

# Beach Casa de San Juan Rental Agreement

11 Calle Yardley Place, San Juan, PR 00911

CHECK IN DATE \_\_\_\_\_ CHECK OUT DATE \_\_\_\_\_ \*

**Landlord/Owner: Morgan Hudgens, Covenant Media**

**Address: 420 South Hill St**

**PETS Allowed - No**

**City, State, Zip: Buford, GA 30518**

**HOUSE PARTIES Allowed - Yes**

**Phone/Fax: 770-652-8808 770-831-3985**

**GRILLING ON PORCHES/DECKS Allowed - Yes**

**SMOKING INDOOR Allowed – No**

**Rates: \$600 / night (3 night minimum), \* \$4000 / week, \* \$15,000 / month. \* All rentals require a \$300 cleaning fee.**

Name: _____	RENT	\$ _____
Address: _____	Cleaning Fee	\$ 300.00
_____	TOTAL	\$ _____
Phone: _____	Reservation Deposit (20%)	\$ _____
	Balance**	\$ _____

Credit Card Type \_\_\_\_\_ Name On Card \_\_\_\_\_

Credit Card Number \_\_\_\_\_ Exp. \_\_\_\_\_ Security Code \_\_\_\_\_

**\* CHECK-IN Time 2 PM CHECK-OUT Time 11 AM**

**\*\* Balance is due in full 2 weeks prior to check-in. Payments shall be in cash, check, Visa, Master Card, American Express, or Discover Card. A valid credit card is required prior to check-in for 20% security deposit.**

In the event of a cancellation, it is necessary to notify owner as soon as possible. Attempts will be made to re-rent your accommodation. If we are successful, your deposit will be refunded. This agreement shall not be assigned or the premises sublet without written consent of Landlord.

I (we) hereby agree to vacate rented premises no later than the hour and date shown above and to return the keys immediately to the owner. Before vacating, I (we) will clean the following:

1. Clean out the refrigerator. Leave no food or drink in it. (except condiments, and unused items)
2. Unmake the beds and pile the sheets and pillow cases on the bed.
3. Do not re-arrange furniture. Owner will retain \$25 from deposit for moving furniture back.
4. Wash all dirty dishes and/or load and start the dishwasher.

THE HOUSE MUST BE LEFT "VISIBLY" CLEAN AND COMPLETELY PICKED UP TO RECEIVE FULL REFUND OF DEPOSIT. A cleaning service will dust and wipe down all surfaces, vacuum and mop floors, empty all trash cans, and clean all bathrooms.

**In the event that a pet is found on the premises during your stay, Landlord/owner shall have the right to ask you to leave the premises immediately with no refund of monies paid.**

I (we) agree to maintain the property in the same condition in which it was found. Reasonable wear and tear accepted. I (we) agree to replace or pay for losses, breakage or damage should such occur. Landlord/owner to furnish all towels, linens, blankets, etc., and cleaning supplies. LANDLORD/OWNER SHALL NOT BE RESPONSIBLE FOR DAMAGE OR LOSS OF TENANTS PERSONAL PROPERTY.

Please sign both copies and return one with your deposit check to the owner. Dates of rentals are guaranteed (exception: Act of God, e.g. fire, mandatory evacuation due to hurricane) when deposit has been received. Please make all checks payable to COVENANT MEDIA.

**NOTE: AIR CONDITIONING AND APPLIANCES**

**ARE NOT GUARANTEED. REPAIRS WILL BE**

**MADE WITHIN 24 HOURS. NO REFUND DUE**

**TO FAILURE. REFUNDS ARE MADE IF DUE TO**

**ACT OF GOD (see previous paragraph)**

\_\_\_\_\_

Tenant

Date

\_\_\_\_\_

Landlord/Owner

Date