

***Another Slice of Paradise – Frangista Beach***  
***(1860 Scenic Gulf Drive, Destin, FL)***

**Guest Agreement**

**Reservations**

The total rental amount is calculated by adding the 11% state and local taxes and \$300 cleaning fee to the rental rate. To secure your reservation, an advance payment of \$1,500.00 is required at the time of booking. The advance payment will be applied toward the rental amount and can be made by credit card (non-corporate Visa or MasterCard) or by check (accepted only via overnight delivery). A written reservation confirmation will be emailed to you upon receipt of the advance payment. The balance of the rental amount is due 30 days prior to your arrival date, which can be paid by credit card (subject to a 3% service charge) or by check (no service charge). The advance payment is not a damage/security deposit, which is additional (see **Damage/Security Deposit** requirement below).

**Damage/Security Deposit**

A damage/security deposit of \$500.00 (by check only) is required. This must be received within seven (7) calendar days of booking the reservation, along with an executed copy of this Guest Agreement. The deposit automatically converts to a security/damage deposit upon your arrival. The deposit is NOT applied toward rent, however, it is fully refundable within fifteen (15) calendar days of your departure provided the following provisions are met:

- a. No damage is done to the premises or its contents beyond normal wear and tear and there are no missing, broken, or malfunctioning items.
- b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- c. All debris, rubbish and perishables are placed in their proper containers and soiled dishes are placed in the dishwasher and cleaned.
- d. All keys (included house keys and private beach access keys) and garage door openers are left with management.
- e. All the Guest Agreement terms and conditions are abided by.

Should there be damage, repair and/or replacement necessary beyond \$500.00, the excess amount will be charged to your credit card.

- f. The damage/security deposit may be delayed beyond 15 days if the repair/replacement can not be completed in that time frame.

**Reservation Cancellation Policy**

A minimum cancellation fee of ten percent (10%) of the total rental amount will be charged if you cancel your reservation. If the unit is not re-rented for the canceled period, the entire advance rental payment will be forfeited. If the unit is re-rented, advance rental payments paid, less a 10% (of the total rental amount)

cancellation fee and any difference in the rental rate (if any), will be refunded upon receipt of the full rent payment from the new tenant. The home can not be sublet.

### **Check-In Time**

Check-In time is 5:00 pm (Central time). Due to our high standards for cleanliness, there exists a slight possibility the home may not be fully ready for check in at 5:00 pm. We ask for your patience and suggest that you have alternate plans available between 5:00 and 6:00 pm (e.g. use of the community pool or private beach).

### **Check-Out Time**

Check-out time is 11:00 am. There are no refunds for early departures, shortened stays, or late arrivals (with the exception of Mandatory Evacuations, as detailed below).

### **Occupancy**

The maximum number of guests is limited to 16 - no exceptions. You are required to disclose the number of occupants and the ages of all minors (fill in the Guest List below).

### **Cleaning**

While linens and bath towels are included in the unit, daily maid service is not included. We do not permit bath towels or linens to be taken from the home. An initial setup of trash liners, bathroom paper, and hand soap will be provided. You will be responsible for the cleaning during your stay and for leaving the home in good condition at checkout. Please remember that you are staying in a privately owned "home", please treat it as you would want someone to treat your home. If accommodations are left damaged or unusually messy (such as unwashed dishes, garbage left in the house or stains on the furniture or carpet), your security deposit will be deducted accordingly and/or an additional cleaning charge may be incurred.

### **No Smoking**

Smoking is strictly prohibited inside the home or on the balconies/porches. Your damage deposit will be forfeited and you will incur an additional charge for carpet cleaning and deodorizing if any evidence of smoking is found inside the home or on the balconies/porches. No cigarette butts or ashes are to be left on the grounds.

### **No Pets**

Absolutely no pets are allowed. If evidence of a pet(s) is found in the home or on the premises, you will be asked to vacate immediately with no refund of rent or

damage deposit. Your damage deposit will be forfeited and you will incur an additional charge for carpet cleaning, deodorizing and/or “flea bombing” if any evidence of pets are found in the home.

### **Mandatory Evacuation**

A hurricane must be named by the National Weather Service and a mandatory evacuation for Destin issued in order for you to be refunded for early departure. If this should be the case, a pro-rated amount will be refunded.

### **Parking**

This property prohibits the on-site parking of recreational vehicles, personal watercraft (boats, trailers, etc. – jet skis might be allowed with prior approval) and restricts the number of motorized vehicles to four. There is NO parking allowed on the lawn or street.

### **Age Requirements**

We do not rent to vacationing students or singles under 25 years of age. No chaperoned groups. Any violators will be evicted according to Florida Statute 508.141 with forfeiture of all monies. Any reservation obtained under false pretense will be subject to forfeiture of reservation deposit, damage/security deposit, and/or balance of rental payment.

### **Miscellaneous Requirements**

Please report any damage or maintenance/repair issues during your stay so that we may make arrangements for repairs/maintenance. Repairs to appliances, TVs and electronics, A/C units, the pool, etc. will be made as soon as possible. There are no refunds or adjustments should any such failure occur. The owner or an agent of owner may enter the premises for routine maintenance or to make repairs. Any third party service calls for lost keys or for locked-out guests will incur a minimum \$50.00 charge. House parties and underage drinking are not tolerated. If we are made aware of underage drinking, house parties and/or if the police are called to this home for any type of disturbance, violators will be evicted from the premises and your damage/security deposit and rent will be forfeited. The pool heater will only be turned on seasonally from November 1 to March 15 (to a maximum of 85 degrees) and an additional \$25/day natural gas fee applies.

### **House Rules**

- a. We require that you respect this property and treat it as your own so that our family, and other families, can enjoy this property.
- b. Quiet hours for the neighborhood are 10 pm to 9 am. Please respect your neighbors.
- c. Please minimize dripping or sandy bathing suits (and toys) inside the home.
- d. No damp clothing or sunscreen allowed on any furniture.
- e. Please contact us immediately upon your arrival if there is anything that you need, if the property does not meet your expectations, or if you note any damage

and/or missing furnishings or items.

This executed Guest Agreement must be returned within 7 days of booking the reservation (along with the \$500.00 check for the damage/security deposit) to validate and complete the reservation. Execution of this agreement acknowledges that you understand and accept the terms and conditions of this Guest Agreement. Please mail this agreement in its entirety (i.e. all pages) to:

Nick Athens  
105 Weatherstone Drive, Suite 610  
Woodstock, GA 30188

I acknowledge that I am the responsible party for all members (and any affiliates) of our party and will ensure our adherence to all the terms, conditions, and requirements contained in this Guest Agreement.

\_\_\_\_\_

(Signature of Responsible Party)

\_\_\_\_\_

(Date)

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

(Printed Name, Address and Telephone Number of Responsible Party)

**GUEST LIST**

LIST ALL GUESTS (PLEASE MARK "A" FOR ADULT & "C" FOR CHILD)

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