



GUEST RENTAL AGREEMENT
Between Beach and Bluff Realty and you, our Guests.

We look forward to your visit to our ‘Ohana’s wonderful home.

Please make sure the dates emailed to you are correct and match your dates requested below.

If there is a discrepancy in dates, please call or email immediately.

Please fill in all blanks accurately and sign below to state your agreement.

Return completed within 2 days of [Today's day and date] to secure your dates and rates.

Contact Ray for help at either: rentals@beachkauai.com OR 808-828-1918.

Your Kauai Vacation Rental House is: Name of House

with a Standard Occupancy of: ___#___ and a Maximum Occupancy of: ___#___ -
Where applicable, Extra Guest Fees apply; see below *

Reservation Number: _____

Check in Time: **3pm for all houses except Pa'ani, where the checkin time is 4pm.**

Check in Date: _____ and Check out Date: _____ check out by 10 am.

The contact information you provide here must be for the financially responsible adult Guest (over 21 years old):

[Guest first name] [Guest last name] Any name updates? : [_____]

Your Home Address: _____ Any address updates?

Mobile: _____ Any phone number updates? : [_____]

Required Alt Phone #: _____

Best Email Address: _____ Any email address updates? _____

List all guests, (including you) who will be staying in the home:

- | | |
|----------|----------|
| 1. _____ | 2. _____ |
| 3. _____ | 4. _____ |
| 5. _____ | 6. _____ |
| 7. _____ | 8. _____ |

Total # of adults: _____

Total #of children under 16 exclusive of babies: _____

Total #of Non-walking babies: _____

Payments:

- **In the State of Hawai'i, a Rental Agreement is required by law. Your completed Rental Agreement and deposit create a firm hold on your rates and dates.**
- Half the total balance is due at the time of booking with the remaining balance due 60 days prior to your arrival as per your invoice.

- If you are making a reservation more than a year in advance, we will notify you if we have a rental price increase for the year of your reservation at the time we make the change and we can make adjustments to your last payment.
- If you do not pay your rent on time, we may at our option, cancel your reservation & return your money to you less the cancellation fee.
- We do not refund for health reasons or weather events. We strongly suggest travel insurance. Call or email us to purchase travel insurance.

By e-signing, and initialing each section, signing by hand or typing in your name and/or initials, you acknowledge you have read, understand and agree to ALL the terms & policies here-in, and that you and all guests at the property will abide by these terms & polices.

Please read the cancellation fees policy below - If you booked through VRBO or AirB&B, our cancellation policy exceeds those cancellation policies. If you do not agree to our cancellation policy, we will gladly refund your money within 4 days of booking.

Guest Initials _____ Cancellation & Acts of God or Nature:

- If you cancel with more than 60 days notice, your money less the cancellation fee will be returned to you. The cancellation fee is \$150. However, bookings made for dates between Dec. 15 & Jan. 15 are non-refundable. Get travel insurance to be safe.
- If you cancel within 60 days of your arrival & we are able to re-book the same dates, we will return your money less the cancellation fee. We always try to re-book, but the less notice we get from you, the smaller the chance we can re-book. For what we cannot re-book, you will be charged up to the amount of your total money received, plus cancellation fee. If none of your time is re-booked, you will lose your money, but we will refund the cleaning fee.
- Our goal is that the owners do not lose potential rent after reserving it for you, while giving you every opportunity to recoup your loss, if we are able to re-book your canceled time.

- Additionally, you may purchase travel insurance, which is strongly recommended. We do not refund any money for vacation time missed because of weather related incidents such as, but not limited to, road closures due to flooding, blockage etc. or storms/hurricanes, as well as your family situations, which may include health situations or death in the family.
- Please be aware that when you book this house or any accommodations by the ocean in Hawaii, not on a bluff such as Princeville, that you are booking in a tsunami evacuation zone. Evacuation instructions will be in the house.

Guest Initials _____ Access Info, Check-In, Check Out & Late Check-Outs:

- Check in is at 3 PM, check out at 10 AM.
- You will be emailed specific directions and a lock box number for the key when we receive your final payment. You may check in any time after 3 P.M. There is a charge for lost keys & entry assistance.
- If you really want to stay later because you have a late flight out and you'd like to enjoy a last day at the beach, shower, eat and pack, we suggest you rent the house for an extra day so you may leave whenever you want. Often, the next Guest cannot check in on time if you check out late.
- If the home is not booked the day after your check out, and the housekeeper can accommodate the change, you may stay later for an additional charge of \$75 + tax for extra time.

Guest Initials _____ House Rules:

- You agree to abide by the specific house rules & check out procedures found inside the house and emailed to you prior to arrival.
- You agree to have no pets, shoes or smoking inside or cigarette refuse or pets on the property, no re-arranging furniture, quiet after 10 PM.
- At check out: turn off lights, etc. & leave no dirty dishes or trash. Main rule: have a good time! [Name(s) of unit(s) | Default (booked unit[s])] has a guestbook with specific check-out tasks for your convenience.

Guest Initials _____ *Extra Guest Fees Apply if Guest Count Is Beyond Standard Occupancy:

- Each vacation home has a standard occupancy set by the owner, but some of the houses can accommodate extra Guests. The extra guest charge (per guest/per night) is typically collected after booking.

- Only persons on the rental agreement may occupy the property. No events may be held on the property without prior permission & event agreement.

Guest Initials _____ Long Stays (over 2 weeks) & Multiple Houses:

- If you are staying longer than 2 weeks, you may be required to have mid stay cleans; 15-21 nights = one mid stay clean, 22-28 nights = 2 mid stay cleans, 29+ nights = 3 mid stay cleans. These mid-stay cleans are charged by the hour, and are separate from the standard clean after your visit.
- If you are renting more than 1 house, you are responsible for leaving everything in the house where it started. Items removed from one house and left in another will inconvenience future guests, in addition, the houses have different owners. You will be charged if we have to sort out rearranged items from various houses.

Guest Initials _____ Damage Protection Waiver & Security Deposits:

- The Damage Protection Waiver is designed to cover unintentional damages to the rental unit that occur during your stay provided they are disclosed to management prior to check-out by you. Any damages that exceed \$1000 or are not covered, such as extra cleaning, missing or damaged property, will be charged to the credit card on file. If you would prefer, you can call us to arrange a \$1000 security deposit instead.
- The Damage Protection Waiver does not cover extra cleaning. If required, it will be charged to your credit card.

Date: _____

Signature _____

Email _____