

## NAXOS UNIT 4-16 RENTAL AGREEMENT

1. **Payment and Security Deposit:** Check or money order is preferred payment. 50% deposit is required to secure vacation dates. Final payment is payable in full 30 days prior to arrival date. A credit card will be required & used for damaged or missing items. No charges will be made as long as the real and personal property are in the same condition as when occupancy commenced and all terms of this agreement are met. Guests are liable for all replacements and repairs that are outside what is considered normal wear and tear. Guests hereby authorize the property management company to charge guests for said costs.
2. **Cancellations:** Reservations are considered booked when the guest's deposit payment is received. To cancel the reservation, notice must be in writing and received no less than 45 days prior to arrival date. Refund will be given, minus cancellation fee equal to 10% of the total rent amount. If notice is received less than 45 days, guest will forfeit deposit paid, unless we are able to re-rent the property at the same rate for the same period. If rented for less the rate or rental period, the guest will receive the balance. Guest hereby authorizes the property management company to charge guest's credit card, for any outstanding balances for reservations cancelled in less than 45 days prior to check in date.
3. **Pets:** Pets are not allowed inside rental unit.
4. **Smoking:** Smoking is not allowed inside rental unit.
5. **Check in:** Check in time is 4:00 PM FIRM n your date of arrival. Please do not arrive early. The cleaning service will most likely not have the unit cleaned and ready for occupancy.
6. **Check Out:** Check out time is 11:00 AM on your date of departure. A \$75.00 fee will be charged per ½ hour past the required check out time, as we often have guests leaving and arriving the same day, giving the cleaning service a small amount of time to clean. Check out policy is inside unit only.
7. **Lost Keys:** \$50.00 per item fee will be charged for each lost key or parking pass.
8. **Cleaning:** Each unit will be inspected, sanitized and cleaned after your departure. YOU are required to leave the property in the same general condition that you received it by making sure your dishes are washed and put away, used towels are to be placed in one location and the unit generally picked up and ready to be vacuumed, dusted and sanitized. If additional cleaning is required due to renter's negligence, appropriate charges will be charged to your credit card at a rate of \$25.00 per hour. **REMEMBER: NO SMOKING INSIDE THE UNIT.**
9. **What is supplied:** The property is equipped and set up as a fully furnished property that will include: bedspreads, linens, blankets, towels, pillows, fully equipped kitchen, TV, DVD player, furnishings and paper products are supplied but will not be replaced if consumed during stay. If there is a special type of item you are accustomed to, feel free to contact us and we will let you know if it is supplied.
10. **Weather:** Neither Owner, nor property management assumes liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for inconveniences arising from any temporary defects or stoppage in supply of water, gas, electricity or plumbing. Nor will the owners be responsible for any loss or damage caused by weather/road conditions, natural disasters, acts of GOD, or other reasons beyond its control.
11. **Jacuzzi/Hot Tub:** Guests herby acknowledge that this property is equipped with a pool, Jacuzzi and hot tub. Guest is fully aware that injuries may occur due to the ground becoming slippery when wet. Guest must be careful. Guests bringing children are aware that they are their responsibility. Swimming is done at your own risk. There are no lifeguards to protect you. Guests are required to watch their own children when at the pool or hot tub. Children are not recommended to use the Jacuzzi or hot tub due to the possibility of extremely high temperatures. Guests are to adhere to all rules and regulations of the property. The undersigned accepts and assumes all risks involved or related to balconies; pool/hot tub and Jacuzzi.
12. **Maintenance:** All attempts will be made to address maintenance issues as they occur. Guest must inform the management company immediately once issue occurs. If the maintenance issues can not be resolved in a reasonable amount of time and significantly affects the guests stay, owners reserve the right to refund guests fees, all or in part, at their own discretion.
13. **Entire Contract:** Guests have read and understand the terms and conditions of this agreement.

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Signatures are required of all adult occupants.

Signed: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_