

# Angelic Properties LLC

## Rental Contract

### Rules & Policies for All Properties

<http://panamacitybeach-rentals.com>

949-351-4143

Dear Guests,

We would like to thank you for choosing ANGELIC PROPERTIES, LLC for your vacation needs. We look forward to having you as our guests and we know your family will have a very special time. To make your stay with us more comfortable and to be respectful to others we have a few rules which must be followed. I understand many of these are obvious, but better safe than sorry.

. All homes require a 40% down payment that is nonrefundable. The balance is due 60 days before check-in unless you get approval by management. Failure to pay balances due can result in management trying to place other guests in your home for your dates. **You can lose all money collected up to that point.**

. **Once monies are collected there are NO refunds unless we are able to rent your dates to another group for the same total rents!** If we find a new group there is still a **\$375** charge to cancel.

. Check-in is at 4 PM, checkout is at 9 AM sharp. We do our very best to provide check-ins by 4 PM, but in some situations we may be running a little late. Do Not Park at or Enter Home until 4pm!)

. There is A damage deposit for ALL groups. The Damage Deposit for ALL "Younger Groups" is \$700 (EX. Spring Break/Senior Trips) and can take up to 30 days for you to see the credit back on your card. Some repairs/replacement of certain items or damages may take some time to determine the actual cost. We will make our best effort to determine these costs in a timely manner. Deposits are in addition to the other invoiced costs. It is solely our discretion if we define you as a "Younger Group".

. The contract between guest and management company establishes:

1. Guest is responsible for 100% of invoiced dollar amount.
2. Binds management company to deliver said property to guest.
3. **Guest May Not dispute any of the original invoiced rental fees including lodging rate, cleaning fees, or any other fees invoiced and including all taxes**

showing on invoice with their credit card company.

**. Guest also gives permission for damages to be charged on the credit card that we have on file. . In the event we have to pursue collection of fees/damages/etc., you agree to pay ANY & ALL reasonable attorney's fees and court costs.**

**. Guest holds harmless ANGELIC PROPERTIES, LLC, property owners, and any managers/officers from any liability resulting from the stay at one of our homes. Guests understand there are inherent dangers located on and around property (Ex. , stairs, etc). Guest(s) assume all responsibility and will not hold ANGELIC PROPERTIES, LLC LIABLE.**

. There may be unforeseen circumstances that make the beach home contracted for unavailable. If this unlikely event occurs, management will make every effort to move guest to another property. Guest agrees to NOT hold ANGELIC PROPERTIES, LLC or property owners liable for such events. There are events that can just not be predicted (EX. – flood, fire, etc).

**. Unless you have permission** from ANGELIC PROPERTIES, LLC, all parties must have an adult 25 years or older that will stay at the home the entire reservation. Any parties that do not have an adult at least 25 years of age will be asked to leave without any refund, **unless prior approval!**

**. Renters agree to abide by the maximum numbers of guests in the homes they have reserved – if you Don't Know then ask! Must obtain management's approval for more people. We will evict groups for violating this rule!**

. Guests understand that if any locked owner's closet has been opened, they will be charged a minimum of \$300 (these are owner's closets and are private).

. TRASH MUST BE REMOVED FROM THE HOME DAILY—NO EXCEPTIONS

. TRASH CANS WILL NEED TO BE MOVED TO THE ROAD ON MONDAY AND THURSDAY NIGHTSTRASH TRUCKS COME THE NEXT DAY AT 5 AM.

. No firearms ARE ALLOWED.

. It is the guest's responsibility to call us upon check-in and let us know if there is anything that needs attention. Please let us know within 3 hours of check-in so that we may fix the issue. Please do not REPAIR the issue yourself.

. If it is determined that there has been any damage to the property that is the responsibility of the guests, or caused by the guests – repairs may be made at any time during the renters stay. Renters may be asked to leave upon discovery

of damages with no refund. This is solely the decision of management.

. In the event there are issues that guest and owner/management can't agree on, then guest will agree to handle dispute through which ever process Management chooses (arbitration or standard courtroom proceedings). All parties in the reservation agree NEVER to post negative reviews against property/property owner/or management on any website or blog. Violation of this rule is a minimum penalty of \$1500. Guest(s) agrees to pay all reasonable attorney's fees and filing charges ANGELIC PROPERTIES, LLC THAT may incur.

. Maintenance and repair staff are allowed access to the property to maintain, repair or just observe the property. Almost always this will be between the hours of 9 AM and 9 PM. (Staff will only observe the property for younger groups without adults 27 and up). If it is determined that the guests are not maintaining the level of cleanliness necessary, management can order a cleaning at the guest's expense.

. Renters also agree and understand that they will be responsible for all costs rising from damages to the property that is the responsibility of the guests or caused by the guests that may interrupt the next guests stay and therefore result in loss of rental income to ANGELIC PROPERTIES, LLC /Owner.

