paid at the time of reservation and will be returned in not less than two weeks via your credit card, if no damage to the premises is found after your departure.
6. **NON-DISTURBANCE CLAUSE:** Renters agree to behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Tenants shall then immediately vacate the premises. Quiet hour starts at 10 PM where outdoor noise should be kept to a minimum. If the Owner concludes that this policy has been breached, the Owner reserves the right to expel the entire party with no refund.
7. **CARE OF you PREMISES/DAMAGES: NO PETS ALLOWED. NO SMOKING PERMITTED IN HOUSE.** Automatic eviction plus forfeit of deposit and rent if violated. Renter agrees to pay Owner for any damages to furnishings, household items that occur as a result of Renter's occupancy. This will include payment of any additional cleaning charges over \$250.00 incurred due to Renter's occupancy.
8. **OWNERS RIGHTS:** Renter agrees that if the conditions and limitations set forth herein are not met, Owner shall have the right to cancel this agreement and may enter the Property, either by statutory proceedings or by force, to inspect the Property and ensure that Renter has vacated the Property. All monies paid by Renter shall be forfeited as liquidated damages.

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- 9. **INDEMNITY CLAUSE:** Renter hereby agrees to Indemnify and hold the Owner harmless from any and all claims including those of third parties, arising out of or in any way related to Renter’s use of Property or the items of personal property provided therein. Renter assumes all risk of injury or other losses relating to any recreational activities on the Property and will hold the Owner harmless with respect thereto.
- 10. **REPAIRS AND MAINTENANCE:** The Property is rented with the Owner’s furniture and household furnishings. Owner shall not be responsible for providing additional furnishings or equipment not presently available in Property. Renter will report any maintenance issues immediately to the Owner. Owner will make every effort to repair and/or replace any equipment that is not working properly, but cannot guarantee that all equipment is in good operating order at all times and no rate adjustments or refund will be made for equipment or appliance failures.
- 11. **CANCELLATIONS** made 30 days prior to your arrival date will receive a full refund. Cancellations made 14-29 days before your arrival date forfeit the 50% refund. If a reservation is cancelled less than 14 days before your scheduled arrival, you are responsible for the entire rental rate. Cancellations must be received in writing.

Renter by signing this Rental Agreement, acknowledges that they will comply with the terms of this agreement and each assumes the responsibility for the obligations set forth herein. Renter acknowledges receipt of the House, Check-out Policy and Cancellation Policy. Renter acknowledges that they have read, accept, and agree to the terms set forth.

Date \_\_\_\_\_

Renter Signature(s)  
Date \_\_\_\_\_

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# House Rules

*As your host, we aim to make your stay as comfortable as it can possibly be! Our mission is to help our guests create beautiful family memories in our cozy home. For us to do so, we would truly appreciate it if you can follow these house rules and confirm that it has been reviewed WITHIN 48 HOURS OF YOUR BOOKING. This is to ensure that if there is any reason the House Rules cannot be followed, you, our guest, will have the option of canceling the booking penalty-free as we have a Strict Cancellation Policy. Thank you in advance and truly appreciate your cooperation!*

*-Check-in is at 4 PM and check-out is at 11 AM*

- Check-In is contactless and key codes are sent out at 3:30 pm the day of arrival.*
- Keep noise to a minimum after 10:30 pm.*
- We provide a binder with emergency information, check-out policy, and additional local information.*
- We have a strict no pet policy, if you bring your pet we will ask you to leave without a refund.*
- There shall not be smoking inside the home. Extra cleaning fees to remove odor and stains may be applied.*
- PLEASE WASH YOUR DISHES after use. If dishes are not washed, extra cleaning fees may be applied.*
- A \$25 charge will be added for lost or stolen keys.*
- PLEASE Acknowledge and read the Check-Out Policy carefully.*
- PARKING: Parking is provided on the driveway side by side and under the house. Please don't park on the grass.*
- Rental Agreement must be signed electronically prior to staying.*
- Feel free to use the grill and fryer outside that is set up for our super guests' leisure use only. Please keep the grill and fryer downstairs on concrete.*
- Please do not rearrange our furniture.*

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- *Absolutely no parties may result in immediate eviction with no refund.*
- *If guests are found to have had a party without host permission which results in extra cleaning, guests will be responsible for extra cleaning charges, and in the unfortunate event of the disruptions alerting neighbors, GUESTS WILL BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.*
- *Lastly, because this is a vacation rental, not a hotel, please be respectful of the property and keep it clean before you leave. (Respect our property and our things) If you have read it this far, THANK YOU for being a SUPER GUEST! Please reply back with my favorite quote: “EXPECT NOTHING, APPRECIATE EVERYTHING.” so that I know that the house rules have been reviewed ☺*

## Checkout Policy

**Checkout time is at 11 am**

Before you leave, we just ask a couple of favors to help our housekeeper prepare for our next guests.

- Please take all trash, including bathroom trash bags, out to the trash cans to the Green Poly Cart
- Please load all dishes into the dishwasher and run it on the normal cycle.
- Empty Refrigerator
- Strip beds and gather all linens into the laundry area
- Please lock all doors and close all windows.
- Place the keys back inside the lockbox.
- Check all drawers and dryer for personal belongings.

If you choose, we'd also appreciate an entry in our guestbook. We love to hear from all our past guests.

We hope you have a safe journey home and visit us again in the future.

