

Blue Horizon Rental Agreement

Renter Name	Renter Phone Number:
Renter Address:	
Arriving	Blue Horizon Cabin
Departing	48 Big Rock Road Piney Creek, N.C.
Check in time 3:00 pm	336-359-8544
Check out time 11:00 am	Owner: Grandal Family
	Occupancy Limit 6.
	Occupancy limit with basement: 10
	Payment Schedule
Total Rent:	Reservation Fee:
Cleaning Fee:	Security Deposit: \$125.00
Total Due:	Final Payment:

Please make all checks payable to Benito Grandal . Checks are to be mailed to 12463 SW 27 St
Miami, FL 33175. Checks can only be used if more than 45 days from arrival

Returned check fee: \$35.00

This is a legally binding contract. Please read carefully before signing.

The parties hereto, agree as follows:

- This rental agreement constitutes a contract between the person named herein as “Renter” and the property owner, to rent the premises described above. Renter agrees to pay all monies outlined in above.
- The renter will be responsible for all damage or breakage and/or loss to premises, except the normal wear and tear and unavoidable casualty which may result from occupancy.
- Cabin rules:
 1. No Pets, No smoking, No ATV vehicles allowed on the premises (Deerwood Park). Keys will be provided on arrival. Snow tires, chains, or 4 wheel drive are needed during bad winter weather. This is following community guidelines.
 2. Long distance calls are to be charged to your home or you may use a calling card.
 3. Outgoing long distance calls are blocked. Incoming calls can be received. No incoming collect calls can be received. Local calls are allowed.
- Renter is responsible for:
 4. Washing dishes and returning items to proper places.
 5. Collect and remove all garbage to collection site in community (Deerwood Park)
 6. Remove all food from refrigerator
- Renter is responsible for any damages of the property, and loss of inventory items. Renter accepts full responsibility for all acts of their children, guests, and visitors and any damage to the property. Renter accepts full responsibility for any personal injury on the property or surrounding community and owner is not liable or responsible.
- A reservation fee of 50% of full stay is due at time of reservation. A \$125.00, fully refundable, security deposit is also due at time of reservation. The remainder of the balance is due 45 days before arrival to ensure your reservation.
- Once reservation fee and security deposit have been funded, we will send you a complete contract that needs to be signed and returned with the remainder of the full balance. Acceptable forms of payment are check, or credit card on website. If paying with check, the payment is due 40 days prior to arrival. If paying with credit card on website, full balance is due 15 days prior to arrival. (If reservation is being made less than 30 days to arrival, please contact owner by email to make arrangements.) A one time cleaning fee of \$75 is charged in addition to rental rate.

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- The security deposit is fully refundable. It will be refunded after the property is inspected following the rental. Security deposits are to be refunded within 15 days of departure, less deductions for damage, loss, and/or additional cleaning.
- Cancellation policy
 1. Cancellations must be sent in writing. Advance deposit less a \$50 processing fee will be refunded if the cancellation is 45 days before arrival. No refund will be made for cancellations less than 45 days unless the cabin is re-rented for the same dates. This is not guaranteed
- Rates are as follows:
- Non-Seasonal** is \$245 for 2 night stay. Additional Nights: \$120 per night. Weekly rate is \$720.
- Seasonal Rates** are \$275 for 2 night stay. Additional nights are \$140 per night. Weekly Rate is \$810.
- Minimum stay is 2 nights.
- *Basement rental available at an additional \$45 per night. 1 extra bedroom with 2 full beds, 1 extra bath. Queen sized futon . \$20 extra cleaning fee applies
- Seasonal dates** are: New Years Week, 4th of July Week, Mid- October, Thanksgiving week, and Christmas week.

Date:

Date:

(Tenant)

(Owner)
