

Susan's Sand Castle III Rental Agreement

(Guest Name) _____ agrees to rent Susan's Sand Castle III at 6368 Sawgrass Drive (Ft. Morgan), Gulf Shores, Alabama from any time after 4 p.m. on _____ (Day, Date) through _____ (Day, Date) . All guests must vacate the property by 10 a.m. No more than 30 individuals will occupy the home during your stay.

In exchange for staying at the home and experiencing unlimited star gazing, walks on the beach and relaxing on the back porch, while listening to the gentle surf, our Guests agree to the following:

Rental Amount	\$
Lodging Tax	\$
Refundable Damage Deposit	\$
Non-Refundable Pet Fee	\$
Total	\$

The signed contract and a \$1,000 deposit check should be mailed to: Susan H. Keen, P.O. Box 4671, Gulf Shores, AL 36547 within seven days of receiving contract.

The remaining balance of \$ _____ is to be paid no later than _____ .

The lock code to the house will be emailed to you no later than the week of your arrival.

Cancellation Policy:

100% refund if cancelled at least 60 days prior to arrival date.

50% refund if cancelled at least 30 days prior to arrival date.

Guest Initials: _____

Included in Rental Agreement:

Linens, comforters, pillows and blankets for all beds (including sleeper sofas)

Bath towels, hand towels, wash cloths, beach towels, kitchen towels and dish cloths

Iron and ironing board

Use of Morgantown swimming pools and tennis courts with secure access codes

Each bathroom will have one roll of toilet paper, one bar of soap, liquid hand-soap and a small amount of cleaning supplies

Kitchen will have one roll of paper towels, dish detergent and 2 dishwasher pods

Kitchen is well stocked with plates, glasses, silverware, cooking utensils, pots and pans, as well as small appliances and all are in good working order. **Please contact our Executive Business Manager, Dana at (615) 500-8398 or Dana@SusansSandCastles.com if anything is not to your satisfaction.**

Guests are responsible for all food, bathroom, kitchen and laundry supplies

Dunes and Oats:

Guests must use the wood Sand Dune Walkover Boardwalk to access the beach. The sand dunes and sea oats on the beach and between the houses need to be respected.

House Policies:

No smoking inside the home.

No pets allowed UNLESS Owner has been notified and the \$100 per Pet Fee paid.

Outdoor grill is only to be used by adults.

Codes for use of two pools and tennis courts will be provided in the Welcome Packet.

No excessively loud music, especially after 10:30 p.m.

No garbage bags or other debris should be left outside of garbage cans.

Housekeeping service is not provided during your stay

The guest will not sublet the premises under any circumstances.

Sand Dune Walkover Boardwalk must be used to access the beach.

No parking on the streets of Morgantown.

Guest Initials: _____

Guest Responsibilities:

Return Susan's Sand Castle's chairs and/or beach toys to the back porch or waikover every evening (leave only footprints on the beach).

Put all garbage and debris in bags, securely tie and place in garbage cans under house. Roll the garbage cans out to the street for garbage pick-up on Mondays and Thursdays and on the last day as the house is being vacated. No trash/garbage should be left inside the house.

Soiled dishes should be cleaned before vacating the house. Clean dishes can be left in the dishwasher, but please don't leave dirty dishes in the sink or in the dishwasher.

After your vacation is over and the house is being vacated, guests should lock all exterior doors, exit the way your came in and pull the door tight.

Please leave linens on beds and used towels in bathroom for Housekeeping to wash.

Do not overload the porches or sun decks with excess people.

No parking on Sawgrass Drive.

Guest Initials: _____

Maintenance:

All large appliances and equipment should be in working order, however if maintenance is required during your stay, please contact Dana at (615) 500-8398.

Guest agrees that owner or their representative may enter the home during reasonable business hours to inspect and/or make necessary repairs.

While every effort will be made to ensure equipment is working, no rebates will be given for inoperable appliances or faulty equipment, interruption of utilities or maintenance problems.

Guest Initials: _____

Bad Weather:

There will be no rebates given for unfavorable weather, early departure or construction in the area. The only exception will be in the unlikely event of a hurricane, when rebates will be given for unused nights only when mandatory evacuation is ordered by the State of Alabama or Baldwin County.

Legal Mumbo-Jumbo

All personal property of the guest(s) shall be and remain his/her sole responsibility and risk, and the owners shall not be liable for damages to, or loss of, such personal property.

The owners shall not be liable for any injury of the guest(s) or other persons in or around the premises; the guest(s) expressly agree to hold the owners harmless in all such causes and events.

The undersigned guest hereby releases, agrees to indemnify and hold harmless the property owners, their agents and officers, and Morgantown Property Owners Association of any and all liability, claims, demands, actions and causes of action whatsoever arising out of, or related to, any loss, damage, or injury that may be sustained by the undersigned or any person (including visitors) as a result of any cause arising out of the use of the house or the Morgantown facilities. This release shall be binding upon the heirs, next of kin, executors, administrators and personal representatives of the undersigned or any person (including visitors).

BY SIGNING THIS CONTRACT BELOW I AM CONFIRMING I AM OVER THE AGE OF 25 and will be staying in this house during the contracted dates.

Include a photo copy of your Driver's License or Photo I.D.

Sign below:

Name **Date**

Name **Date**

Address

City **State** **Zip**

Cell # **2nd Guest Cell #**

Email address

Susan H. Keen

Susan or Jerry Keen, Owners **Date**
susan@susanssandcastles.com
(615) 500-8398