



Rental Agreement for VRBO #2171240



Sunshine Livin' LLC
Waikoloa Beach Resort

1. Name:

First Name

Middle Name

Last Name

2. Date of Birth:

MM

DD

YY

3. Contact Information

My Email

My Phone

4. Initial Below:

I DO Agree

Initial

I DO NOT Agree

Initial

SECURITY/DAMAGE DEPOSIT

Upon your arrival, a \$250 security/damage policy goes into effect. If the following provisions are met, you will not be charged the damage fee. We have ten (10) days from your departure date to document and address any damages.

- No damage is done to the home or its contents
- No linens or household items are missing
- No early check-in or late checkout
- House has not been smoked in
- No excessive cleaning

PAYMENT INFORMATION

Tenant Name: David and Michelle Tarbush

Email: reservations@takeavacationllc.com

Occupancy Dates:

Check In: _____ . Check in is at 4 pm or after.

Check Out: _____ . Check out is at 11 am.

Total Fees:

Rental Amount \$ _____

Taxes \$ _____

Cleaning Fee \$230.00

Security Deposit: \$250.00

Signature:

Date of Signature

MM

DD

YY



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RENTAL AGREEMENT

Upon receiving a signed and dated copy of the Rental Agreement, a rental confirmation will be emailed to you.

We will email you a confirmation check-in letter that includes travel directions to Fairway Villas and the lock code to access the security gate.

HOUSEKEEPING

When you arrive, the home will be clean and set up with linens and as a courtesy we have included the following list of supplies to accommodate the appropriate number of guests:

- * Bath towels, hand towels, wash cloths, paper towels, and napkins
- * Dishwasher soap, hand soap, toilet paper, laundry soap

HOUSE RULES

No pets are allowed in the complex. Guests who bring a pet or pets without approval will forfeit their security deposit and may be evicted from the property.

This is a non-smoking home. Fairway Villas is also a non-smoking property. Any violation of the smoking policy will incur a \$100.00 fine and if additional cleaning is necessary to remove smoke odors from the house and/or linens, costs will be subtracted from your security deposit. An additional \$100.00 fine will be imposed by Fairway Villas for smoking in common areas for the first offense and \$250.00 will be charged for each additional offense.

The pool and spa (hot tub) are provided for the enjoyment of adult guests. Due to health and safety reasons, children under the age of 14 will not be allowed in the pool area unless accompanied by an adult responsible for such child. Parents and/or guardians are completely responsible for their children and should not let them enter the pool area if they are not competent swimmers. For health and safety reasons, no children under the age of 14 are allowed in the exercise room and no children under the age of 12 are allowed in the spa.

We supply games and activities for our guests; however, some games have small pieces or parts and are not suitable for young children, i.e., toddlers and infants, who may put things in their mouths. Do not allow young children to play unsupervised with games.

Check-in time is no earlier than 4 pm. There is only a 5-hour window to completely clean, disinfect and set up for the next guests. Please respect this work schedule and do not arrive early.

Checkout procedures: Prior to checkout, all dishes should be washed and put away. Beds may be left unmade and sheets and pillowcases left on. Towels should be placed in the bathrooms. Make sure all doors and windows are locked and shut.

We will not be liable or responsible for personal items left behind, lost or stolen.

If you leave an item after checking out and wish to have it returned, call us as soon as possible and we will arrange for shipment. We will inform you of the shipping cost and with your approval, deduct it from your deposit refund to cover the expense.



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Septic System: Please remember that anything that goes down the drain goes right into the ground and is absorbed by the environment. DO NOT USE LIQUID PLUMBER OR THESE TYPES OF PRODUCTS. These products stay in the sewer system and pollute the ground beneath the home.

ADDITIONAL TERMS

You must be 21 years of age to rent this home and provide proof of age, if requested.

The home has a maximum occupancy of six (6) guests. Renters who exceed the occupancy limit and falsify occupancy information at the time of reservation are subject to eviction.

All residents and guests shall maintain quiet hours from 10pm to 8am daily. There is a fine up to \$250 for not meeting this requirement.

If there is excessive cleaning necessary after checkout, an additional charge of \$40 per hour will be deducted from your Security Deposit and pictures will be provided to you. If you are staying a month or longer, it is recommended you get maid service for an additional \$40 per hour. This service usually takes 4 hours for an estimate. Basic cleaning will happen, minus linens and beds.

House parties are strictly prohibited and grounds for immediate eviction.

Illegal substances are strictly prohibited and grounds for immediate eviction.

There is an abundance of wildlife in the area. Guests are to respect nature and take care to guard themselves and their guests as appropriate.

Any exceptions to the rules and regulations as written here, must be approved in writing in advance.

Rates, terms and conditions are subject to change without notice.

Cancellation: Our cancellation policy is 100% refund for cancellations more than 30 days before check-in date or 50% refund for cancellations more than 15 days before check-in date. Please reach out to us before cancellation so we can work together on saving the additional cancellation fees from VRBO. If the Governor of Hawaii shuts down the state of Hawaii and travel can't commence, we will notify you of re-booking/cancellation options.

Force Majeure: There may be circumstances beyond our control and contemplation, in which the property might not be available for your booking. Examples of these include (but are not limited to) destruction of or severe damage to the property. In the event of Force Majeure, we will do our best to make alternative arrangements for you where possible. If we cannot, or if the alternative arrangements are not acceptable to you, then we will refund all monies paid. This will be the full extent of our liability to you in such circumstances, and we will not be responsible for any other costs connected with any such cancellation, howsoever arising.

I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS. I CERTIFY THAT I AM AT LEAST 21 YEARS OF AGE AND THAT I WILL BE HELD RESPONSIBLE FOR THE CARE OF THIS PROPERTY BEING RENTED UNDER MY NAME. I ACCEPT FULL RESPONSIBILITY FOR DAMAGES OR EXTRA CLEANING CHARGES, SHOULD THEY BE DISCOVERED DURING OR AFTER DEPARTURE.

(see next page for signature)



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Sunshine Livin' LLC
Waikoloa Beach Resort

<p>Address <input type="text"/></p> <p>Phone <input type="text"/></p> <p>Printed Name <input type="text"/></p> <p>Signature <input type="text"/></p> <p>Date <input type="text"/></p>	<p>Email or Fax to:</p> <p>David & Michelle Tarbush Fax: (682) 747-5454 Email: reservations@takeavacationllc.com</p> <p>Condo Information:</p> <p>VRBO #2171240 STVR-19-368606 Waikoloa, Hawaii, 96738</p>
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