. Smoking is not permitted inside the home. Smoking outside is allowed, but please cleanup all cigarettes and ashes. There will be a minimum charge of \$300 if it is determined that you are smoking in the home. If housekeeping has to clean up any tobacco related items or it is known that you have smoked inside there will be charges.

. Please do not leave doors open while using air conditioning. This will cause the AC units to freeze up and ruin your stay. If damage results from AC unit freezing, guest will be liable for this cost. ALL WINDOWS ARE TO REMAIN CLOSED .

. All garbage must be bagged and placed in the cans outside! All homes have provided trash cans outside for your convenience. After the cans are full you will be responsible for dealing with any excess garbage. . Remember – PCB provides blue cans on the beach for your convenience – use them if you need them.

. Absolutely zero fires on the property.

. If your property has a grill and you use the grill it is your job to clean the grill after use. **Under NO circumstances should a grill be used UNDER a canopy/awning or any other roofing system. We provide Grill and Tank – propane refills are guest responsibility.**

. Keep all inside furniture inside and all outside furniture outside.

- . DO NOT re-arrange furniture or hide decorations – inspectors may think items are missing and/or broken and you could be charged for these items!
- . Be respectful of neighbors in the area and watch noise levels in the early morning or late night. Panama City Beach and Walton County have noise ordinances that must be observed.
- . Upon leaving please set AC on 77° in summer, and heat on 60° in winter.
- . All remotes for all electronic equipment must be placed back near the device it controls. It is not cleaner’s responsibility to search for these items. Replacing remotes for electronic equipment can be very costly.
- . Cancellation Policy – As stated above, we DO NOT offer any refunds for monies collected. If you are concerned please purchase the trip insurance for 7% of the cost of your reservation. This insurance is offered through Travel Guard and we will be more than happy to provide you with an explanation of coverage provided.
- . No standing/sitting or dancing on any furniture or countertops except for items that are made for sitting. This can be very expensive!

It is your responsibility to follow all checkout procedures (see next page)!

Please initial all pages of rules and sign the last page below that you have read and understand the rules. It is always a good idea to have each responsible person in your party initial and sign this document!

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Please scan this document and email to: [genesehatcher@yahoo.com](mailto:genesehatcher@yahoo.com)

**I, \_\_\_\_\_ do hereby authorize Angelic Properties, LLC., its associates/managers to charge my credit card for my upcoming vacation. I understand normal policy is to pay a 40% nonrefundable down payment with the balance being due 60 days before check-in.**

**I authorize all charges, including Rental Charges, Cleaning Fees, Taxes, Damage Deposits and any other services purchased such as, Event fees, and Travel or Damage Insurances purchased. Again, I understand that all**

**charges are nonrefundable. Damage deposits are normally charged during the week before check-in unless guest asks us to charge it earlier.**

**By submitting my authorized payment(s) as reflected on this document, I understand and agree that I'm entering into a rental contract with ANGELIC PROPERTIES , LLC. and that I am therefore bound by the Terms and Conditions of the Rules/Policies (rental contract) of ANGLELIC PROPERTIES, LLC.**

**I also authorize ANGELIC PROPERTIES , LLC. to charge this card for any damages or other violations outlined in ANGELIC PROPERTIES, LLC's Rules and Policies.**

**Please Circle:** (Visa                  MasterCard                  Discover )

Card Holder Signature X \_\_\_\_\_ Date \_\_\_\_\_

Credit Card Number \_\_\_\_\_

Expiration Date \_\_\_\_\_

Credit Card Security Code (3 Digit \_\_\_\_\_ Code)

Billing Address of Credit Card (Please Print Clearly)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **Checkout Procedures for all Properties**

### **Please Print and Take with You!**

- ✓ . Collect and Bag ALL trash **inside and outside** of property. Remember, once you fill the outside trash cans, it is your responsibility to deal with the extra garbage. All garbage must be bagged!
- ✓ . All dishes, cups, glasses of any kind must be gathered and collected from

around the home. **All dishes must be washed.** It is acceptable for the last load of dishes to be left running when you leave.

- ✓ . DO NOT leave wet towels on beds or any carpeted area. This wets the comforters, mattress pads, and the mattress & causes mold to grow on carpets.
- ✓ If kitchen is very messy, please take a moment to clean excessive mess.
- ✓ Please set AC to 77° in warm months and 60° in cold months.
- ✓ Place remotes for TV's and other electronics on or near the TV/device they control. Lost remotes can be very expensive!
- ✓ Remove all food, beverages, and miscellaneous items from refrigerator. Please throw them out or take them with you. You can leave unopened beer and wine (thanks!).
- ✓ Please lock doors behind you when you leave.
- ✓ Failure to comply with the procedures listed above can result in very costly charges for your
- ✓ group. Please do your part to help us provide a great stay for the next guest!

We appreciate you choosing to stay with us, and we hope to have you back!

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