

Historic Hideaways, Inc.

1109 Duval Street- 2nd Floor
Key West, Florida 33040
800-654-5131 305-294-RENT
FAX: 305-294-8632

Monthly Rental Agreement

Date:

Reservationist:

Reservation Date:

Unit Address:

Unit Phone:

This rental agreement is for the _____ day period commencing _____ and ending on _____. Although your arrival and departure dates may not coincide with

your rental period, you understand that you retain the right to use, possession and enjoyment of the home during the entire period. You understand that if you choose to stay for less than the contracted length you may not sub-lease said property. Only friends and family known to Historic Hideaways prior to your rental commencing may occupy the unit. You are liable for the property from day of arrival until the end of the contract unless a walkthrough is conducted by a Historic Hideaways, Inc. staff member and all keys are returned, in which case you are absolved of your liability.

You understand that there is a cap on the utility usage. Caps are based on size of home, time of year, and number of contractual guests. Utilities are considered the Electric, Water, and (if applicable) Propane bills. Propane does not include the small tanks for Gas Grills, which you may refill at various locations around town when needed. Cap amounts are located on the back of this agreement.

Balance is due 30 days prior to arrival. It is payable to Historic Hideaways, Inc. in the form of cash, traveler's checks, cashier's check, *MasterCard*, *Visa*, *AMEX*, personal check or business check. You must contact our office no later than 30 days prior to arrival to make arrangements to pay your final balance.

Cancellation Policy: Guest's deposits will be non-refundable less than 60 days prior to arrival. Up to 60 days prior to your arrival date, your deposit is refundable less a \$500.00 cancellation fee. Travel Insurance fees are always non-refundable. Holiday and special event bookings may have higher cancellation fees.

A security deposit of **\$1,000.00** in cash or a *signed and authorized VISA, MASTERCARD or AMEX* voucher will also be required from the guest(s) at check-in. After receiving all bill(s) covering the time of the rental period, owner/agent will return guest's deposit less any damages, excessive cleaning and utility charges. **PLEASE BE ADVISED THIS MAY TAKE UP TO 60 DAYS.**

Guest(s) shall take good care of premises, appliances and furnishings. Guest(s) shall also be responsible for all conditions and damages caused by the neglect or wrongful act or omission of the guest(s) and/or persons accompanying guest.

If the guest(s) defaults in the performance of any of the obligations contained herein, the Owner/Agent shall be entitled to recover all costs and expenses as well as court costs and reasonable attorney's fees. In the event of default, guest will be liable for a \$100.00 processing fee, payable to Agent immediately when default is disclosed or discovered.

Cleaning: Unit will be cleaned after departure with no additional charges **if the unit is left in "as found condition."** Guest shall be responsible for excessive cleaning charges. See enclosed rules and procedure sheet.

No pets shall be permitted, unless prior arrangements have been made.

No refunds will be given for situations out of the control of Historic Hideaways, Inc. These include, but are not limited to: government actions, adverse weather or beach conditions or road/building construction that may occur around or near any of our properties or in Key West. Historic Hideaways, Inc. and an authorized employee or repairmen may enter the premises during normal business hours for any purpose pertaining to repair, improvement, care and management of the property.

Disclaimer

The Renter agrees that Historic Hideaways shall not be liable to Guest, Guest's guests, invitees or any other person for any loss, theft or personal injuries or casualties sustained to any person or property on or about the rental premises. Guest shall hold Historic Hideaways harmless and indemnified from and against all loss or damage occasioned by use, misuses or abuse of any part of or fixture on the premises, surrounding areas and from or against any omission, neglect, or default of the Guest, his/her guests or invitees. The Guest acknowledges that Historic Hideaways is acting solely in the capacity of Agent for the property owner and assumes no liability there under.

Agent reserves the right to substitute like kind properties if the situation should warrant.

Rental units are not available to persons under the age of twenty-five. Misrepresentation shall void this contract and all monies shall be forfeited.

I have received a copy of the Rules & Procedures Sheet and agree to abide by it.

HISTORIC HIDEAWAYS, INC.

Representative of Owner

Date

Guest

Date

Please indicate your time of arrival in Key West and whether you will be arriving by AIR ___ or by CAR ___ at ___ pm.