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Please be courteous and respectful of other guests in any neighboring units (if applicable) as well as neighbors - specifically with late night noise.

If you use the back yard, please clean up after yourself. Broken glass and discarded cigarette butts will result in deduction from damage deposit.

1. NO SMOKING of any kind. Smoking is allowed outside only.
2. No candles or open flames.
3. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest. Additional guests beyond the amount of booking will result in an additional charge.
4. All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
5. Keep the property and all furnishings in good order. Excessive re-arranging of furniture will result in deduction from the damage deposit.
6. Only use appliances for their intended uses.
7. PETS are permitted only with prior approval and the Pet Addendum must be completed.
8. Parking: No reserved parking is provided. We will make every attempt to hold at least one parking spot open in front of the house, but make no guarantees.
9. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels or blankets. We do not permit towels or linens to be taken from the units. Missing or excessively stained bed linens will result in a deduction from the damage deposit.
10. Fireplaces are not operational. Please do not attempt to use them.
11. Do not leave space heaters on when leaving the house.
12. Do not remove, adjust, or tamper with Mardi Gras masks or other décor.
13. Always lock all exterior doors when leaving and when checking out. We are not responsible for theft.
14. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at any time. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to \$500.
15. Removal or damage of ceiling fan remotes will result in a damage deposit charge.
16. Storms: if there is a storm or hurricane, no refunds will be given unless:
 - The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
 - A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.

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- The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:

- Any unused portion of rent from a guest currently registered;

- Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and

- Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

Failure to abide by any of rules may result in a possible forfeiture of damage deposit.

***Cancellations & Alterations:**

- If cancelled 90 or more full days prior to the Check-in Date: full refund minus any service charges incurred.

- If cancelled 22-89 full days prior to the Check-in Date: no additional charge, 50% of total booking amount refund provided we are able to rebook to another guest.

- If cancelled 21 full days prior to the Check-in Date: no refund.

- If you find you have less guests than your original booking, 1 price adjustment may be made prior to your arrival. Refund is 50% of additional guest fee up to 1 week prior to arrival.

- If you think you might cancel or have questions, please ask BEFORE booking!

- If you find you have less guests than your original booking, 1 price adjustment may be made prior to your arrival. Refund is 50% of additional guest fee up to 1 week prior to arrival.

This Rental Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into as of the Reservation Date written below by and between the undersigned person(s) or company (the "Guest") and the undersigned owner, manager or agent ("Rental Agent"), pursuant to which the Guest has agreed to rent the residence described below (the "Property"), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein.

OCCUPANCY

Guest agrees that no more than [Max Guests] persons shall be permitted on the Property at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement.

CONDITION AND USE OF PROPERTY

The Property is provided in "as is" condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such items failure to work, but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as hot tubs, pools, spas, fireplaces, decks, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk.

Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and keep the Property in clean and sanitary condition at all times. Guest and any additional permitted

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guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors, nor shall Guest use the Property for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

DEFAULT

If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall surrender the Property, remove all Guest's property and belongings and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.

ASSIGNMENT OR SUBLEASE

Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Agreement.

RISK OF LOSS AND INDEMNIFICATION

Guest agrees that all personal property, furnishings, personal affects and other items brought into the Property by Guest or their permitted guests and visitors shall be at the sole risk of Guest with regard to any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever.

Guest hereby covenants and agrees to indemnify and hold harmless Rental Agent and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, attorneys fees incurred by Guest, permitted guests, visitors or agents, representatives or successors of Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Property and Guest expressly agrees to save and hold Rental Agent harmless in all such cases.

RELEASE

Guest hereby waives and releases any claims against Rental Agent, the Property owner and their successors, assigns, employees or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near or adjacent to the Property, including any common facilities, activities or amenities. Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk and responsibility.

ENTRY AND INSPECTION

Rental Agent reserves the right to enter the Property at reasonable times and with reasonable advance notice for the purposes of inspecting the Property or showing the Property to prospective purchasers, renters or other authorized persons. If Rental Agent has a reasonable belief that there is imminent danger to any person or property, Rental Agent may enter the Property without advance notice.

UNAVAILABILITY OF PROPERTY

In the event the Property is not available for use during the Rental Term due to reasons, events or circumstances beyond the control of Rental Agent, Rental Agent will apply due diligence and good faith efforts to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity,

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location and value that meets the reasonable satisfaction of the Guest. If such replacement property cannot be found and made available, Rental Agent shall immediately return all payments made by the Guest, whereupon this Agreement shall be terminated and Guest and Rental Agent shall have no further obligations or liabilities in any manner pertaining to this Agreement.

ADDITIONAL TERMS TO THE RENAL AGREEMENT

In addition to the standard terms included herein, Guest acknowledges and agrees that the following additional terms and conditions apply to the Guest’s rental of the Property:

GENERAL PROVISIONS

This Agreement contains the entire agreement between the parties with regard to the rental of the Property, and any changes, amendments or modifications hereof shall be void unless the same are in writing and signed by both the Guest and the Rental Agent. This Agreement shall be governed by the laws of the state of Louisiana. The words “Rental Agent” and “Guest” shall include their respective heirs, successors, representatives. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the contact information included herein. This Agreement may be signed in one or more counterparts, each of which is an original, but taken together constitute one in the same instrument. Execution of a digital signature shall be deemed a valid signature.

Unit: _____

Address: _____

Check-in date: _____ any time after 3:00 PM

Check-out date: _____ by 11:00 AM

Up to _____ guests prior to an additional \$_____ per guest per night including tax.

\$_____ including all fees, taxes, etc, PLUS a refundable damage deposit of _____

50% due to reserve with the balance and the damage deposit due 3 weeks prior to arrival. Full deposit shall be returned within 2-5 business days if no damages or items missing.

Due now..... \$_____

Due _____..... \$_____ (includes damage deposit)

Lessee signature _____

Date _____

Lessee name printed _____

Phone number _____

Lessor signature _____

Date _____

Isaac Pinhas

Renter Initials: _____