

**RENTAL AGREEMENT - PLEASE SIGN AND SEND COPY WITHIN 24 HOURS OF RESERVING OR YOUR RENTAL CANNOT BE PROCESSED -  
PLS SCAN/EMAIL OR FAX TO 251-968-4104**

**GULFSANDS RENTALS, LLC**

Tropical Winds 304 - Sleeps: 10 - BDRMS: 3; BA: 3.0; Area:1,400 Sq Ft

Website - [www.gulf-sands.com](http://www.gulf-sands.com) / Email - [reservations@gulf-sands.com](mailto:reservations@gulf-sands.com) / Phone - (251) 968 - 4100

Dear %TenantName%, %AddTenantsH% ('Guest')

We have received your booking deposit which applies to your grand total, and we look forward to your visit to the Gulf. This agreement will note rules and policies regarding your stay.

BOOKING CONFIRMATION #: %BookingID%

LOCATION: The condo address is Tropical Winds 304, 1003 West Beach Blvd / Unit 304 / Gulf Shores, AL 36542 US.

CHECK-IN: %CheckInDate% begins at 4:00pm (cleaning has until 5pm in summer season).

CHECK-OUT: %CheckOutDate% is by 10:00am or late check out charges will apply

Please adhere to this schedule, as the cleaning crew will arrive promptly after 10:00am. Please remember: NO SMOKING/NO PETS/NO OVERLOADING OR YOU WILL FORFEIT ALL PAYMENT AND RESULT IN IMMEDIATE EVICTION. Occupancy limits are in accordance with rules of the Homeowners Association, the State Fire Marshall's Office and the property owner. Guest confirms they will be residing in the vacation rental for the entirety of the dates reserved.

UNIT KEY/PAYMENT TERMS: Two keys (as applicable), directions/information to the property will be available upon check-in at our rental office in Gulf Shores (directions in 'Office Check-in' email). Final payment must be received at least thirty (30) days prior to your scheduled stay. Any changes in taxes or fees outside our control will be passed to the guest.

PAYMENT METHODS: Personal checks are accepted up to 30 days prior to check in ONLY. Visa/MC/Disc cards are accepted. Prepaid cards of any type are not permitted. US Postal Money Orders are allowed. Guest credit card is authorized to be charged by Gulfsands on the date payment is due. Only one card may be used in the agreement holders name. CHECKS SHOULD BE MADE PAYABLE/MAILED TO: Gulfsands Rentals, PO Box 3772, Gulf Shores, AL 36547.

DAMAGE WAIVER FEE (DWF): is a nonrefundable Fee that relieves Guests of the cost for REPORTED unintentional and accidental damage to the Rental Property and its contents, not to exceed the amount of coverage (up to \$300.00 of unintentional damage). The DWF does not cover intentional damage, malicious behavior, property abuse, extra cleaning or negligence. Damages must be reported when they occur NOT at checkout.

RENTAL RULES: This unit sleeps 10 maximum. Large gatherings/house parties are not permitted. Smoking is not allowed in unit. Pets are not allowed in unit. Guest agrees to leave unit in arrival condition. Gulfsands and Owner are not responsible for loss, theft or damage to your belongings while at the property. Guest agrees to adhere to all Rental Rules posting in unit, on Gulfsands web page and noted in Guest Guide. Substitution of comparable accommodation may be made without notice or liability should the property reserved become unavailable for rent. If comparable property not available, Guest has the option of choosing another property or selecting refund of rental paid. Guest/occupant certifies they are at least 25 years of age. Violation of rules can result in immediate termination of your stay, and forfeiture of all monies paid. Noise levels must be kept to a level that will not disturb other residents, and at a minimum after 9 pm per local law. No Refunds for early departure or NO SHOWS. Fee for Pet or Smoking in unit \$250. Lock out/lost key/pool pass \$25 (\$75 lost pool fob at Gulf Tower); Late check out \$25+ (depending on time out and availability). Guest authorizes Gulfsands to charge their credit card for any damages incurred in excess of DWF coverage, including if excessive cleaning required due to condition guest leaves the unit at departure. No motorhomes, boats or trailers allowed, except at Sea Oats condominium and certain houses on the lagoon. Condition of amenities cannot be guaranteed 100% of the time. This vacation rental agreement is subject to the provisions of Section 11-100 of the Code of Ordinances of the City of Gulf Shores. Guest expressly acknowledges and accepts the right of the owner's authorized agent to remove or cause removal of Guest and Guest's invitees and permittees from the premises for any of the reasons enumerated, and in the manner provided, in Section 11-100

CANCELLATION POLICY: Guest may cancel a reservation up to thirty (30) days prior to the first day of your stay and receive a refund, less a \$39 cancellation fee. Monthly stays require 90 day notice. Any other cancellation will result in the loss of Guest's booking deposit and pre-payments. These amounts will be held for lost rent unless the rental unit is rebooked for the same rental period & rental amount (the payment of the new rental must also have cleared), then only loss of booking deposit will result.

This Agreement will confirm your rental of: Tropical Winds 304, located at: 1003 West Beach Blvd / Unit 304 / Gulf Shores, AL 36542 US as follows:

%RateQuote%

TOTAL AMOUNT DUE: %AmountDue% DUE DATE: %CheckInDate%[-30]

The undersigned Guest agrees to the conditions mentioned above, and credit card billing for any damages:

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_