

## VACATION RENTAL AGREEMENT

Gulfview Condominiums - 5012 Gulf Drive,  
Panama City Beach, Florida 32408,  
Phone #850-234-0920

Unit #: \_\_\_\_\_ Check-in Date: \_\_\_\_\_ Check-out Date: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

1. **CHECK-IN TIME** IS AFTER 3 P.M. CST AND **CHECK-OUT** IS 10 A.M. CST.
2. This is a **NON SMOKING** unit. Violators will forfeit their deposit
3. **Pets** are permitted in designated units with additional deposit ([see Limited Pet Policy](#)).
4. Our minimum age requirement for students or singles is 25 years of age unless accompanied by an adult guardian or parent.
5. **DAMAGE/RESERVATION DEPOSIT**- A reservation/damage deposit of \$200 is required (\$300 with pet). This must be received within seven (7) days of booking the reservation. The reservation deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is refundable (less a pet charge) within (14) days of departure, provided the following provisions are met. a. No damage is done to unit or its contents, beyond normal wear and tear. b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay. c. All debris, rubbish and discards are placed in garbage, and soiled dishes are placed in the dishwasher and started. d. One key is left on the kitchen table and one in the lockbox (use the deadbolt lock) and the unit is left locked. e. All charges accrued during the stay are paid prior to departure. g. Parking passes are left inside the unit upon departure. h. The renter is not evicted by the owner (or representative of the owner), the local law enforcement.
6. **PAYMENT** - An advance payment equal to 100% of the rental rate is required 30 days before arrival. The advance payment will be applied toward the room rent. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Martin Overton.
7. **CANCELLATIONS** - A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
8. **MONTHLY RESERVATION CANCELLATIONS** - Monthly renters must cancel ninety (90) days prior to check-in.
9. **MAXIMUM OCCUPANCY**- The maximum number of guests per condominium is limited to six (6) persons. An additional charge of \$10.00 per person per night for guests in addition to six (6) will be assessed.
10. Longer **minimum stays** may be required during holiday periods. If a rental is taken for less than four days, the guest will be charged the four-night rate.

11. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.
12. **NO DAILY MAID SERVICE** - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
13. **RATE CHANGES** - Rates subject to change without notice.
14. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.
15. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.
16. **PARKING PASSES** - Parking passes are located inside the unit. Renters must display parking pass on the rear view mirror at all times. Failure to display may result in towing of vehicle at renter's expense. Leave the parking passes inside the unit upon departure.
17. **POOL** - The pool is for the exclusive use of our guests. Gulfview Condominiums does not provide any lifeguard or safety supervision of any kind. Use the property at your own risk. No children under the age of 12 permitted in the pool without adult supervision. If you choose to use the pool, you must abide by the POOL RULES and other SAFETY NOTICES that are published on the website "PC-VACATIONS.COM" and/or posted on the grounds. When using the pool, remember there is certain health risk associated with this type facility.
18. **OFFENSIVE CONDUCT**. We try to maintain a wholesome family atmosphere; no drunken or abusive conduct will be tolerated.
19. **HURRICANE OR STORM POLICY** - Refunds will be given if:
  - a. The National Weather Service orders mandatory evacuation in a "Tropical Storm/Hurricane Warning area" and/or
  - b. A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. We will refund any unused portion of rent from a guest currently registered,
  - b. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
  - c. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

**By Signing Below, I agree to all terms and conditions of this agreement**

**Signature:** \_\_\_\_\_ **Date** \_\_\_\_\_